



Rizzetta & Company

# **University Place Community Development District**

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## **Board of Supervisors' Meeting September 29, 2025**

**District Office:  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, Florida 33544  
813.994.1001**

**[www.universityplacecdd.org](http://www.universityplacecdd.org)**

# UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
[www.universityplacecdd.org](http://www.universityplacecdd.org)

<b>Board of Supervisors</b>	Denise Broyhill Sarah Hartz Elisabeth Pygott David Meyers Frank Ingrassia	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson
<b>District Engineer</b>	Robert Dvorak	BDI Engineers

**All Cellular phones and pagers must be turned off while in the meeting room.**

**All cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

September 22, 2025

**Board of Supervisors  
University Place Community  
Development District**

## AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the University Place Community Development District will be held on **Monday, September 29, 2025 at 4:30 p.m.**, at the Hampton Inn Suites- Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201. The following is the agenda for the meeting:

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Workshop Board of Supervisors Meeting  
Minutes for September 10, 2025 ..... Tab 1
  - B. Consideration of Regular Board of Supervisors Meeting  
Minutes for August 25, 2025 ..... Tab 2
  - C. Consideration of Operation & Maintenance Expenditures  
For August 2025..... Tab 3
- 4. BUSINESS ITEMS**
  - A. Ratification of Egis Renewal Proposal 2025-2026 ..... Tab 4
  - B. Consideration of Total Landscape Proposal ..... Tab 5
  - C. Consideration of Troy's Tropic Proposal  
(Under Separate Cover)
  - D. Consideration of Resolution 2025-10; Re-Designating  
An Assistant Secretaries ..... Tab 6
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - i. Perimeter Wall Vegetation Removal Update ..... Tab 7
  - C. District Manager
    - i. Presentation of District Manager Report ..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

*Lynn Hayes*

Lynn Hayes  
District Manager



## **Tab 1**

CDD workshop minutes 9/10/25

All supervisors present: Denise Broyhill, Lissa Pygott, Frank Ingrassia, David Meyers, Sarah Hartz

Meeting called to order 4:30 p.m.

Regarding improving water resistance of the Honore video recorder enclosure, David presented some ideas and is still looking into it.

Regarding the Cooper Creek entrance and border areas, Denise updated that Troy's Tropicals is coming out on Monday Sept. 15th to digitally scan the areas and create a plan.

David updated the board on progress being made to the perimeter concrete fence and removal of Brazilian pepper trees.

We discussed safety for pedestrians at the Cooper Creek gate entrance and decided to put up small signs for 'no pedestrians' in the roadway. Sarah found signs online and will order or have Doug or Lynn order and expense. Denise will also ask the gate contractor to possibly install longer gate arms at the Cooper Creek exit.

It appears that heavy thick vines caused the black iron fence to fall during the last hurricanes. Denise will report to Susan Lerman, HOA President, to ask if they can remove similar vines now growing on the Cooper Creek iron fence to prevent those from the "sail" effect in a future storm.

We are waiting for an official engineering report on how the wetlands damaged trees are causing flooding to Meeting Street and Heyward Circle which are not draining properly.

David recommended that the hedge between pond 4 and 7 be trimmed to 6 feet tall to prevent damage from wind. Sarah will coordinate with TLC.

David updated areas that need new drop lines around the perimeter and areas that need trimming.

Regarding district management, Denise updated the board that Rizzetta is making regional changes to district managers and we will be assigned a new district manager that is closer to our neighborhood. Also, we need to get pricing from Rizzetta for field management inspections/services.

Meeting adjourned at 5:30 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

## **Tab 2**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**UNIVERSITY PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of University Place Community Development District was held on **Monday, August 25, 2025, at 4:30 p.m.** at the Hampton Inn Suites- Sarasota/Lakewood Ranch located at 8565 Cooper Creek Bld. Sarasota, FL 34201.

Present and constituting a quorum:

Denise Broyhill	<b>Board of Supervisors, Chairman</b>
David Meyers	<b>Board of Supervisors, Assistant Secretary</b>
Elisabeth Pygott	<b>Board of Supervisors, Assistant Secretary</b>
Frank Ingrassia	<b>Board of Supervisors, Assistant Secretary</b>
Sarah Hartz	<b>Board of Supervisors, Assistant Secretary</b> (via phone)

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company</b>
Robert Dvorak	<b>District Engineer, BDI Engineer</b> (via phone)

Audience	<b>None</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order at 4:41 pm and performed roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Workshop Board of Supervisors Meeting Minutes for July 9, 2025 & August 13, 2025.**

On a motion from Ms. Broyhill seconded by Ms. Pygott with all in favor, the Board of Supervisors approved the July 9, 2025 & August 13, 2025 Board of Supervisor Workshop meeting minutes as presented for the University Place Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Regular Board of Supervisors Meeting Minutes for July**

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**August 25, 2025 - Minutes of Meeting**  
**Page 2**

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**28, 2025**

On a motion from Mr. Ingrassia seconded by Ms. Pygott with all in favor, the Board of Supervisors approved the July 28, 2025, Board of Supervisor Regular meeting minutes as presented for the University Place Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for July 2025**

On a motion from Ms. Broyhill seconded by Ms. Hartz with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July 2025 (\$52,248.51) for the University Place Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion of Total Landscape  
Care Proposals**

Mr. Hayes held a discussion of the Total Landscape Proposals and the Troy's Tropics Proposal that was presented under separate cover. Ms. Hartz explained to the Board of Supervisors that Total Landscape provided a summary of the estimated landscape costs for all the work listed and presented options from the proposals for Areas 1,2,4,5,7,9,10, and 13 to be addressed this fiscal year in the total of amount of (\$70,279.00) and to address the other areas in the next fiscal year. Mr. Meyers will provide a marked-up map that includes areas 1,2,4,5,7,9,10, and 13 to provide to Ms. Broyhill and Mr. Hayes so Ms. Broyhill can get a proposal from Troy's Tropics for these specific areas. Mr. Hayes requested that Ms. Broyhill reach out to Troy's Tropics and have them email us their W-9 so we can get them set up in our accounting system, so we can pay them.

On a motion from Ms. Broyhill seconded by Mr. Meyers approved the Troy Topics custom layout design invoice # 109 in the amount of \$2,500.00 for the University Place Community Development District.

**SEVENTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**  
No Report.

**B. District Engineer**

Mr. Dvorak informed the Board of Supervisors that Tim from Site Masters will be onsite on August 20, 2025, to begin the concrete wall vegetation project. He also noted that he will stop by to review the kiosk bollard and the hole in the road at Planters Row. Additionally, Mr. Dvorak reported that Ms. Broyhill requested an update with Florida Power and Light (FPL) and advised that the materials are expected to arrive in mid-December, with installation scheduled for mid-February.

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**August 25, 2025 - Minutes of Meeting**  
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2026. Mr. Meyers requested that Mr. Dvorak to look at the culvert crossing to determine if overgrowth is causing back up on Sea Island and Seven Oaks.

**C. District Manager**

Mr. Hayes presented his report and reminded the Board of Supervisors that the next meeting will be on September 29, 2025 at 4:30 p.m. Mr. Hayes informed the Board of Supervisors that we received the 2<sup>nd</sup> quarter website site compliance report and the district passed all ADA Website Accessibility and Florida Statue 189.069 requirements.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

Mr. Ingrassia commented to cancel the University Place CDD regular meeting for December 22, 2025 and August 24, 2026. Additionally, to cancel the University Place CDD Workshop meeting for January 14, 2026. Mr. Meyers presented pump station #4 proposal #2837 in the amount of \$1,900.00 and requested the Board of Supervisors to hold off this proposal for consideration while Mr. Meyers investigates to repair the line with either Total Landscape Care or another irrigation vendor. Ms. Broyhill informed the Board of Supervisors that the gatehouse is getting clean out by a vendor who works with the Homeowners Association. Mr. Hayes informed Ms. Broyhill that the cleaning vendor needs to be insured on the University Place Community Development District since the gatehouse is on the University Place Community Development District property. Additionally, Ms. Broyhill informed the Board of Supervisors that Tekwave is busy due to adding to many developments all at once, residents that use the call box / remote gate guard is just ringing, this is a Tek wave issue. Ms. Broyhill will be sending an email blast for residents to use pin codes, QR codes or directory so residents can get their guests in the community. Ms. Broyhill added that the sticker event was successful for residents to use for the gates

**NINETH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Broyhill, seconded by Ms. Hartz, with all in favor, the Board of Supervisors adjourned the meeting at 5:33 p.m. for the University Place Community Development District.

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Assistant Secretary

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Chairman / Vice-Chairman

## **Tab 3**

# UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33912 - (813) 933-5571  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614  
[universityplacecdd.org](http://universityplacecdd.org)

## **Operation and Maintenance Expenditures August 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$86,059.76**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



# University Place Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100161	2045	Engineering Services 07/25	6,900.00
David Meyers	20250814-2	DM070925	Board of Supervisor Meeting 07/09/25	200.00
David Meyers	20250811-1	DM072825	Board of Supervisor Meeting 07/28/25	200.00
David Meyers	20250820-2	DM081325	Board of Supervisor Meeting 08/13/25	200.00
David Meyers	20250829-4	DM082525	Board of Supervisor Meeting 08/25/25	200.00
Denise Broyhill	20250814-1	DB070925	Board of Supervisor Meeting 07/09/25	200.00
Denise Broyhill	20250811-2	DB072825	Board of Supervisor Meeting 07/28/25	200.00
Denise Broyhill	20250820-1	DB081325	Board of Supervisor Meeting 08/13/25	200.00
Denise Broyhill	20250829-1	DB082525	Board of Supervisor Meeting 08/25/25	200.00
Elisabeth Pygott	20250814-3	EP070925	Board of Supervisor Meeting 07/09/25	200.00
Elisabeth Pygott	20250814-3	EP072825	Board of Supervisor Meeting 07/28/25	200.00
Elisabeth Pygott	20250820-3	EP081325	Board of Supervisor Meeting 08/13/25	200.00

# University Place Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Elisabeth Pygott	20250829-3	EP082525	Board of Supervisor Meeting 08/25/25	200.00
Florida Power & Light Company	20250825-1	FPL Summary 07/25 734	FPL Summary 07/25 734	2,379.70
Frank J. Ingrassia	100157	FI070925	Board of Supervisor Meeting 07/09/25	200.00
Frank J. Ingrassia	100158	FI081325	Board of Supervisor Meeting 08/13/25	200.00
Frank J. Ingrassia	100166	FI082525	Board of Supervisor Meeting 08/25/25	200.00
Frontier Florida, LLC	100152	941-358-5340-100108-5 08/25	Internet & Phone 08/25	100.60
Frontier Florida, LLC	100160	941-359-0004-111611-5 08/25	Internet & Phone Services 08/25	172.92
Frontier Florida, LLC	100159	941-359-3304-013124-5 08/25	Internet Services 08/25	109.49
Hampton Inn Sarasota	100162	08.25.25	Meeting Room Rental 08/25/25	244.00
Hardesty Electric Service, Inc.	100153	105525	Pump Station 08/25	547.68
Hoover Pumping Systems Corp.	100163	186906	Service Call 08/25	355.97
Manatee County Utilities Department	100167	100171141 08/25	7900 Charleston St 08/25	41.90

# University Place Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	100154	6223	Legal Services 07/25	3,787.50
Rizzetta & Company, Inc.	100151	INV0000101272	District Management Fees 08/25	3,283.33
Sarah E. Hartz	20250814-4	SH070925	Board of Supervisor Meeting 07/09/25	200.00
Sarah E. Hartz	20250811-3	SH072825	Board of Supervisor Meeting 07/28/25	200.00
Sarah E. Hartz	20250820-4	SH081325	Board of Supervisor Meeting 08/13/25	200.00
Sarah E. Hartz	20250829-2	SH082525	Board of Supervisor Meeting 08/25/25	200.00
Securitas Security Services USA Inc	100155	12241701	Security Monitoring 07/25	6,328.85
Total Landscape Care, Inc.	100156	18150	Irrigation Installation 07/25	10,301.02
Total Landscape Care, Inc.	100156	18163	Irrigation Repairs 07/25	441.25
Total Landscape Care, Inc.	100156	18165	Irrigation Repairs 07/25	526.60
Total Landscape Care, Inc.	100156	18168	Irrigation Repairs 07/25	444.50
Total Landscape Care, Inc.	100156	18169	Irrigation Maintenance 07/25	1,467.66

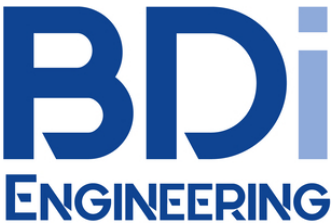
## University Place Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Total Landscape Care, Inc.	100164	18186	Irrigation Repairs 08/25	444.50
Total Landscape Care, Inc.	100164	18189	Irrigation Repairs 08/25	526.60
Total Landscape Care, Inc.	100164	18191	Irrigation Repairs 08/25	526.60
Total Landscape Care, Inc.	100164	18214	Irrigation Repairs 08/25	444.50
Total Landscape Care, Inc.	100156	202506	Monthly Landscape & Irrigation Maintenance 06/25	13,283.00
Total Landscape Care, Inc.	100156	202507	Monthly Landscape & Irrigation Maintenance 07/25	13,283.00
Total Landscape Care, Inc.	100164	202508	Monthly Landscape & Irrigation Maintenance 08/25	13,283.00
Valley National Bank	20250813-1	Valley Bank Visa 06/25 ACH	Maintenance 06/25	535.59
Water Equipment Technologies of Southwest Florida LLC	100165	26808	Filter Maintenance 08/25	2,500.00
<b>Total Report</b>				<b><u>\$ 86,059.76</u></b>

**Brletic Dvorak Inc**  
536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

**BILL TO**  
University Place CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

**INVOICE** 2045  
**DATE** 07/31/2025  
**TERMS** Net 30  
**DUE DATE** 08/30/2025

**PROJECT NAME**  
University Place CDD

DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	13:00	210.00	2,730.00
Project Engineer	26:00	150.00	3,900.00
Project Manager II	1:30	180.00	270.00

BALANCE DUE

**\$6,900.00**  
**RECEIVED**  
08/06/2025

Pay invoice



**UNIVERSITY PLACE CDD**  
**July 2025**

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Rizetta Coordination and General Administration Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, site visit before meeting.	7/28	5.00	\$210	R. Dvorak	\$1,050.00
Miscellaneous Tasks - FPL lighting project follow-up, communications with DM, chair, and DA regarding plat and ownership issues, contact Tim for road depressions, and kiosk bollard proposal.	6/30 - 7/21	5.50	\$210	R. Dvorak	\$1,155.00
		1.50	\$180	J. Whited	\$270.00
		0.00	\$120	K. Wagner	\$0.00
Ownership Map - develop Autocad drawing, from plats and shape files from property appraisers website, review agreements, and QC.	6/30 - 7/14	2.00	\$210	R. Dvorak	\$420.00
		26.00	\$150	S. Brletic	\$3,900.00
Perimeter Fence Repair - CM services Schedule update from Tim.	7/7	0.50	\$210	R. Dvorak	\$105.00
		0.00	\$180	J. Whited	\$0.00
		<u>0.00</u>	\$120	J. Whited	<u>\$0.00</u>
INVOICE TOTAL		40.50			\$6,900.00

**UNIVERSITY PLACE CDD**

**Meeting Date: July 9, 2025 Workshop Meeting**

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid	
Denise Broyhill	<input checked="" type="checkbox"/>	DB070925
David Meyers	<input checked="" type="checkbox"/>	DM070925
Frank Ingrassia	<input checked="" type="checkbox"/>	FI070925
Elisabeth Pygott	<input checked="" type="checkbox"/>	EP070925
Sarah Hartz	<input checked="" type="checkbox"/>	SH070925

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:30pm
Meeting End Time:	5:40pm
Total Meeting Time:	1 hour 10 min

Time Over <input checked="" type="checkbox"/> ( 3 ) Hours:	<input checked="" type="checkbox"/>
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Total at \$175 per Hour:	\$0.00
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total Meeting Time:	<input checked="" type="checkbox"/>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_



**UNIVERSITY PLACE CDD****Meeting Date: July 28, 2025 Regular Meeting****SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid	
Denise Broyhill	<input checked="" type="checkbox"/>	DB072825
David Meyers	<input checked="" type="checkbox"/>	DM072825
Frank Ingrassia	<input checked="" type="checkbox"/>	FI072825
Elisabeth Pygott	<input checked="" type="checkbox"/>	EP072825
Sarah Hartz	<input checked="" type="checkbox"/>	SH072825

(\*) Does not get paid

NOTE: Supervisors are only paid if checked present.

**RECEIVED**  
07/29/2025**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:32 pm
Meeting End Time:	5:50 pm
Total Meeting Time:	1 hour 18 minutes

Time Over <input checked="" type="checkbox"/> ( 3 ) Hours:	<input checked="" type="checkbox"/>
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Total at \$175 per Hour:	\$0.00
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total Meeting Time:	<input checked="" type="checkbox"/>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_





RECEIVED  
08/14/25

UNIVERSITY PLACE CDD

Meeting Date: August 13, 2025 Workshop Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Denise Broyhill	<input checked="" type="checkbox"/>	DB081325
David Meyers	<input checked="" type="checkbox"/>	DM081325
Frank Ingrassia	<input checked="" type="checkbox"/>	FI081325
Elisabeth Pygott	<input checked="" type="checkbox"/>	EP081325
Sarah Hartz	<input checked="" type="checkbox"/>	SH081325

(\*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:35 PM
Meeting End Time:	6:00 PM
Total Meeting Time:	1 hour & 25 min

Time Over <del>0</del> ( 3 ) Hours:	<del>0</del>
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Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<del>0</del>
Additional or Continued Meeting?	<del>0</del>
Total Meeting Time:	<del>0</del>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<del>0</del>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Lynn Hayes

**UNIVERSITY PLACE CDD**

**Meeting Date: August 25, 2025 Regular Meeting**

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid	
Denise Broyhill	<input checked="" type="checkbox"/>	DB082525
David Meyers	<input checked="" type="checkbox"/>	DM082525
Frank Ingrassia	<input checked="" type="checkbox"/>	FI082525
Elisabeth Pygott	<input checked="" type="checkbox"/>	EP082525
Sarah Hartz	<input checked="" type="checkbox"/>	(on call) SH082525

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:41 pm
Meeting End Time:	5:33 pm
Total Meeting Time:	52 minutes

Time Over <u>0</u> ( 3 ) Hours:	<u>0</u>
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Total at \$175 per Hour:	\$0.00
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_



**RECEIVED**  
08/14/25

**University Place CDD**

Florida Power & Light Company Summary

**Period Covered: 07/01/25-08/01/25**

**Jul-25**

**Due Date: 08/22/25**

<b>Account</b>	<b>Service Address</b>	<b>Code</b>	<b>Amount</b>
10125-44514	7703 Cooper Creek Blvd Sign	53100-4301	\$ 27.84
23503-29302	8133 Coates Row Pl Pmp 4	53100-6453	\$ 938.98
28184-53512	7795 Honore Ave Pmp 1	53100-6453	\$ 217.09
28666-94512	7900 Charleston St Gate Hse	53100-4301	\$ 143.43
53322-87308	8005 Planters Knoll Ter Lft Sta	53100-6453	\$ 605.86
61184-59301	7437 Sea Island Ln Pmp 6	53100-6453	\$ 338.84
80884-58453	7607 Seven Oaks Dr Lgts	53100-4301	\$ 81.68
85676-20409	7795 Honore Ave Pmp 2	53100-6453	\$ 25.98

**TOTAL** **\$ 2,379.70**

**Summary**

<b>53100-4301</b>	<b>\$</b>	<b>252.95</b>
<b>53100-6453</b>	<b>\$</b>	<b>2,126.75</b>

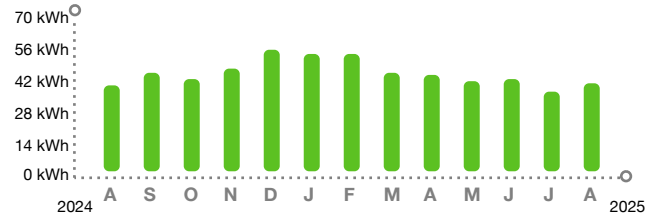
**Total** **\$ 2,379.70**

**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** 10125-44514**Service Address:**7703 COOPER CREEK BLVD # SIGN  
UNIVERSITY PARK, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$27.84**

TOTAL AMOUNT YOU OWE

**Aug 22, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	27.62
Payments received	-27.62
Balance before new charges	0.00
Total new charges	27.84
<b>Total amount you owe</b>	<b>\$27.84</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

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52011012544514 4872000000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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for ways to pay.

10125-44514

ACCOUNT NUMBER

\$27.84

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD  
Account Number: 10125-44514

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	27.62
Payment received - Thank you	-27.62
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$9.07

Non-fuel: (\$0.096100 per kWh) \$4.04

Fuel: (\$0.027180 per kWh) \$1.14

Electric service amount 27.12

Gross receipts tax (State tax) 0.70

Taxes and charges 0.70

Regulatory fee (State fee) 0.02

Total new charges \$27.84

Total amount you owe \$27.84

### METER SUMMARY

Meter reading - Meter AC06096. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	10541		10499		42

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	42	38	41
Service days	31	29	30
kWh/day	1	1	1
Amount	\$27.84	\$27.62	\$27.24

### KEEP IN MIND

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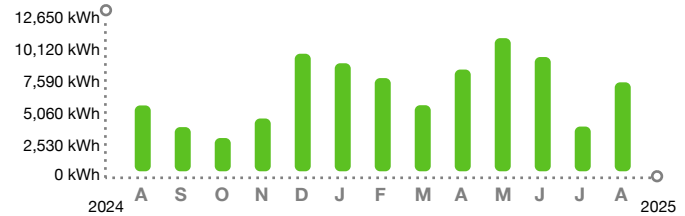
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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** 23503-29302**Service Address:**8133 COATES ROW PL # PMP 4  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$938.98**

TOTAL AMOUNT YOU OWE

**Aug 22, 2025**

NEW CHARGES DUE BY

Pay \$866.88 instead  
of \$938.98 by your  
due date to enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	562.16
Payments received	-562.16
Balance before new charges	0.00
Total new charges	938.98
<b>Total amount you owe</b>	<b>\$938.98</b>

(See page 2 for bill details.)

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- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

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86688 5201235032930248983900000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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23503-29302

ACCOUNT NUMBER

\$938.98

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD  
Account Number: 23503-29302

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	562.16
Payment received - Thank you	-562.16
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$260.04

Fuel: (\$0.027180 per kWh) \$208.55

Demand: (\$13.41 per KW) \$415.71

Electric service amount 914.71

Gross receipts tax (State tax) 23.47

Taxes and charges 23.47

Regulatory fee (State fee) 0.80

Total new charges \$938.98

**Total amount you owe \$938.98**

## METER SUMMARY

Meter reading - Meter KJL2048. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	20026		12353		7673
Demand KW	31.44				31

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	7673	3858	5679
Service days	31	29	30
kWh/day	247	133	189
Amount	\$938.98	\$562.16	\$738.12

## KEEP IN MIND

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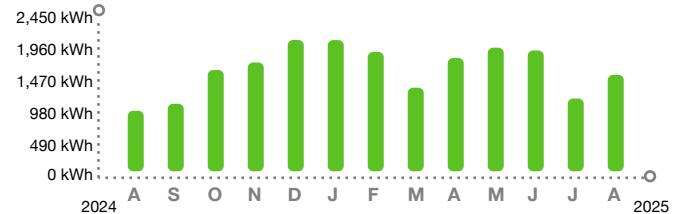
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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** 28184-53512**Service Address:**7795 HONORE AVE # PMP 1  
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$217.09**

TOTAL AMOUNT YOU OWE

**Aug 22, 2025**

NEW CHARGES DUE BY

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or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	166.96
Payments received	-166.96
Balance before new charges	0.00
Total new charges	217.09
<b>Total amount you owe</b>	<b>\$217.09</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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28184-53512

ACCOUNT NUMBER

\$217.09

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name: UNIVERSITY PLACE CDD  
Account Number: 28184-53512

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	166.96
Payment received - Thank you	-166.96
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$154.82

Fuel: (\$0.027180 per kWh) \$43.79

Electric service amount 211.48

Gross receipts tax (State tax) 5.43

Taxes and charges 5.43

Regulatory fee (State fee) 0.18

Total new charges \$217.09

**Total amount you owe \$217.09**

### METER SUMMARY

Meter reading - Meter KN46375. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	33386		31775		1611

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	1611	1215	1011
Service days	31	29	30
kWh/day	51	41	33
Amount	\$217.09	\$166.96	\$127.59

### KEEP IN MIND

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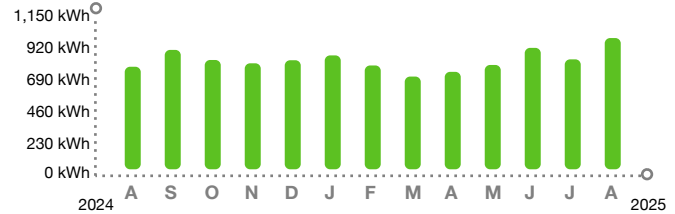
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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** 28666-94512**Service Address:**7900 CHARLESTON ST # GATE HSE  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$143.43**

TOTAL AMOUNT YOU OWE

**Aug 22, 2025**

NEW CHARGES DUE BY

Pay \$118.80 instead  
of \$143.43 by your  
due date to enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	122.29
Payments received	-122.29
Balance before new charges	0.00
Total new charges	143.43
<b>Total amount you owe</b>	<b>\$143.43</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

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11880 5201286669451203434100000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
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28666-94512

ACCOUNT NUMBER

\$143.43

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD  
Account Number: 28666-94512

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	122.29
Payment received - Thank you	-122.29
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$98.88

Fuel: (\$0.027180 per kWh) \$27.97

Electric service amount 139.72

Gross receipts tax (State tax) 3.59

Taxes and charges 3.59

Regulatory fee (State fee) 0.12

Total new charges \$143.43

**Total amount you owe \$143.43**

### METER SUMMARY

Meter reading - Meter AC06099. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	54164		53135		1029

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	1029	862	804
Service days	31	29	30
kWh/day	33	30	27
Amount	\$143.43	\$122.29	\$104.14

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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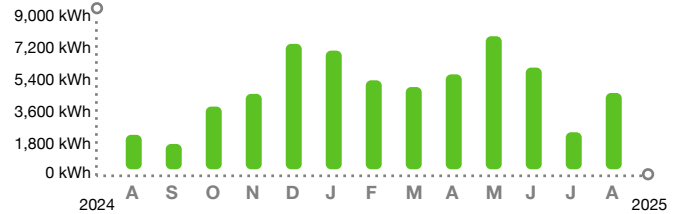
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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** 53322-87308**Service Address:**8005 PLANTERS KNOLL TER # LFT STA  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$605.86**

TOTAL AMOUNT YOU OWE

**Aug 22, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	300.86
Payments received	-300.86
Balance before new charges	0.00
Total new charges	605.86
<b>Total amount you owe</b>	<b>\$605.86</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
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for ways to pay.

53322-87308

ACCOUNT NUMBER

\$605.86

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD  
Account Number: 53322-87308

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	300.86
Payment received - Thank you	-300.86
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: (\$0.096100 per kWh)	\$450.05
Fuel: (\$0.027180 per kWh)	\$127.28
Electric service amount	590.20
Gross receipts tax (State tax)	15.15
Taxes and charges	15.15
Regulatory fee (State fee)	0.51
Total new charges	\$605.86
<b>Total amount you owe</b>	<b>\$605.86</b>

### METER SUMMARY

Meter reading - Meter KJ15250. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	22704		18021		4683

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	4683	2273	2114
Service days	31	29	30
kWh/day	151	78	70
Amount	\$605.86	\$300.86	\$252.48

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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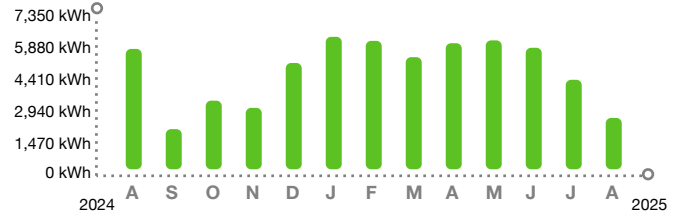
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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** 61184-59301**Service Address:**7437 SEA ISLAND LN # PMP 6  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$338.84**

TOTAL AMOUNT YOU OWE

**Aug 22, 2025**

NEW CHARGES DUE BY

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or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	580.79
Payments received	-580.79
Balance before new charges	0.00
Total new charges	338.84
<b>Total amount you owe</b>	<b>\$338.84</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.

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TAMPA FL 33614-8390The amount enclosed includes  
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for ways to pay.

61184-59301

ACCOUNT NUMBER

\$338.84

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD  
Account Number: 61184-59301

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	580.79
Payment received - Thank you	-580.79
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$247.28

Fuel: (\$0.027180 per kWh) \$69.93

Electric service amount 330.08

Gross receipts tax (State tax) 8.47

Taxes and charges 8.47

Regulatory fee (State fee) 0.29

Total new charges \$338.84

**Total amount you owe \$338.84**

### METER SUMMARY

Meter reading - Meter KJ15248. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04827		02254		2573

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	2573	4485	6032
Service days	31	29	30
kWh/day	83	154	201
Amount	\$338.84	\$580.79	\$696.10

### KEEP IN MIND

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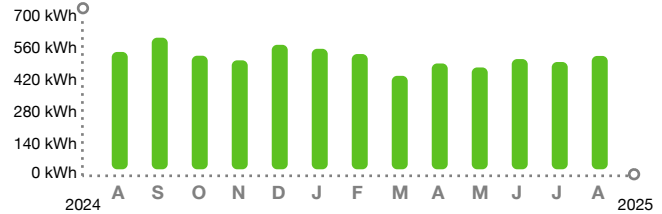
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** 80884-58453**Service Address:**7607 SEVEN OAKS DR # LGTS  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$81.68**

TOTAL AMOUNT YOU OWE

**Aug 22, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	78.01
Payments received	-78.01
Balance before new charges	0.00
Total new charges	81.68
<b>Total amount you owe</b>	<b>\$81.68</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after October 23, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5201808845845338618000000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

80884-58453

ACCOUNT NUMBER

\$81.68

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name: UNIVERSITY PLACE CDD  
Account Number: 80884-58453

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	78.01
Payment received - Thank you	-78.01
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$52.00

Fuel: (\$0.027180 per kWh) \$14.70

Electric service amount 79.57

Gross receipts tax (State tax) 2.04

Taxes and charges 2.04

Regulatory fee (State fee) 0.07

Total new charges \$81.68

**Total amount you owe \$81.68**

### METER SUMMARY

Meter reading - Meter AC06065. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	84138		83597		541

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	541	512	560
Service days	31	29	30
kWh/day	17	18	19
Amount	\$81.68	\$78.01	\$76.51

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Enjoy rebates and longer-lasting light when you upgrade to qualifying LED fixtures

[Swap to save](#)

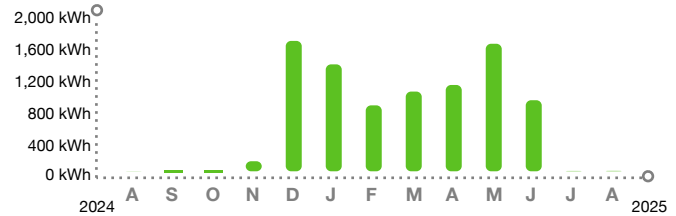
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**Electric Bill Statement****For:** Jul 1, 2025 to Aug 1, 2025 (31 days)**Statement Date:** Aug 1, 2025**Account Number:** 85676-20409**Service Address:**7795 HONORE AVE # PMP 2  
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.98**

TOTAL AMOUNT YOU OWE

**Aug 22, 2025**

NEW CHARGES DUE BY

**Scan to  
Pay**  
or visit  
[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	25.94
Payments received	-25.94
Balance before new charges	0.00
<hr/>	
Total new charges	25.98
<b>Total amount you owe</b>	<b>\$25.98</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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Outside Florida: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27

5201856762040978952000000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

85676-20409

ACCOUNT NUMBER

\$25.98

TOTAL AMOUNT YOU OWE

Aug 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD  
Account Number: 85676-20409

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	25.94
Payment received - Thank you	-25.94
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$11.69

Non-fuel: (\$0.096100 per kWh) \$0.59

Fuel: (\$0.027180 per kWh) \$0.16

Electric service amount 25.31

Gross receipts tax (State tax) 0.65

Taxes and charges 0.65

Regulatory fee (State fee) 0.02

Total new charges \$25.98

Total amount you owe \$25.98

### METER SUMMARY

Meter reading - Meter KN46373. Next meter reading Sep 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	14641		14635		6

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 1, 2025	Jul 1, 2025	Aug 1, 2024
kWh Used	6	5	2
Service days	31	29	30
kWh/day	0	0	0
Amount	\$25.98	\$25.94	\$25.74

### KEEP IN MIND

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UNIVERSITY PLACE CDD Account Number:

941-358-5340-100108-5

Billing Date:

Jul 28, 2025

PIN:

Billing Period:

Jul 28 - Aug 27, 2025

## WAYS TO PAY YOUR BILL



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Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

### IMPORTANT MESSAGES

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PIN:

Billing Period:  
**Jul 28 - Aug 27, 2025**

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## Bundle

### Partial Monthly Charges

07.01-07.27	Business Fiber Internet 1 Gig	\$76.49
	High Speed Inet - 5/768	-\$87.29
	1 Usable Static IP Address	\$18.00
	Frontier Business Voice	\$17.99
07.02-07.27	Business Line - 2 Yr Term	-\$41.56
	Access Recovery Charge-Business	-\$2.17
	Federal Subscriber Line Charge - Bus	-\$5.63

### Monthly Charges

07.28-08.27	Business Fiber Internet 1 Gig	\$84.99
	1 Usable Static IP Address	\$20.00
	Auto Pay Discount	-\$5.00
	Frontier Business Voice	\$19.99

**Bundle Total** **\$95.81**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$100.60 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

### NOTICE OF RATE INCREASE...

Effective with your next bill, there will be a \$20.00 increase per month, per line for your Internet/Broadband services (example Internet, Internet for Business, Broadband ("BB"), High Speed Internet ("HSI"), Business High Speed, etc.).



## Taxes and Fees

Federal USF Recovery Charge	\$6.06
Federal Excise Tax	-\$1.49

**Federal Taxes** **\$4.57**

Manatee Co VOIP 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.13
FL Telecommunications Relay Service	\$0.08
County Communications Services Tax	-\$0.13
FL State Communications Services Tax	-\$0.26

**State Taxes** **\$0.22**

**Taxes and Fees Total** **\$4.79**

Fiber internet is here! Future-proof your business with Frontier Business Fiber Internet. Call 1-855-542-0262 today to upgrade to super-fast reliable internet with speeds up to 7 Gig!

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to [frontier.com/taxes-and-surcharges](https://frontier.com/taxes-and-surcharges).

**Total current month charges** **\$100.60**

## Long Distance Carrier Selection

Phone Number	Intralata	Interlata
941-358-5340	VoIP	VoIP

**UNIVERSITY PLACE CDD** Account Number:  
**941-358-5340-100108-5**  
PIN:

Billing Date:  
**Jul 28, 2025**  
Billing Period:  
**Jul 28 - Aug 27, 2025**

Account Activity

9413585340

Qty	Description	Order number	Effective date	Charge
	Access Recovery Charge-Business	087566353	07.02-07.27	-\$2.17
1	Business Fiber Internet 1 Gig	087566353	07.01-07.27	\$76.49
	Business Line - 2 Yr Term	087566353	07.02-07.27	-\$41.56
	Federal Subscriber Line Charge - Bus	087566353	07.02-07.27	-\$5.63
1	Frontier Business Voice	087566353	07.01-07.27	\$17.99
	High Speed Inet - 5/768	087566353	07.01-07.27	-\$87.29
1	1 Usable Static IP Address	087566353	07.01-07.27	\$18.00
Total				-\$24.17





UNIVERSITY PLACE CDD

Account Number:  
**941-359-0004-111611-5**

PIN:

Billing Date:  
**Aug 13, 2025**Billing Period:  
**Aug 13 – Sep 12, 2025**

Hi UNIVERSITY PLACE CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

08/21/25

**Bill history**

Previous balance	\$172.35
Payment received by Aug 13, thank you	-\$172.35

**Service summary**

	Previous month	Current month
Internet	\$104.99	\$104.99
Phone	\$36.98	↑\$37.48
Additional Services	\$12.99	\$12.99
Taxes and Fees	\$17.39	↑\$17.46
<b>Total services</b>	<b>\$172.35</b>	<b>\$172.92</b>
<b>Total balance</b>		<b>\$172.92</b>

Total balance

**\$172.92**

due

**Sep 08**

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P.O. Box 211579  
Eagan, MN 55121-2879

6790 0107 DY RP 13 08142025 NNNNNNNY 01 992019

UNIVERSITY PLACE CDD  
(REAR GATE)  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390**Total balance**  
**\$172.92****Due by**  
Sep 08**Account number**  
941-359-0004-111611-5**Amount enclosed**  
\$**Mail payment to:**FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

1860049413590004111611000000000000000172925





UNIVERSITY PLACE CDD Account Number:  
**941-359-0004-111611-5**  
 PIN:

Billing Date:  
**Aug 13, 2025**  
 Billing Period:  
**Aug 13 - Sep 12, 2025**

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 Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

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### IMPORTANT MESSAGES

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UNIVERSITY PLACE CDD Account Number:  
**941-359-0004-111611-5**  
PIN:

Billing Date:  
**Aug 13, 2025**  
Billing Period:  
**Aug 13 - Sep 12, 2025**


Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)


 <b>Internet</b>		
<b>Monthly Charges</b>		
08.13-09.12	Business Fiber Internet 500	\$94.99
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
	FiberOptic Internet	\$10.00
<b>Internet Total</b>		<b>\$104.99</b>

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$54.03 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

 <b>Phone</b>		
<b>Monthly Charges</b>		
08.13-09.12	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.50
	Access Recovery Charge-Business	\$2.50
<b>Phone Total</b>		<b>\$37.48</b>

Starting this month, the Road Recovery surcharge has increased to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to [frontier.com/taxes-and-surcharges](https://frontier.com/taxes-and-surcharges).

 <b>Additional Services</b>		
<b>Monthly Charges</b>		
08.13-09.12	Secure Pro	\$12.99
<b>Additional Services Total</b>		<b>\$12.99</b>

 <b>Taxes and Fees</b>		
	FCA Long Distance - Federal USF Surcharge	\$8.64
	Federal USF Recovery Charge	\$3.24
	Federal Excise Tax	\$0.42
<b>Federal Taxes</b>		<b>\$12.30</b>
	FL State Communications Services Tax	\$2.43
	County Communications Services Tax	\$1.20
	FL State Sales Tax	\$0.78
	FL State Gross Receipts Tax	\$0.56
	County Sales Tax	\$0.13
	FL State Gross Receipts Tax	\$0.06
<b>State Taxes</b>		<b>\$5.16</b>
<b>Taxes and Fees Total</b>		<b>\$17.46</b>

**Total current month charges** **\$172.92**



**UNIVERSITY PLACE CDD**

Account Number:  
**941-359-0004-111611-5**

PIN:

Billing Date:  
**Aug 13, 2025**  
Billing Period:  
**Aug 13 - Sep 12, 2025**

**941-359-0004**

88/KQXA/026813/ /VZFL





**UNIVERSITY PLACE CDD** Account Number:  
**941-359-3304-013124-5**

PIN:

Billing Date:  
**Aug 02, 2025**  
Billing Period:  
**Aug 02 - Sep 01, 2025**

Hi UNIVERSITY PLACE CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

### Bill history

Previous balance	\$109.49
Payment received by Aug 02, thank you	-\$109.49

### Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Other	\$4.50	\$4.50
<b>Total services</b>	<b>\$109.49</b>	<b>\$109.49</b>
<b>Total balance</b>		<b>\$109.49</b>

Total balance

**\$109.49**

due

**Aug 26**

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P.O. Box 211579  
Eagan, MN 55121-2879

6790 0107 DY RP 02 08052025 NNNNNNY 01 001992 0008

**UNIVERSITY PLACE CDD**  
(FRONT GATE)  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**Total balance**  
**\$109.49**

**Due by**  
Aug 26

**Account number**  
941-359-3304-013124-5

**Amount enclosed**  
\$

### Mail payment to:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



29400694135933040131240000000000000000109495



UNIVERSITY PLACE CDD Account Number:  
**941-359-3304-013124-5**  
 PIN:

Billing Date:  
**Aug 02, 2025**  
 Billing Period:  
**Aug 02 - Sep 01, 2025**

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UNIVERSITY PLACE CDD Account Number:  
**941-359-3304-013124-5**  
PIN:

Page 3/4  
Billing Date:  
**Aug 02, 2025**  
Billing Period:  
**Aug 02 - Sep 01, 2025**

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)

 <b>Internet</b>			
<b>Monthly Charges</b>			
08.02-09.01	Business Fiber Internet 500		\$79.99
	1 Usable Static IP Address		\$25.00
<b>Internet Total</b>			<b>\$104.99</b>
 <b>Other Charges</b>			
<b>Monthly Charges</b>			
08.02-09.01	Printed Bill Fee		\$4.50
<b>Other Charges Total</b>			<b>\$4.50</b>
<b>Total current month charges</b>			<b>\$109.49</b>

**LET FRONTIER  
BE YOUR  
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

[business.frontier.com](https://business.frontier.com)



**UNIVERSITY PLACE CDD** Account Number:  
**941-359-3304-013124-5**

Billing Date:  
**Aug 02, 2025**

Billing Period:  
**Aug 02 - Sep 01, 2025**





**8565 Cooper Creek Blvd**

Bradenton, FL 34201

Phone: 941.355.8619

**TO:**

University Place CDD

c/o Rizzetta & Company

3434 Colwell Avenue, Suite 200

Tampa FL, 33614

QUANTITY	DESCRIPTION	UNIT PRICE	SUBTOTAL
1	University Place CDD Meeting Room 8.25.25	\$200.00	\$200.00
SUBTOTAL			\$200.00
SALES TAX			\$0.00
22% SERVICE FEE			\$44.00
TOTAL			\$244.00

**RECEIVED**  
08/19/25

**THANK YOU FOR YOUR BUSINESS!**



**Hardesty Electric Service, Inc.**

1501 North Lime Avenue  
Sarasota, Florida 34237-2813

941-364-5130                      941-364-8940  
hardestyelectric@yahoo.com  
Lic. #EC-13003098

University Place CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**INVOICE**

DATE	INVOICE #
8/4/2025	105525

**RECEIVED**  
08/04/25

JOB ADDRESS		DUE DATE
7805 CHARLESTON ST BRADENTON		8/4/2025
DESCRIPTION		AMOUNT
1. Replaced 100 amp breaker. Total labor & material:		547.68
<div>Due upon receipt!</div> <div>Thank you for your business. It is a pleasure working with you!</div>	Payments/Credits	\$0.00
	Total	\$547.68
	Balance Due	\$547.68



# Invoice

Scheduled:8/18/2025 Tech: TAB  
Warranty Expires: 12/6/2024  
Maint Expires: 11/30/2025

Invoice#: **186906**  
Invoice Date: 8/19/2025  
Due Date: 8/19/2025  
Terms: Due Upon Receipt

2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #: 3130  
University Place CDD  
Attn: Lynn Hayes  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL, 33614  
Tel: 813-933-5571 Fax:  
Cust. P.O.#

Job Site: Site ID# **9431**  
University Place - Clubhouse  
Planters Knoll Terr  
Bradenton, FL 34201  
Tel: 650-823-3333 Contact: David Meyers  
Maintenance: FG2  
Model: HCF-25PDV-230/3-MR3L-Z

**RECEIVED**  
08/19/25

## Pump System

Station Design: 210 GPM at 70 PSI

Job Completed YES ☒ NO ☐

Hoover Additional Work Required YES ☐ NO ☒

System Operating YES ☒ NO ☐

Additional Work Required By Customer YES ☐ NO ☒

## Nature of Call

Visit #2 of 2, Year 1 of 1, Level 5 Tighten electrical connections, check surge protection, and test control logic, Adjust pressure tank to correct set point (if applicable), Verify motor connections within junction boxes, Grease motor bearings (if applicable), Check condition of motor seal(s) (if applicable), Clean wye-strainer(s) and flush all hydraulic tubing, Clean filtration system control filter(s) (if applicable), Clean rain gauge and replace protective basin filter (if applicable), Replace panel AC unit filter (if applicable), Clean enclosure, skid, and slab, Verify proper operation of Variable Frequency Drives (VFDs) (if applicable), Test flow meter(s) and pressure transducer(s) for proper operation, Evaluate pump performance, Check UPS backup battery, Check RCS operation and rebuild (if applicable), Check level transducer operation (if applicable), Check HMI (if applicable), Rebuild shut-off valve (if applicable), Check operation of chemical pump (if applicable) per proposal# MA 6846. Service pre-authorized for up to \$0.00

## Work Performed

Hoover Technician Tomas communicated with David prior to arrival, met on site and performed/observed the following:

- Per customer request, relocated rain bucket and ran extra conduit and wire.
- Adjusted enclosure handle to make it easier to turn and open.
- Tech was unable to install the keyhole cover on this visit due to having incorrect part. Will be installed at a later date.
- Performed Maintenance per checklist requirements.
- Tested shut off valve - Ok
- Cleaned wye strainer and flushed tubing.
- Left system operational and AUTO.



2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

## Invoice

Scheduled: 8/18/2025 Tech: TAB  
Warranty Expires: 12/6/2024  
Maint Expires: 11/30/2025

Invoice#: **186906**  
Invoice Date: 8/19/2025  
Due Date: 8/19/2025  
Terms: Due Upon Receipt

### Work Performed



Invoice#: 186906

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



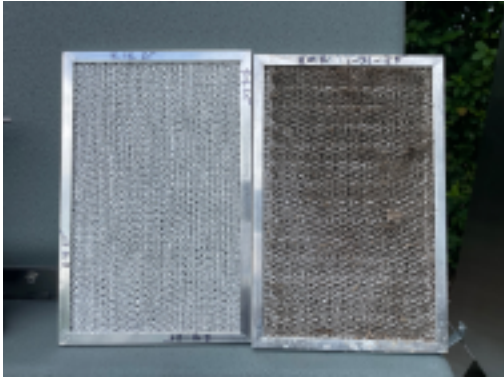
2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

## Invoice

Scheduled: 8/18/2025 Tech: TAB  
Warranty Expires: 12/6/2024  
Maint Expires: 11/30/2025

Invoice#: **186906**  
Invoice Date: 8/19/2025  
Due Date: 8/19/2025  
Terms: Due Upon Receipt

### Work Performed



Sub Total: \$355.97

Sales Tax \$0.00  
Grand Total: \$355.97



MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010



Visit: [mymanatee.org/utilities](http://mymanatee.org/utilities)  
Call: (941) 792-8811

UNIVERSITY PLACE CDD  
7900 CHARLESTON ST



Amount Due	\$41.90
Please Pay By	10-Sep-2025
Account Number	100171141

Account Summary	
Previous Amount Due	\$43.81
Payments Received	-\$43.81
Balance Forward	\$0.00
Contract Charges	\$41.90
Total Amount Due	\$41.90


Usage Profile (Consumption x 1000 = GAL)				
Meter Number 77298591				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/14	1872	08/12	1872	0 kgal

Important Information	
<ul style="list-style-type: none"><li>Manatee County Garbage services are changing October 6! Learn more: <a href="http://www.mymanatee.org/bigbin">www.mymanatee.org/bigbin</a></li></ul>	

Charge Details		Service Period 07/14 - 08/12 (30 Days)
Commercial Water Service (Meter # 77298591) (07/14 - 08/12)		
Water Base Rate	1 month(s) x \$12.38	\$12.38
Sewer Commercial Service (07/14 - 08/12)		
Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Total New Charges		\$41.90
Total Amount Due		\$41.90

RECEIVED  
08/25/25

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://mymanatee.org/utilities) and use your activation code **ACVJA7ED** (do not share this code)

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	7900 CHARLESTON ST
	ACCOUNT NUMBER	100171141
	BILLING DATE	20-Aug-2025
	DUE DATE	10-Sep-2025
	TOTAL AMOUNT DUE	\$41.90
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
ADDRESSEE:		AMOUNT PAID
		MAKE CHECKS PAYABLE TO MCUD

UNIVERSITY PLACE CDD  
3434 COLWELL AVE 200  
TAMPA, FL 33614

MANATEE COUNTY UTILITIES DEPARTMENT  
PO BOX 25350  
BRADENTON FL 34206-5350

100171141200000041900000000

# INVOICE

Invoice # 6223  
Date: 08/01/2025  
Due On: 09/01/2025

University Place CDD  
cddinvoice@rizzetta.com  
2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, Florida 33544

**RECEIVED**  
08/01/25

## Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$3,787.50	) - ( \$0.00	= <b>\$3,787.50</b>

## UPCDD

## District Counsel Representation

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	07/01/2025	Follow-up on action items from CDD meeting. Exchange multiple e-mails with District management. Review meeting schedule Resolutions and provide comments. Exchange e-mails with Chair re: drainage issues. Review e-mails re: Securitas termination.	1.00	\$303.00	\$303.00
Service	AHC	07/02/2025	Review WET proposal Addendum prepared by associate counsel. Revise Addendum and send to District management with copy to Chair. Review Hoover Addendum prepared by associate counsel. Revise Addendum and send to District management with copy to Chair.	0.50	\$303.00	\$151.50
Service	AHC	07/03/2025	Review draft Site-Master Agreement prepared by associate counsel. Revise Agreement and e-mail to District management to coordinate execution. Draft Resolutions for budget and assessment adoption and e-mail to District management.	1.00	\$303.00	\$303.00
Service	AHC	07/07/2025	Brief tele-conv. with District Manager	0.25	\$303.00	\$75.75

			and exchange e-mails re: Site-Masters contract. Review and reply to e-mail from Chair re: stormwater drainage pipe issues.			
Service	AHC	07/14/2025	Exchange e-mails re: maintenance map.	0.25	\$303.00	\$75.75
Service	AHC	07/16/2025	Exchange multiple e-mails and review information from Engineer re: property ownership/maintenance.	0.75	\$303.00	\$227.25
Service	AHC	07/17/2025	Continued e-mail exchange re: maps and HOA/CDD maintenance and ownership issues.	0.25	\$303.00	\$75.75
Service	AHC	07/21/2025	Initial review of agenda package for 7/28 CDD meeting.	0.25	\$303.00	\$75.75
Service	AHC	07/22/2025	Final preparation for and attend Zoom with Engineer, Chair and District Manager to discuss property ownership/maintenance issues. Exchange e-mails with District management re: property assessment issues.	1.25	\$303.00	\$378.75
Service	AHC	07/24/2025	Continued review of agenda package and preparation for 7/28 CDD meeting.	0.25	\$303.00	\$75.75
Service	AHC	07/25/2025	Additional review of agenda package and continued preparation for 7/28 CDD meeting.	0.50	\$303.00	\$151.50
Service	AHC	07/28/2025	Final preparation for CDD meeting and attend meeting.	2.00	\$303.00	\$606.00
Service	AHC	07/29/2025	Follow-up on action items from 7/28 CDD meeting.	0.25	\$303.00	\$75.75
Service	DPL	07/29/2025	Draft pressure cleaning contract.	0.75	\$303.00	\$227.25
Service	DPL	07/29/2025	Draft Securitas termination letter.	0.75	\$303.00	\$227.25
Service	DPL	07/31/2025	Draft access control contract and maintenance contract.	2.00	\$303.00	\$606.00
Service	AHC	07/31/2025	Exchange e-mails re: towing policy. Review draft pressure clean contract prepared by associate counsel and revise. Exchange e-mails with District Manager re: finalization of contract.	0.50	\$303.00	\$151.50
Subtotal						\$3,787.50
Total						\$3,787.50

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6223	09/01/2025	\$3,787.50	\$0.00	\$3,787.50
Outstanding Balance				\$3,787.50
Total Amount Outstanding				\$3,787.50

*Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.*

*For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.*



**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
8/2/2025	INV0000101272

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
August	Upon Receipt	00734

[illegible]

Securitas Security Services USA, Inc  
Fort Myers 2  
14060 Metropolis Avenue  
Fort Myers FL 33912  
239-337-5444



Account#	537689
Engagement#	5000066946
PO#	
Inv#	12241701
Invoice Amount	\$6,328.85
Invoice Date	07/31/2025
Invoice Period	07/01/2025 - 07/31/2025
Page 1 of 1	<b>Please Pay Promptly</b>

Subject to 1.5% monthly finance  
charge if not paid by 08/30/2025

E02 Email

NCC #:

Dept: 48624

Tax ID: 71-0912217

UNIVERSITY PLACE COMMUNITY DEVELOPM  
ACCOUNTS PAYABLE  
3434 COLWELL AVE  
SUITE 200  
TAMPA, FL 33614

SITE: UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT 2501A BURNS ROAD PALM BEACH GARDENS, FL 33410 ENG: Universi

Description	Fri	Sat	Sun	Mon	Tue	Wed	Thu	ST	PR	SP	Total
-------------	-----	-----	-----	-----	-----	-----	-----	----	----	----	-------

## Expenses

TS-PKG1 University Place (Change order, Rewire) - Bradenton,FL - ACS-07/01/2025-- 1.00 \$ 189.020 \$ 189.02

TS-PKG1 University Place - Main & Back Gates - Bradenton,FL - VMS & VSS-07/01/2 1.00 \$ 6,139.830 \$ 6,139.83

Total - Expenses	2.00									\$	6,328.85
------------------	------	--	--	--	--	--	--	--	--	----	----------

RECEIVED  
08/04/25

## Comments:

Invoice Recap 2501A BURNS ROAD PALM BEACH GARDENS, FL 33410 ENG: University Place CDD

Total - Expenses	\$	6,328.85
------------------	----	----------

Invoice Amount	\$	6,328.85
----------------	----	----------

Fort Myers 2  
14060 Metropolis Avenue  
Fort Myers FL 33912  
239-337-5444

## Remittance Advice

Invoice#	12241701
Invoice Date	07/31/2025

Invoice Total	\$	6,328.85
---------------	----	----------

Subject to 1.5% monthly finance charge if not paid by 08/30/2025

E02 Email

Dept: 48624

Amount Paid \$

Account #: 537689  
UNIVERSITY PLACE COMMUNITY DEVELO  
Phone#  
Email# cddinvoice@rizzetta.com,lhayes@rizzetta.co  
PO#

Remit To:

Securitas Security Services USA, Inc.  
P.O. Box 403412  
Atlanta GA 30384-3412

Comments

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18150  
Invoice Date: Jul 2, 2025  
Page: 1

*Duplicate*

**RECEIVED**  
08/01/25

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Ship to:**

Lynn Hayes  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/1/25

Quantity	Item	Description	Unit Price	Amount
1.00		Charlestown NLP Controller Installation		
1.00		NLP - C - 240 - Air - SS20	7,433.14	7,433.14
1.00		License Key to 500	1,406.68	1,406.68
1.00		One time Activation Fee	103.50	103.50
1.00		NLP Remote Access for Cellular Connections	457.70	457.70
15.00	LABOR-INSTALL	hours at \$60.00 per hour for NLP Installation & programming.	60.00	900.00
Subtotal				10,301.02
Sales Tax				
Total Invoice Amount				10,301.02
Payment/Credit Applied				
<b>TOTAL</b>				<b>10,301.02</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

# INVOICE

Invoice Number: 18163  
Invoice Date: Jul 28, 2025  
Page: 1

Voice: 941-752-6388  
Fax:

**RECEIVED**  
08/01/25

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Ship to:**

Lynn Hayes  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/27/25

Quantity	Item	Description	Unit Price	Amount
		Irrigation support for the new plants installed along Honore Ave .		
315.00	DRIP-RB	Rainbird Drip line	0.55	173.25
150.00	600 SOIL STAPLE	6" SOIL STAPLE	0.16	24.00
4.00	NETAFIN INSERT COUP	NETAFIM INSERT COUPLING	1.00	4.00
4.00	LABOR-RPR	07/28/25: 1 men for 4 hours at \$60.00 per hour for repairs	60.00	240.00
Subtotal				441.25
Sales Tax				
Total Invoice Amount				441.25
Payment/Credit Applied				
<b>TOTAL</b>				<b>441.25</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18165  
Invoice Date: Jul 28, 2025  
Page: 1

*Duplicate*

**RECEIVED**  
08/01/25

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Ship to:**

7927 Edmonston Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/27/25

Quantity	Item	Description	Unit Price	Amount
1.50	LABOR-RPR	Replaced decoder. 07/28/25: 1 man for 1.5 hour at \$60.00 per hour for repairs	60.00	90.00
1.00	DECODER TUCOR 6	Tucor 6 station decoder	388.00	388.00
12.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	48.60
Subtotal				526.60
Sales Tax				
Total Invoice Amount				526.60
Payment/Credit Applied				
<b>TOTAL</b>				<b>526.60</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18168  
Invoice Date: Jul 30, 2025  
Page: 1

*Duplicate*

**RECEIVED**  
08/01/25

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Ship to:**

7710 Seven Oaks

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/29/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 07/30/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18169  
Invoice Date: Jul 29, 2025  
Page: 1

*Duplicate*

**RECEIVED**  
08/01/25

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Ship to:**

Lynn Hayes  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/28/25

Quantity	Item	Description	Unit Price	Amount
		Need to replace the 2 wire on 8115 Coates Row causing irrigation to be off this was possibly caused by Lightning.		
80.00	TUCOR WIRE	Tucor Wire	0.65	52.00
80.00	100 CONDUIT	1" CONDUIT	0.45	36.00
6.00	100 CONDUIT SWEEP	1" Conduit Sweep	3.00	18.00
4.00	100 COUPLING	Coupling 1"	1.00	4.00
12.00	DBO	DBO Waterproof Wire Splice	3.50	42.00
2.00	VB 10" ROUND BOX	10" Round Valve Box Green	27.83	55.66
21.00	LABOR-RPR	at \$60.00 per hour for repairs	60.00	1,260.00
Subtotal				1,467.66
Sales Tax				
Total Invoice Amount				1,467.66
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,467.66</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18186  
Invoice Date: Aug 2, 2025  
Page: 1

*Duplicate*

**RECEIVED**  
08/12/25

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Ship to:**

7914 Indigo Ridge

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		9/1/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 08/02/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:



# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18189  
Invoice Date: Aug 4, 2025  
Page: 1

*Duplicate*

**RECEIVED**  
08/12/25

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Ship to:**

710 Edmonston Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		9/3/25

Quantity	Item	Description	Unit Price	Amount
1.50	LABOR-RPR	Replaced decoder. 08/04/25: 1 man for 1.5 hour at \$60.00 per hour for repairs	60.00	90.00
1.00	DECODER TUCOR 6	Tucor 6 station decoder	388.00	388.00
12.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	48.60
Subtotal				526.60
Sales Tax				
Total Invoice Amount				526.60
Payment/Credit Applied				
<b>TOTAL</b>				<b>526.60</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18191  
Invoice Date: Aug 6, 2025  
Page: 1

*Duplicate*

**RECEIVED**  
08/12/25

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Ship to:**

7616 Drayton Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		9/5/25

Quantity	Item	Description	Unit Price	Amount
1.50	LABOR-RPR	Replaced decoder. 08/06/25: 1 man for 1.5 hour at \$60.00 per hour for repairs	60.00	90.00
1.00	DECODER TUCOR 6	Tucor 6 station decoder	388.00	388.00
12.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	48.60
Subtotal				526.60
Sales Tax				
Total Invoice Amount				526.60
Payment/Credit Applied				
<b>TOTAL</b>				<b>526.60</b>

Check/Credit Memo No:

Check/Credit Memo No:

**Total Landscape Care, Inc**

3905 65th St E  
Bradenton, FL 34208  
USA

Voice: 941-752-6388

Fax:

# INVOICE

Invoice Number: 202506

Invoice Date: Jun 1, 2025

Page: 1

*Duplicate*

**RECEIVED**  
07/31/25

**Bill To:**

University Place CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**Ship to:**

University Place CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Open		6/30/25

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections	60.00	7,200.00
		Services: 6/1/25 to 6/30/25		
Subtotal				13,283.00
Sales Tax				
Total Invoice Amount				13,283.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>13,283.00</b>

Check/Credit Memo No:

**Total Landscape Care, Inc**

3905 65th St E  
Bradenton, FL 34208  
USA

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 202507  
Invoice Date: Jul 1, 2025  
Page: 1

*Duplicate*

**RECEIVED**  
07/31/25

<b>Bill To:</b>
University Place CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

<b>Ship to:</b>
University Place CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Open		7/31/25

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections Services: 7/1/25 to 7/31/25	60.00	7,200.00
Subtotal				13,283.00
Sales Tax				
Total Invoice Amount				13,283.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>13,283.00</b>

Check/Credit Memo No:

3905 65th St E  
Bradenton, FL 34208  
USA

*Duplicate*

RECEIVED  
08/01/25

**Bill To:**

University Place CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**Ship to:**

University Place CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Open		8/31/25

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections Services: 8/1/25 to 8/31/25	60.00	7,200.00

Subtotal	13,283.00
Sales Tax	
Total Invoice Amount	13,283.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>13,283.00</b>

Check/Credit Memo No:



RECEIVED  
07/07/25

0 0

Account Number: XXXX XXXX XXXX

#### ACCOUNT SUMMARY

Credit Limit  
Credit Available  
Statement Closing Date June 30, 2025  
Days in Billing Cycle 30  
Previous Balance \$29.15  
Payments & Credits \$258.15  
Purchases & Other Charges \$764.59  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$535.59  
Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

#### PAYMENT INFORMATION

New Balance \$535.59  
**Minimum Payment Due** \$535.59  
**Payment Due Date** July 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

#### TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX \$29.15-</b>	
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	29.15-
		<b>MICHELLE WHITE</b>	<b>TOTAL XXXXXXXXXXXX \$0.00</b>	
		<b>DOUG PEWTERBAUGH</b>	<b>TOTAL XXXXXXXXXXXX \$535.59</b>	
06/04	06/04	52707154W09FV0RJW	THE HOME DEPOT #6319 BRADENTON FL	229.00
			MCC: 5200 MERCHANT ZIP: 34201000	
06/05	06/05	52707154X09FY7G5H	THE HOME DEPOT #6319 BRADENTON F CREDIT	229.00-
			MCC: 5200 MERCHANT ZIP: 34201000	
06/16	06/16	854549157S66QZ1GQ	ELITE HEATING & AIR - BRADENTON FL	527.00
			MCC: 1711 MERCHANT ZIP: 34203	
06/20	06/20	55432865B5ZX3KHNJ	AMAZON MKTPL*NO1IT4L70 AMZN.COM/BILL WA	8.59
			MCC: 5942 MERCHANT ZIP:	

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

#### PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX July  
**Payment Due Date** 25, 2025  
**New Balance** \$535.59  
Minimum Payment Due \$535.59  
Past Due Amount \$0.00  
Amount Enclosed: \$

Make Check  
Payable to:

0 0

UNIVERSITY PLACE COMMUNITY DEVELOP  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

IMPORTANT ACCOUNT INFORMATION

\$0 - \$535.59 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$1.08	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.34	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.42	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.



Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.  
See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

University Place CDD Credit Card

06/30/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
6/4/2025	Home Depot	Drain Cleaner	57200-4647	\$ 229.00	Y	Y
6/5/2025	Home Depot	Return-Drain cleaner	57200-4647	\$ (229.00)	Y	Y
6/16/2025	Elite Heating	A/C Maintenance	57200-4647	\$ 527.00	Y	Y
6/20/2025	Amazon	A/C cleaning kit	57200-4647	\$ 8.59	Y	Y

06/30/25 Statement

001-10103

Total activity	535.59
Replenish card	-
Credit/Refund	-
Total charges	535.59

\$ 535.59

0

Expense Summary

57200-4647	(535.59)
53900-4609	-
57200-5101	-
57200-4761	-
57200-4914	-
54100-4635	-
	(535.59)

TRUE



**How doers  
get more done.**

5475 UNIVERSITY PARKWAY  
BRADENTON, FL 34201 (941)358-3360

6319 00052 18599 06/04/25 06:57 PM  
SALE CASHIER COLIN

095691749789 FLEXSHAFT K9 <A> 229.00N  
FLEXSHAFT K9-12 DRAIN CLEANER FOR 1-

SUBTOTAL 229.00  
SALES TAX 0.00

TAX EXEMPT TOTAL \$229.00

XXXXXXXXXXXX7622 MASTERCARD USD\$ 229.00 TA

AUTH CODE 004519/6521912

Contactless AID A0000000041010 Mastercard

**PRO XTRA MEMBER STATEMENT**

PRO XTRA ###-###-0418 SUMMARY  
THIS RECEIPT PO/JOB NAME: drayton circle d  
rain

2025 PRO XTRA SPEND 06/03: \$3,294.58

Get the CREDIT LINE your business needs  
PLUS earn Perks 4X FASTER when you join  
Pro Xtra, register, & use your Pro Xtra  
Credit Card. Apply and SAVE UP TO \$100.  
Learn more at [homedepot.com/credit](http://homedepot.com/credit)

6319 06/04/25 06:57 PM



6319 52 18599 06/04/2025 7482

**RETURN POLICY DEFINITIONS**

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/02/2025



**How doers  
get more done.**

5475 UNIVERSITY PARKWAY  
BRADENTON, FL 34201 (941)358-3360

6319 00019 90134 06/05/25 11:56 AM  
CASHIER CHRISTOPHER

\* ORIG REC: 6319 052 18599 06/04/25 TA \*

1008-393-328 FLEXSHAFT K9 -229.00N

SUBTOTAL -229.00  
SALES TAX 0.00

TOTAL -229.00

XXXXXXXXXXXX7622 MASTERCARD -229.00

INVOICE 5190241 TA

**REFUND-CUSTOMER COPY**

CUSTOMER PRO XTRA ID ###-###-0418  
THIS RECEIPT PO/JOB NAME: drayton circle d

----- PRO XTRA -----  
\$229.00 will be removed from your total  
qualifying spend in 2025.

BUY ONLINE PICK-UP IN STORE  
AVAILABLE NOW ON [HOMEDEPOT.COM](http://HOMEDEPOT.COM).  
CONVENIENT, EASY AND MOST ORDERS  
READY IN LESS THAN 2 HOURS!



ELITE HEATING & AIR, INC.  
2114 58TH AVE E  
BRADENTON, FL 34203  
(941) 377-6962

**BILL TO**

Douglas Pewterbaugh  
7900 Charleston Street  
Lakewood Ranch, FL 34211 USA

INVOICE  
3121449

INVOICE DATE  
Jun 16, 2025

**JOB ADDRESS**

Douglas Pewterbaugh  
7900 Charleston Street  
Lakewood Ranch, FL 34211 USA

**Completed Date:**

**Payment Term:** Due Upon Receipt

**DESCRIPTION OF WORK**

I arrived today due to client stating water was dripping from the head of the mini split. When I arrived there was water all over the ground and as well, as on a container upon my diagnostic, I did find high biological growth inside unit this could be causing the unit to back up and clogged the drain. Client has stated this has happened before and ruined. The baseboard on the door went ahead and cleared out the drain and tested pressures and found the pressure for my suction line was lower than the requirement what could be happening is the unit might be frosting up and causing it to overflow the pan inside of the head did recommend to the maintenance crew that due to the cost of repairs and age of the system being over 10 years old and the fact that they have a lot of equipment/power banks inside the lighthouse we avoid having the system turn off completely and overheating the components inside client did schedule with the consultant to come out. They will be out tomorrow, June 17th 2025 at 12 PM. Thank you for choosing elite

TASK	DESCRIPTION	QTY	PRICE	TOTAL
D-FEE	Dispatch Fee: <b>Dispatch Fee</b>	1.00	\$89.00	\$89.00
HVS-CND-HKC-00002	Clear Condensate Drain - Level 1: We offer a professional solution to clear your condensate drain in your HVAC system, ensuring unrestricted flow and preventing potential issues caused by blockages. This service is designed specifically for condensate drains that have been maintained previously. Our service includes:  <ol style="list-style-type: none"><li>1. Assessment: Our technicians will assess the condition of your condensate drain, taking into account its previous maintenance history. We'll inspect for any signs of blockages or buildup that may be affecting proper drainage.</li><li>2. Drain Evaluation: We'll evaluate the overall condition of the condensate drain, checking for any potential areas prone to clogs or restrictions. This includes assessing the slope, pipe alignment, and any additional components such as P-traps or</li></ol>	1.00	\$349.00	\$349.00

cleanout fittings.

3. Clearing Method Selection: Based on our assessment, we'll determine the most suitable method to clear the condensate drain. This may involve using techniques such as manual snaking, drain brushes, or using high-pressure air to dislodge any accumulated debris or blockages.
4. Drain Clearing Process: Our skilled technicians will carefully clear the condensate drain using the selected method, ensuring that any obstructions or buildup are removed effectively. We'll take precautions to prevent damage to the drain line or other system components.
5. Verification of Clear Flow: After clearing the condensate drain, we'll verify that the water flow is unobstructed and draining smoothly. This includes checking for proper drainage at the outlet point and observing the flow rate.
6. System Startup: Once the drain is cleared and the water flow is confirmed to be unobstructed, we'll restart the HVAC system and monitor its operation. We'll ensure that condensate water is being effectively removed from the system without any backups or leakage.
7. Professional Recommendations: Our experienced technicians will provide you with recommendations for ongoing maintenance and care of the condensate drain. This may include suggestions for regular inspections, cleaning intervals, and best practices to prevent future blockages or buildup.

Trust our reliable service to clear your condensate drain, ensuring unrestricted flow and preventing potential issues caused by blockages. Our experienced technicians will ensure a thorough clearing process, providing you with a well-functioning condensate drain and peace of mind. Enjoy efficient condensate removal and reliable system operation with our expert condensate drain clearing service.

#	DESCRIPTION	TOTAL
DF-00001	Initial Diagnostic Fee: This fee covers the cost of sending a technician to your location, their initial assessment of the issue, and their professional advice.	\$89.00


PAID ON	TYPE	MEMO	AMOUNT
6/16/2025	MasterCard		\$527.00

POTENTIAL SAVINGS	\$52.35
SUB-TOTAL	\$527.00
TAX	\$0.00
TOTAL DUE	\$527.00
PAYMENT	\$527.00
BALANCE DUE	<b>\$0.00</b>

Thank you for choosing Elite Heating & Air

#### CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here  Date 6/16/2025

---

#### CUSTOMER ACKNOWLEDGEMENT

I have inspected all of the work done by Elite Heating and Air pursuant to the contract terms agreed by me at Douglas Pewterbaugh 7900 Charleston Street, Lakewood Ranch, FL 34211 USA. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed by Elite Heating and Air to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

Sign here  Date 6/16/2025

---

I authorize Elite Heating and Air to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

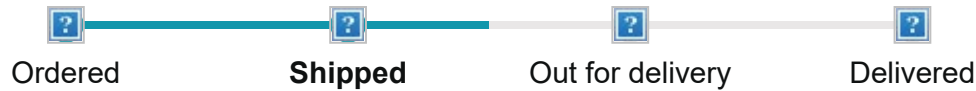
Sign here  Date 6/16/2025

---

From: Amazon.com  
To: DPewter@msn.com  
Subject: Shipped: "AQEENURA Mini Split..."  
Date: Friday, June 20, 2025 2:36:48 AM

Your Orders   Your Account   Buy Again

Your package was shipped!



Arriving today  
David - BRADENTON, FL  
Order # 114-5489840-4651411

Track package



AQEENURA Mini Split Cleaning Kit ...  
Quantity: 1  
\$8<sup>59</sup>

Total \$8.59

View related transactions in [Your Transactions](#).

A delivery driver may contact you on the day of delivery. For everyone's safety, ensure a clear, well-lit path and secure pets before arrival.

Related to items you've viewed

\$11.99  
UYIKG Therapist Ther...

\$17.95  
Motivational Wall Art ...

\$12.95  
Inspirational Quotes ...



Your invoice can be accessed [here](#).

One or more items in your shipment was supplied by a different seller than the seller you purchased the item from. Visit [Your Orders](#) from a web browser to see the suppliers of these items on your invoices.

Unless otherwise noted, items sold by Amazon are subject to sales tax in selected states or provinces in accordance with the applicable laws of that state. If your order contains one or more items from a seller other than Amazon, it may be subject to local and state or province tax, depending upon the sellers business policies and the location of their operations. For more information, go to [tax and seller information](#).





## of Southwest Florida LLC

451 Interstate Court  
Sarasota, FL 34240

Phone # 941-232-4629 Fax # 941-371-5151  
License #CFC1429137 office@wettec.biz

# Invoice

Date	Invoice #
8/8/2025	26808

**Bill To**

University Place  
2501 Burns Rd, Ste A  
Palm Beach Gardens, FL 33410-5207

Please Note new email  
address!!

office@wettec.biz

P.O. No.

Terms

Net 10 Days

Quantity	Description	Rate	Amount
	Filter Maintenance		
	Annual filter maintenance for (5) Amiad filters in AUGUST 2025. As per quotation.	2,500.00	2,500.00
		<b>Total</b>	\$2,500.00

**RECEIVED**  
08/08/2025

W/O No.

38546

We Accept Visa, Mastercard and American Express

## **Tab 4**



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

University Place Community Development District

University Place CDD  
(Name of Local Governmental Entity)

By: Denise Brayhill  
Signature

Denise Brayhill  
Print Name

Witness By: Lynn Hayes  
Signature

Lynn Hayes  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

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



## PROPERTY VALUATION AUTHORIZATION

University Place Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- ☒ Building and Content TIV  
☐ Inland Marine  
☐ Auto Physical Damage

\$467,105 As per schedule attached  
Not Included  
Not Included

Signature: Denise Brayhill Date: 8/29/2025  
Name: Denise Brayhill  
Title: Chair



**University Place Community Development District**

Policy No.: 100125943

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Guard House		2003	10/01/2025	\$71,305	\$72,255	
	7900 Charlston Street Bradenton FL 34201		Joisted masonry	10/01/2026	\$950		
	Pyramid hip	High ( > 30" )		Metal panel			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Gate #1		2003	10/01/2025	\$46,453	\$46,453	
	7900 Charlston Street Bradenton FL 34201		Non combustible	10/01/2026			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Gate #2		2003	10/01/2025	\$46,453	\$46,453	
	Honroe Ave & Planters Knoll Terrace Bradenton FL 34201		Non combustible	10/01/2026			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Pump Station 1		2003	10/01/2025	\$58,066	\$58,066	
	Charleston St & Planters Knoll Terrace Bradenton FL 34201		Pump / lift station	10/01/2026			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Pump Station 2		2003	10/01/2025	\$63,873	\$63,873	
	Coats Row Place Bradenton FL 34201		Pump / lift station	10/01/2026			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Pump Station 3		2003	10/01/2025	\$63,873	\$63,873	
	Tabbystone Place Bradenton FL 34201		Pump / lift station	10/01/2026			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Pump Station 4		2003	10/01/2025	\$58,066	\$58,066	
	Sea Isle Ln & Indigo Ridge Terrace Bradenton FL 34201		Pump / lift station	10/01/2026			

Sign:

Print Name:

Denise Broghill

Date:

8/29/25

**University Place Community Development District**

Policy No.: 100125943

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
8	Pump Station 5		2003	10/01/2025	\$58,066		\$58,066
	7795 Honroe Ave Bradenton FL 34201		Pump / lift station	10/01/2026			
			Total:	Building Value \$466,155		Contents Value \$950	Insured Value \$467,105

Sign:

Print Name:

Denise Brayhill

Date:

8/29/2025

## **Tab 5**



## UNIVERSITY PLACE LANDSCAPE PROPOSALS

Below, on this page, is a summary of the estimated landscape costs for all of the work listed. We calculated these numbers using the following methodology:

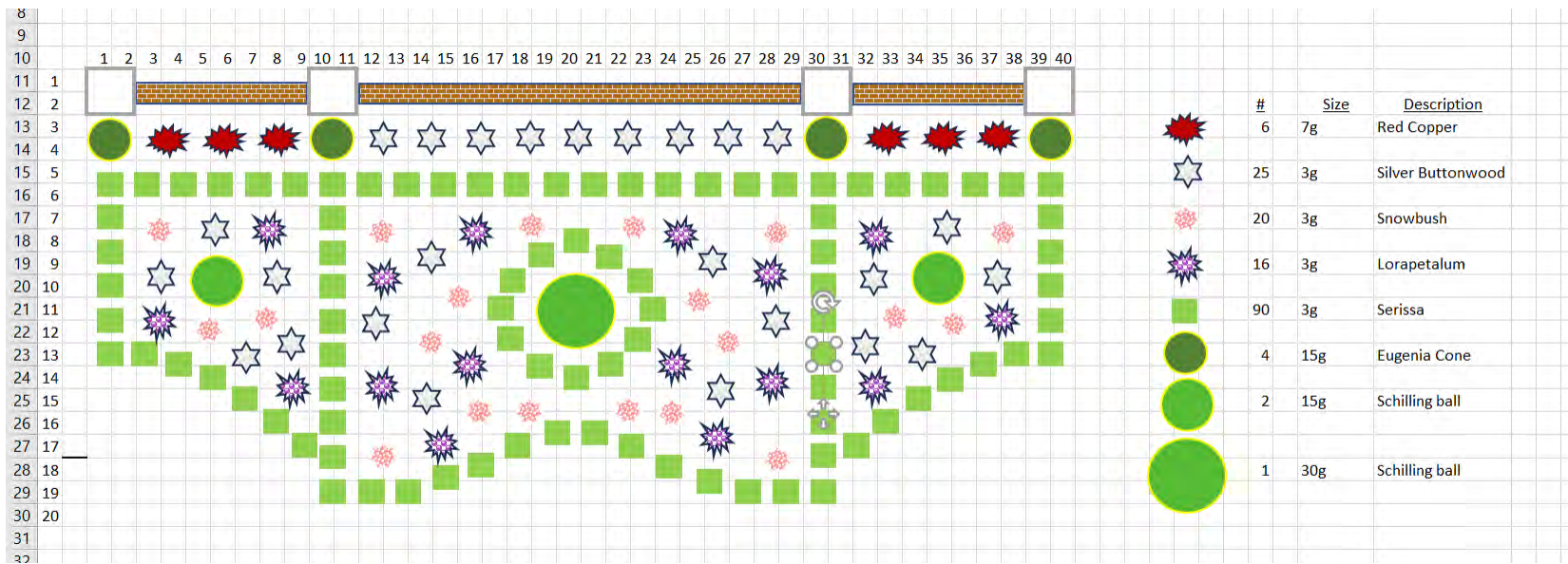
Based on the design previously presented on pages 4 thru 6 below, we created a detailed design for one monument sign (pg 3; note: the design has changed slightly from the original). Based on the detailed design we calculated plant counts and created a proposal for the one monument (pg 2). We then used the area to be landscaped on that one monument (760 sq ft) to calculate a cost per square foot (\$8,740 / 760 = \$11.50). We then used the estimated square footage of the other areas to be landscaped and multiplied that by \$11.50.

Note: the low hedge material that will be installed will not create the look in the pictures below to start. It will take some time to achieve that highly manicured look. Depending on when the install is done, it may take a full year to get that look.

It is important to remember that we are removing large plants and trees that have been in the ground for up to 17 years. The roots will have grown over, under and around pipes, electrical wires and anything else in the ground. It is unavoidable to cause some damage to these other items. Also, the irrigation needed for the new design may require some modifications to the existing system. Finally the existing monument lighting may need to be moved, lowered or raised to aesthetically fit with the new design.

							Sq Ft	Cost Per Sq Ft	Total
	Areas	1	Charleston West Monument				760	11.50	\$ 8,740.00
		2	Charleston East Monument				760	11.50	\$ 8,740.00
		3	Charleston South Median (by CC)				880	11.50	\$ 10,120.00
		4	Charleston Guard House South Median				440	11.50	\$ 5,060.00
		5	Charleston Guard House North Median				660	11.50	\$ 7,590.00
		6	Charleston Entrance Sides	Remove section of schilling. Add 7g red copper (18?)					\$ 1,500.00
		7	Charleston Interior Median Tips (3)				660	11.50	\$ 7,590.00
		8	CC/Honore Corner Monument				760	11.50	\$ 8,740.00
		9	Honore South Monument				760	11.50	\$ 8,740.00
		10	Honore North Monument				760	11.50	\$ 8,740.00
		11	Honore Median				2640	11.50	\$ 30,360.00
		12	Honore Entrance Sides	TBD					\$ -
		13	Clusia Hedge	2,250' length	562.5	3g clusia		-	15,078.89
			TOTAL						\$ 120,998.89
NOTE:	Plan for irrigation and lighting reinstall costs								

<b>Job Name</b>		Charleston St Entrance Monument		Job #	T-UP	
<b>PO #</b>				Proposal Date		8/15/2025
	Total					Extended
	Quantity	Size (gal)	Plant Description		Unit Rate	Total
	<b><u>Plants To Install:</u></b>					
	6	7	Red Copper		36.40	218.40
	25	3	Silver Buttonwood		8.75	218.75
	20	3	Snowbush		11.90	238.00
	16	3	Lorapetalum		9.45	151.20
	90	3	Serissa		11.90	1,071.00
	90	4.5	flowers		4.20	378.00
	4	15	Eugenia Cone		147.00	588.00
	2	15	2' globe		70.00	140.00
	1	25	3' globe		189.00	189.00
	<b><u>Install Rate</u></b>					
	90	Annuals-4.5"			1.60	144.00
	151	3GL Installed			8.00	1,208.00
	6	7GL Installed			18.00	108.00
	6	15GL Installed			38.00	228.00
	1	25GL Installed			75.00	75.00
	<b><u>Material Purchased/Rentals/Disposal:</u></b>					
	1	0	Disposal Fee		280.00	280.00
	1	0	Day Mini Ex Rental		168.00	168.00
	1	0	Day Loader Rental		294.00	294.00
	2	0	Smart Start Fertilizer Box		249.20	498.40
2cf bag	<b><u>Mulch, Topsoil, Sod:</u></b>					
70	5.19	yds	Cocoa Brown Mulch - installed		62.00	321.48
	400	sq. ft.	Sod - St. Augustine		0.84	336.00
	<b><u>Billable Labor Hours:</u></b>					
	30	Remove trees, shrubs and sod			45.00	1,350.00
	<b>SUB-TOTAL:</b>					<b>8,203.23</b>
	Sales Tax					251.62
	Delivery					286.00
	<b>TOTAL:</b>					<b>8,740.85</b>







South-Florida-Plant-Guide.com



#### PLANTS (from top left)

Snowbush, Lorapetalum,  
Red Copper, Silver  
Buttonwood, Juniper  
cone, Evergreen ball,  
Schilling ball, Boxwood  
cone

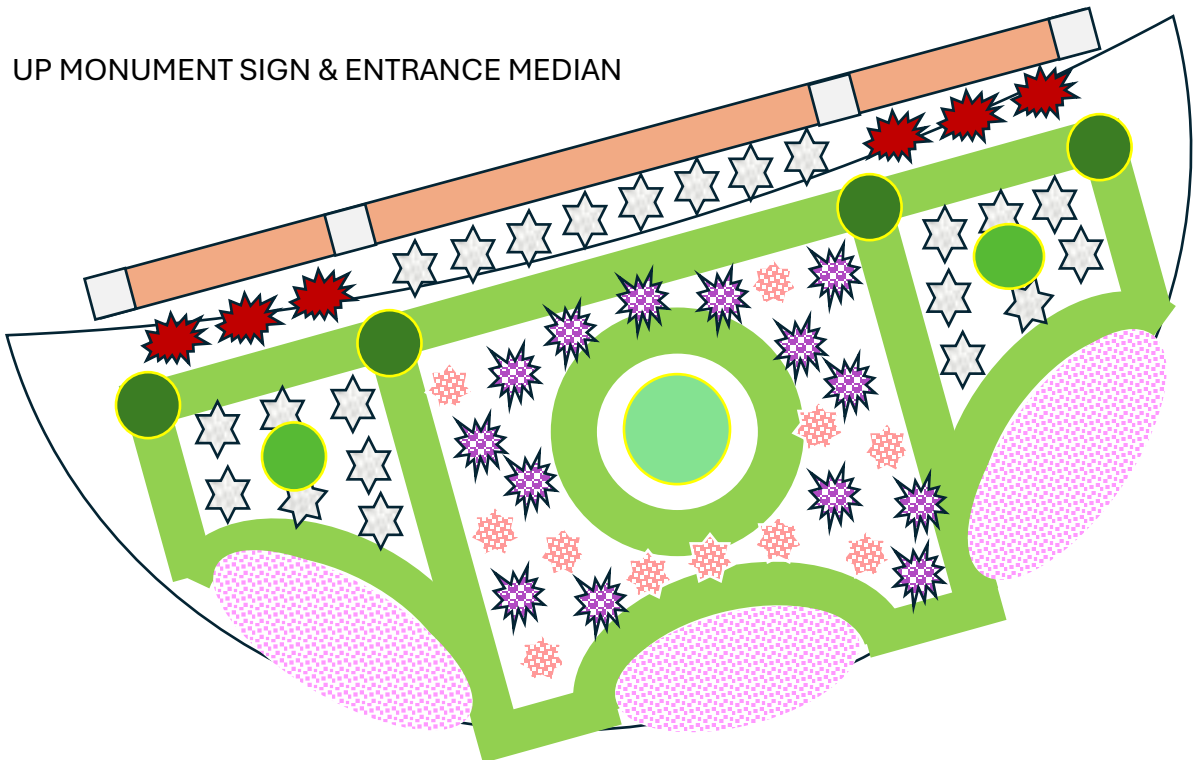








UP MONUMENT SIGN & ENTRANCE MEDIAN



- Flowers
- Boxwood or Schilling or similar small shrub trimmable to 12"

- Snowbush or similar light variegated
- Lorapetalum
- Silver Buttonwood
- Red Copper
- 4-5' tall cone
- 2' Ball
- 3' Ball



## **Tab 6**

**RESOLUTION 2025-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, University Place Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Matt O’ Nolan and Matthew Hubert are appointed as Assistant Secretaries and Lynn Hayes is removed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 29th DAY OF SEPTEMBER, 2025.**

**UNIVERSITY PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**



## **Tab 7**



## Technical Memorandum

---

**Date:** 09/09/2025

**To:** University Place CDD

**Project Name:** Phase 1 Wall Observation Report

**From:** BDi Engineering

**Subject:** Site Visit – Inspection

---

A site visit was conducted by BDi on 09/09/2025 to review the vegetation removal project from on and around the East perimeter wall.

The vegetation removal has been completed including the 1,765 linear feet of invasive vegetation within 5' of the wall. Limbs hanging on the wall and within 2' of the wall have been cut back. The Virginia Creeper has been removed from the wall. Concrete panel slats were removed to cut back stumps that we're displacing the wall panels; the wall panels were put back into place.

The contractor has visited the property to do a post vegetation removal inventory of the additional broken fence components and is working to source the fence components for the repair of the area of the total wall breakthrough.

Additionally, it was observed that many of the oak trees on the CDD side of the perimeter wall have limbs hanging down low, within a few feet of the ground. It is advised that the District have the landscaper or tree maintenance vendor work to maintenance the trees to balance them out now that the limbs that we're hanging over the wall have been trimmed back.

Regular maintenance spraying for invasive vegetation behind the wall should be contracted.

More pictures and videos from the inspection are available on request.

## Access Pictures





# Access Pictures





## Phase 1 Vegetation Removal Pictures













































































## University Place CDD – Phase 2

Approximately 1,300 Linear Feet Wall

Approximately 540 Linear Feet Vinyl Fence







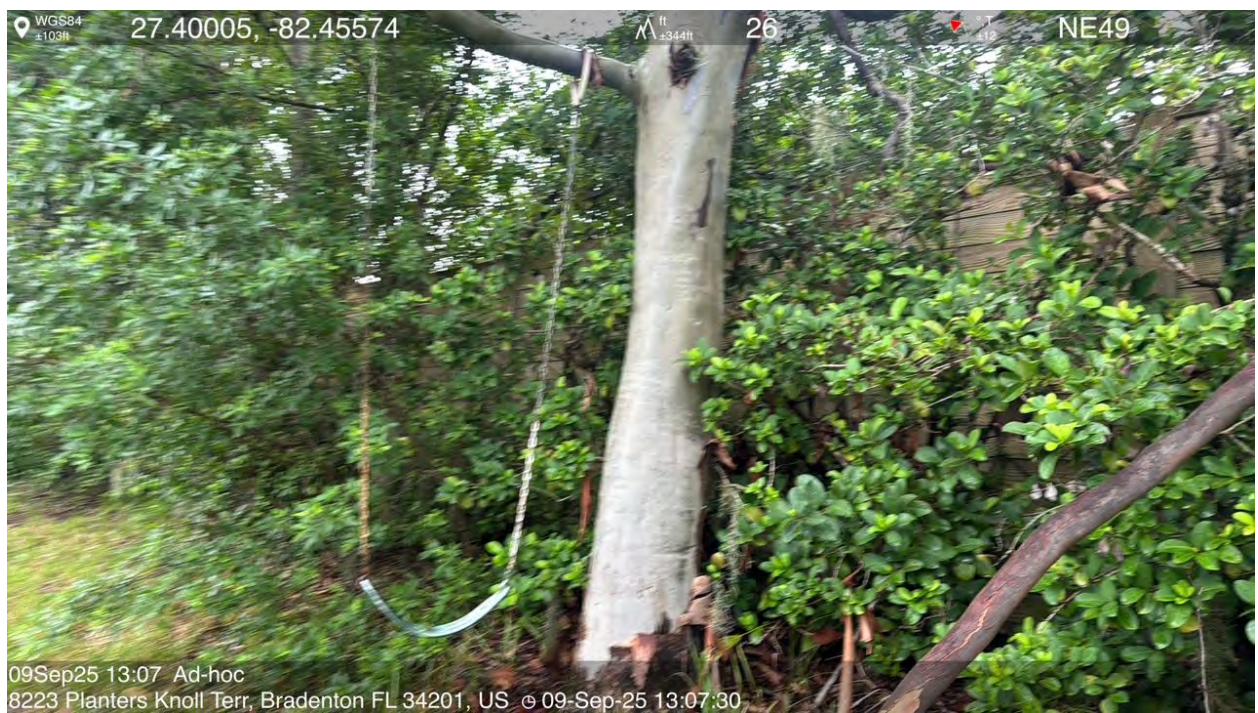




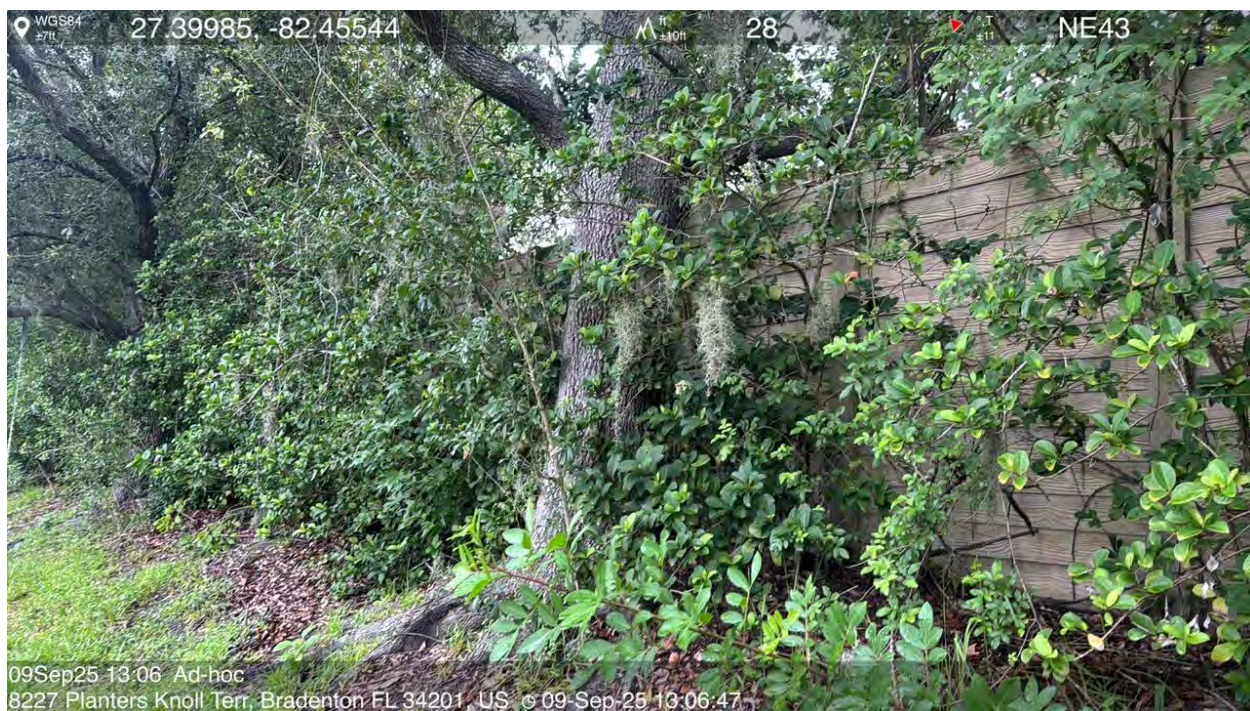






























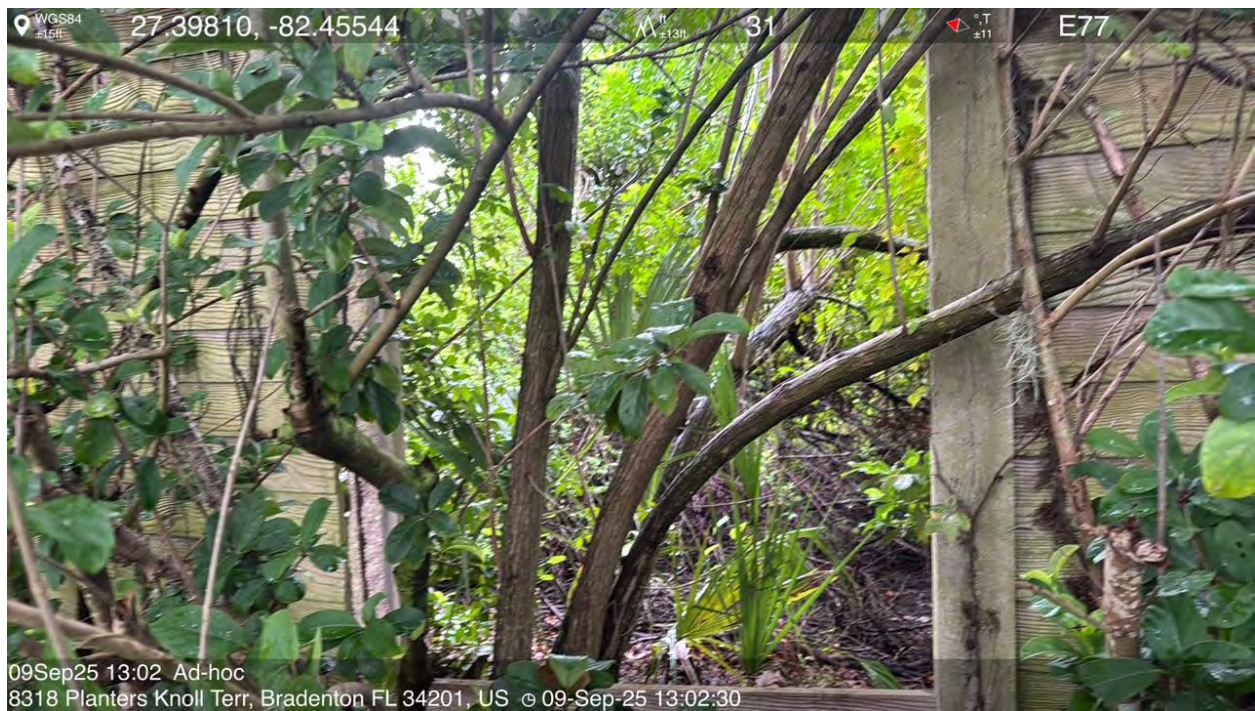






Complete Wall  
Breakthrough













WGS84 27.39796, -82.45548 32 E97

09Sep25 13:01 Ad-hoc  
8318 Planters Knoll Terr, University Park FL 34201, US © 09-Sep-25 13:01:08



# Tree's on CDD Side of East Wall Need Maintenance





# Perimeter Fence Damaged Throughout - South Wall





## Perimeter Fence Damaged Throughout - South Wall





## Perimeter Fence Damaged Throughout - South Wall





Perimeter Fence Damaged Throughout - South Wall







No Trespassing  
Sign Displaced.  
East Pond Bank  
Near South Wall -  
Right by where  
viynl fence begins.



Large limb fell  
and is hanging  
near address  
stamped on  
picture. Resident  
came out and  
requested action.



# University Place CDD

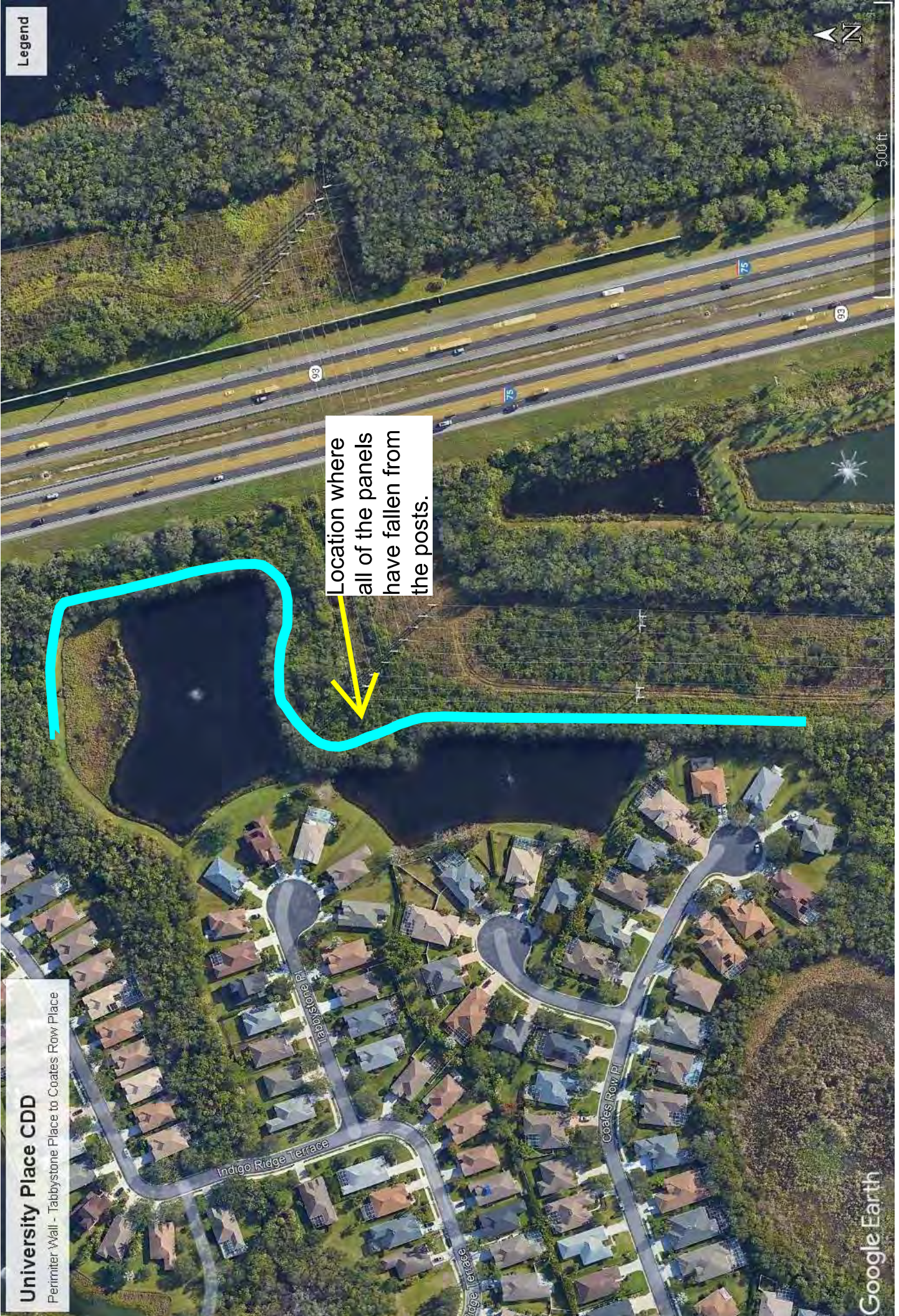
Perimeter Wall - Tabbystone Place to Coates Row Place

Legend

Location where  
all of the panels  
have fallen from  
the posts.

Google Earth

500 ft







Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Regular Meeting:** October 27, 2025 @ 4:30 PM

**District  
Manager's  
Report**

September 29

**2025**

**FINANCIAL SUMMARY**

**8/31/2025**

General Fund Cash & Investment Balance: \$430,025

Reserve Fund Cash & Investment Balance: \$1,658,576

Debt Service Fund Investment Balance: \$145,101

**Total Cash and Investment Balances: \$2,233,702**

**General Fund Expense Variance: \$225,789 Under Budget**

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