

Summit at Fern Hill Community Development District

February 2, 2026

Agenda Package

Join Teams Meeting

Meeting ID: 260 681 079 795 0 **Passcode:** 2vF2SC9d

Dial in by Phone: +1 646-838-1601 **Conference ID:** 958 178 336#

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Summit at Fern Hill Community Development District

Board of Supervisors

Antonio Bradford, Chairperson
Matthew Roth, Vice Chairperson
Yonatan Derar, Assistant Secretary
Tiebe Kiflom, Assistant Secretary
Sam Wenzel, Assistant Secretary

Staff

Mark Vega, District Manager
Heather Jackson, District Manager
Kathryn "KC" Hopkinson, District Counsel
Phil Chang, District Engineer
Jason Liggett, Field Inspector
Jonathan Sciortino, District Accountant
Crystal Yem, District Admin Assistant

REGULAR MEETING AGENDA

Monday, February 2, 2026, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 260 681 079 795 0 **Passcode:** 2vF2SC9d

Dial in by Phone: +1 646-838-1601 Conference ID: 958 178 336#

- 1. Call to Order/Roll Call**
- 2. Motion to Approve Agenda**
- 3. Public Comments on Agenda Items** *Each individual has the opportunity to comment and is limited to **three (3)** minutes for such comment.*
- 4. Staff Reports**
 - A. Field Inspection Report.....Page 3
 - i. Consideration of Monthly Pool Maintenance Proposal.....Page 20
 - B. Landscape Update.....Page 23
 - C. District Accountant
 - i. Consideration of Operation and Maintenance December 2025.....Page 36
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
 - i. Aquatic Weed Control Reports.....Page 85
- 5. Business Items**
 - A. Discussion of No Parking Policy.....Page 92
 - B. Consideration of Asphalt Installation Proposal.....Page 93
 - C. Consideration of Pressure Washing Proposal.....Page 105
- 6. Business Administration**
 - A. Consideration of the Board of Supervisors' Regular Meeting Minutes
from January 5, 2026.....Page 110
 - B. Consideration of the Board of Supervisors' Workshop Meeting Minutes
from January 19, 2026.....Page 114
- 7. Board of Supervisors' Requests and Comments**
- 8. Adjournment**

The next Workshop is scheduled for Monday, February 16, 2026, at 6:00 pm

The next Board meeting will be held on Monday, March 2, 2026, at 6:00 pm

District Office:
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Location:
Summit at Fern Hill Clubhouse
10340 Boggy Moss Drive
Riverview, FL 33578



The Summit of Fern Hill CDD

Wednesday, 14 January 2026

Prepared For Board of Supervisors

35 Items Identified

35 Items Incomplete

Christy Fowler

Inframark



Item 1

Assigned To: Yellowstone

Landscape beds outside the mailboxes contain dead grasses and require clean-up and removal.

Landscape bed is lacking mulch, resulting in exposed drip irrigation lines. Recommend installing mulch to improve weed control and overall appearance.



Item 2

Assigned To: Yellowstone

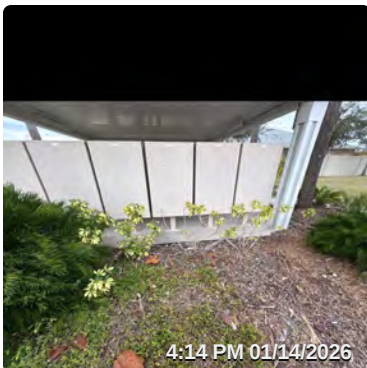
Plastic landscape edging is displaced and should be reinstalled as it is a potential trip hazard.



Item 3

Assigned To: Yellowstone

Damaged drip line observed on the sidewalk causing a potential trip hazard; recommend repair or removal. Nearby Coontie palm is in decline and requires diagnosis and appropriate treatment.



Item 4

Assigned To: Yellowstone

Arbicola is leggy and not performing well in this location. Replacement with a more suitable plant may be necessary. Verify that irrigation is operating properly.



Item 5

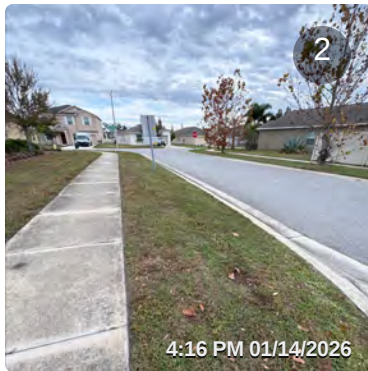
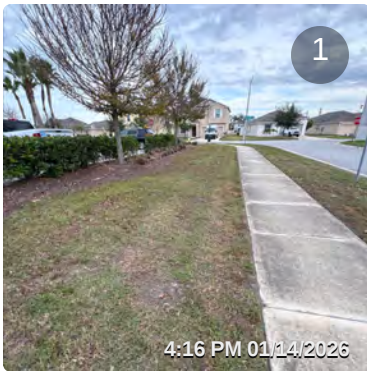
Assigned To: Yellowstone

Irrigation lines are exposed in the front island of the clubhouse. Mulch should be installed to protect the system and enhance aesthetics.

Item 6

Assigned To: Yellowstone

Weed infestation observed throughout the turf areas surrounding the amenity center, with multiple patchy sections of missing and stressed turf.



Item 7

Assigned To: Onsite

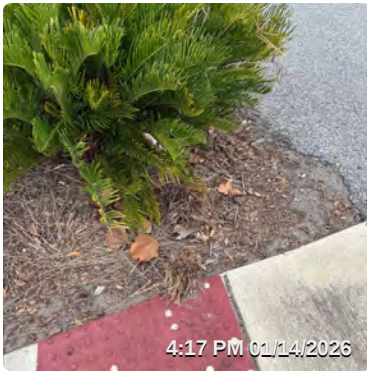
Accumulated dirt and staining observed on sidewalks in front of and around the clubhouse; pressure washing is recommended.



Item 8

Assigned To: Onsite

Overflowing trash observed at the waste pickup station at the amenity center; removal and cleanup are needed.



Item 9

Assigned To: Yellowstone

Accumulated dead plant debris noted; removal is recommended.



Item 10

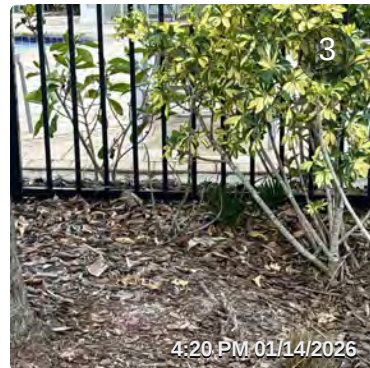
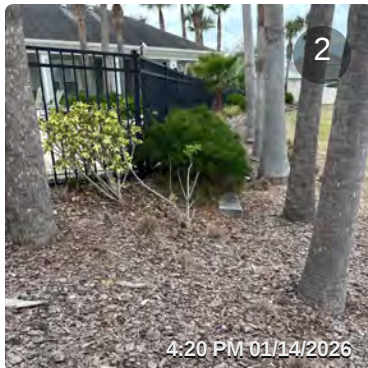
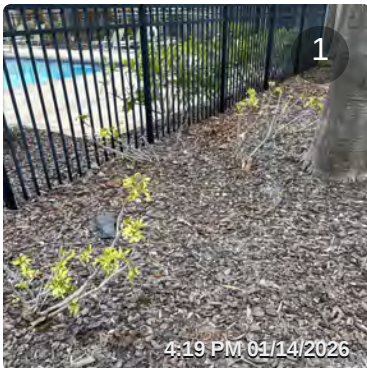
Assigned To: Yellowstone

Landscape beds show weed presence after grasses were cut back. Timely removal is recommended while weeds are exposed for effective control.

Item 11

Assigned To: Yellowstone

Arboricola is in poor condition and not performing well; removal is recommended.



Item 12

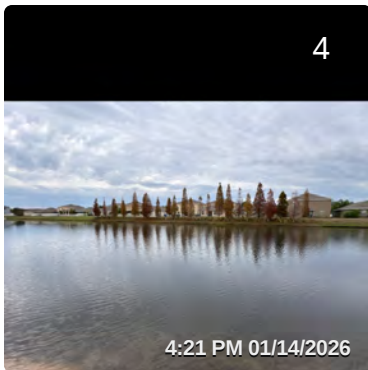
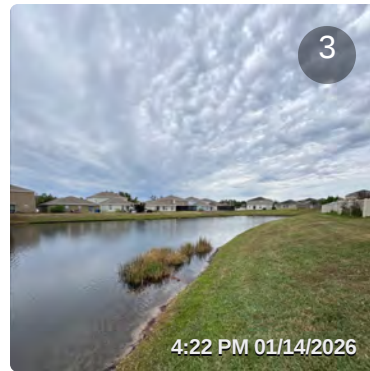
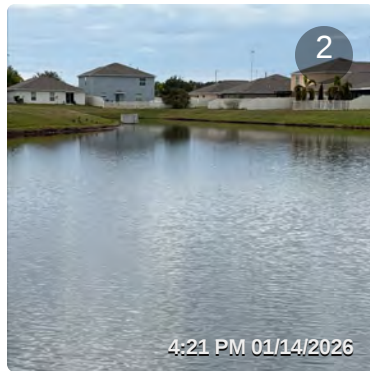
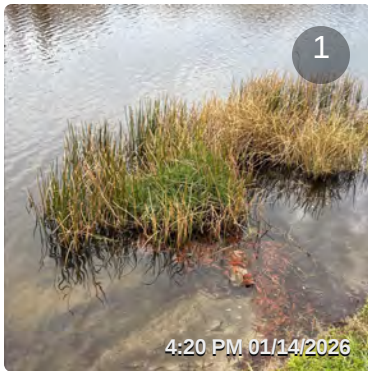
Assigned To: Yellowstone

Broken drip line observed at the back of the pool on the east side of the amenity center next to (10515 Fuzzy Cattail St.); repair or removal is recommended.

Item 13

Assigned To: Aquatics

Invasive grass growth noted; treatment is recommended to prevent spread.
Overall pond condition is good, with no visible algae present.



Item 14

Assigned To: Yellowstone

Tree suckers observed around the Amenity Center and should be removed.

Item 15

Assigned To: Yellowstone

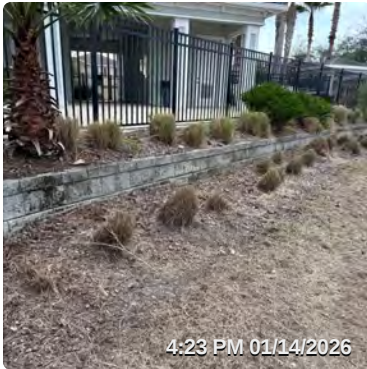
Coontie located behind the amenity center has dead fronds; removal is recommended to improve appearance and plant health.



Item 16

Assigned To: Onsite

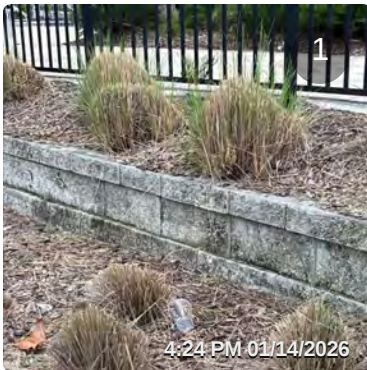
The retaining wall along the rear of the amenity center has accumulated dirt and staining; pressure washing is recommended.



Item 17

Assigned To: Yellowstone/Onsite

Ongoing trash pickup is required during on-site maintenance to maintain property cleanliness.



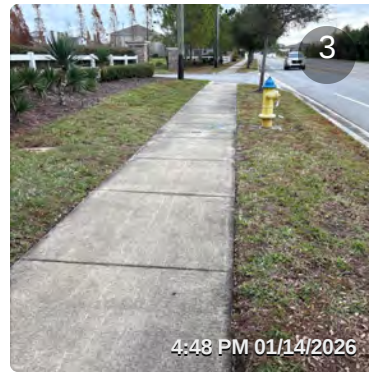
Item 18

Assigned To: Yellowstone

Dead limb material observed in foxtail ferns at the Cone Grove and Fuzzy Cattail west-side monument; Spray for weeds cleanup is recommended.

Shrubs along the vinyl fence contain dead limbs and require pruning and cleanup.

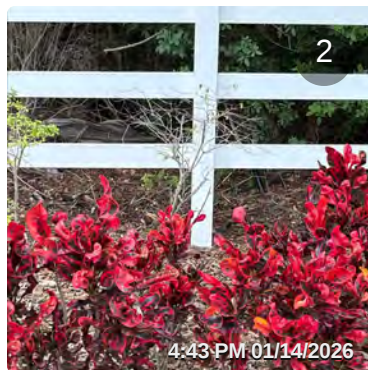
Turf areas show weed infiltration and require treatment.



Item 19

Assigned To: Yellowstone

Broken drip line observed at the corner of Fern Hill Drive and Cone Grove Road (east side); recommend removal. Area has mounded soil that should be smoothed, and Gold Mound in this location is not thriving and should be removed.

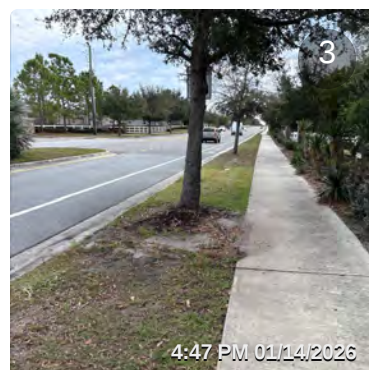
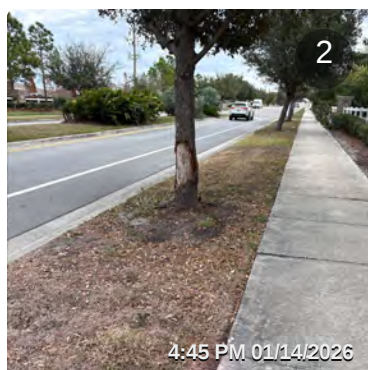
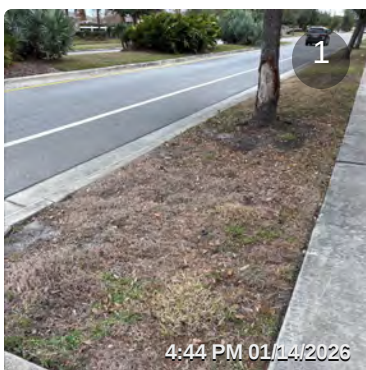


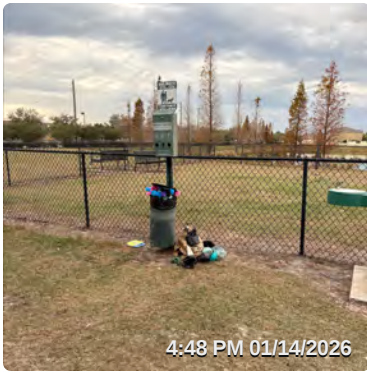
Item 20

Assigned To: Yellowstone

Turf damage noted on the east side of Fern Hill Drive and Cone Grove Road. Recommend inspecting the irrigation system for damage or failure.

Oak trees lack defined tree rings and have weed growth present; establish tree rings and apply weed treatment along Cone Grove Road.





Item 21

Assigned To: Onsite

Trash receptacles in the dog park off Cone Grove are overflowing and require immediate service.

Item 22

Assigned To: Yellowstone

Trash debris has accumulated behind the wall along Fern Hill Drive adjacent to the dog park. Cleanup is required, and ongoing trash pickup should be completed at each service.

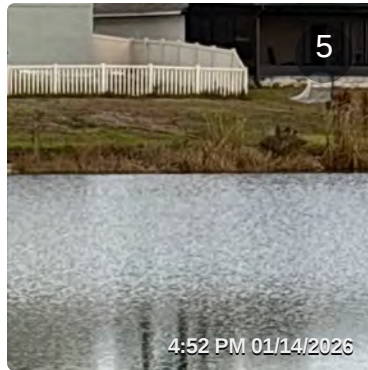
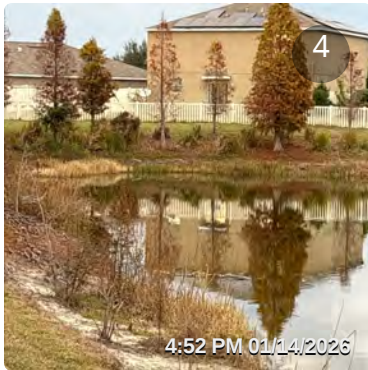
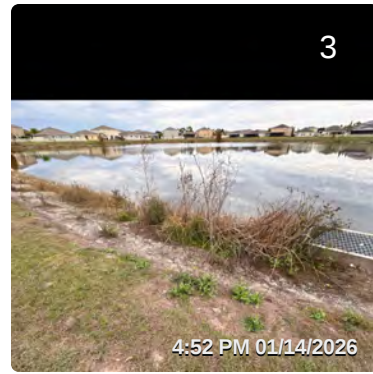
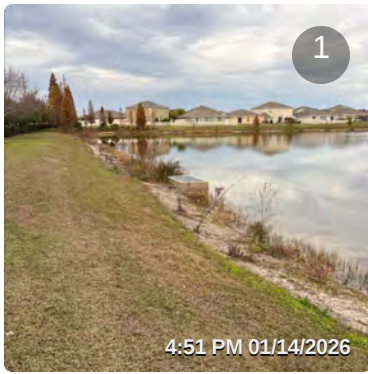


Item 23

Assigned To: Aquatics

Invasive grasses and weeds observed along the bank of Pond FH1A; treatment is recommended.

Trash accumulation noted around the Fern Hill Drive side of the lake; cleanup is required.



Item 24

Assigned To: Onsite

Backside gate at the dog park is not latching properly and can be opened without engaging the latch. Adjustment is required to prevent animal escape.

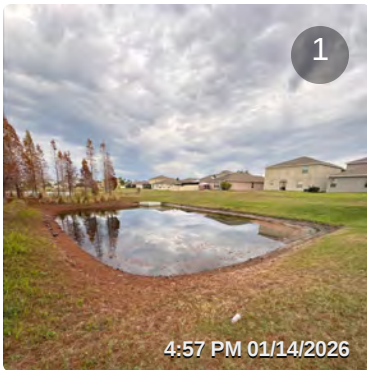
Gaps present along the bottom of the fence on the pond side that could allow small animals to exit the enclosure.



Item 25

Assigned To: Aquatics

Visible algae observed in Pond FH1; treatment is recommended.



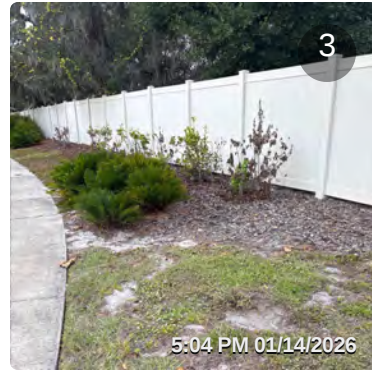
Item 26

Assigned To: Yellowstone

Weed pressure noted in turf areas; recommend inspecting irrigation to ensure proper coverage.

Dead fronds observed within planting areas and require removal.

Landscape plants along Strawberry Tetra Drive (northeast end) contain dead plant material that should be cleaned out.



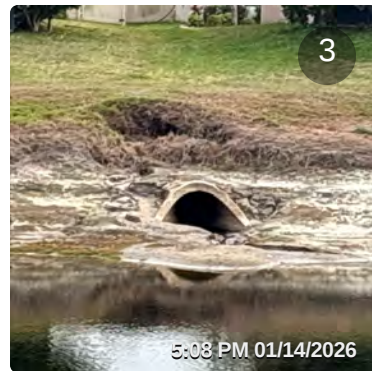
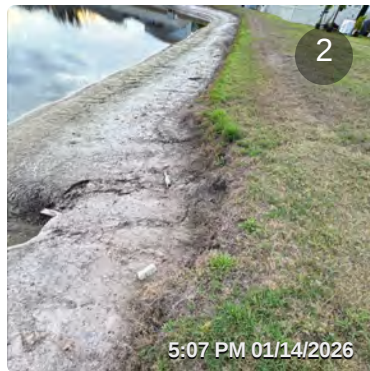
Item 27

Assigned To: Aquatics

Photo 1 Pond H5 shows erosion at the northeast corner. Recommend further investigation.

Additional erosion observed on the north side behind the drain pipe.

Erosion is also occurring on the south side behind the drain pipe. Continue to monitor



Item 28

Assigned To: Yellowstone

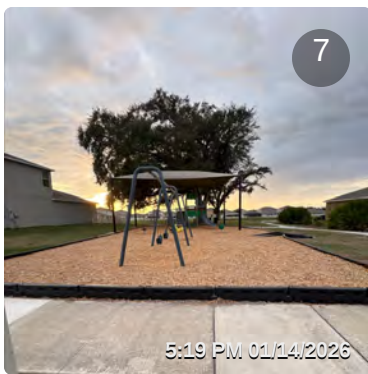
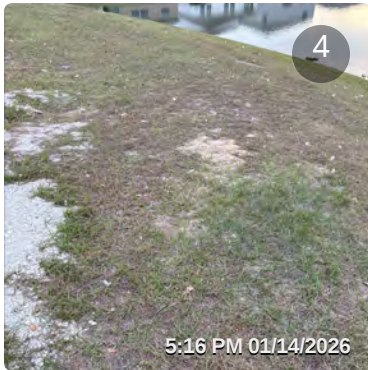
Ground barrier at the playground off Fairy Moss Lane is a trip hazard and should be removed or properly resecured.

Ant activity observed around the benches and requires treatment.

Additional ant activity noted throughout the playground area; treatment is recommended.

Castle retaining wall has missing blocks and would benefit from cleaning.

Playground mulch is in good condition and appears to have been recently replenished.

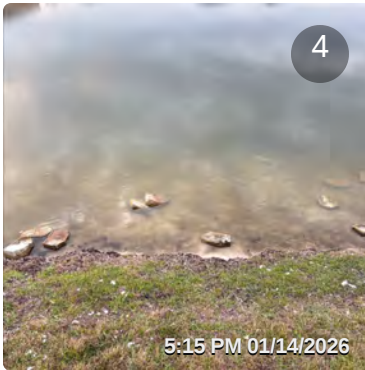
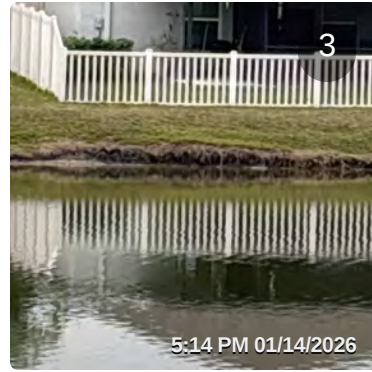
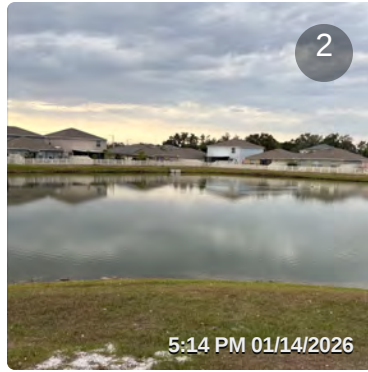
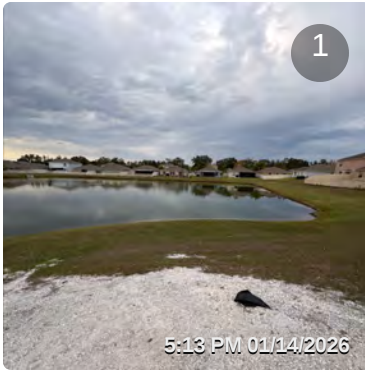


Item 29

Assigned To: Aquatics

Some erosion noted along the west side in the central portion of the pond. Continue to monitor

Light algae presence observed. Continue to monitor and treat as needed.



Item 31

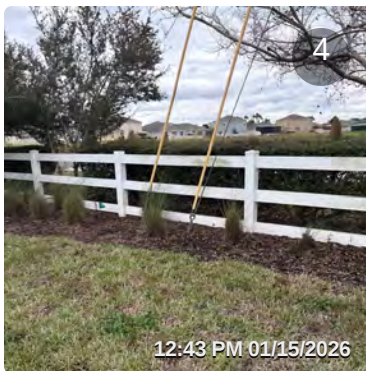
Assigned To: Yellowstone

Ant activity along Fern Hill Drive has resulted in soil mounding. Apply treatment to eradicate ants and regrade the area once control is achieved.

Item 32

Assigned To: Onsite

Accumulated dirt and staining observed on the vinyl fence and columns along Fern Hill Drive; pressure washing is recommended.



Item 33

Assigned To: Yellowstone/Aquatics

Pond 6: Trash debris observed along the edge of the water at the southwest corner and should be removed.

Pond 6: Drain located at the southeast corner is nearly covered and needs to be cleared to ensure proper drainage.

Pond 6: Weed growth present along the pond perimeter; string trimming is required.

Pond 6: Drain at the northeast corner requires trimming and cleanup.

Pond 6: Holes observed at the northeast corner; investigate the cause and address as needed.

Remove brush debris around the tree, clear broken limbs, and string trim around the tree for improved aesthetics.

Retaining wall on Golden Wander Lane in front of the wetlands requires debris removal and cleanup.

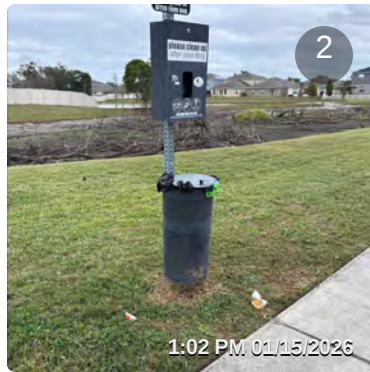


Item 34

Assigned To: Yellowstone/Onsite

Turf weeds observed and need to be addressed. Tree rings along Wander Drive require mulch installation and weed removal.

Trash receptacle located at the corner of Golden Weaver and Boggy Moss is full and should be removed or serviced.

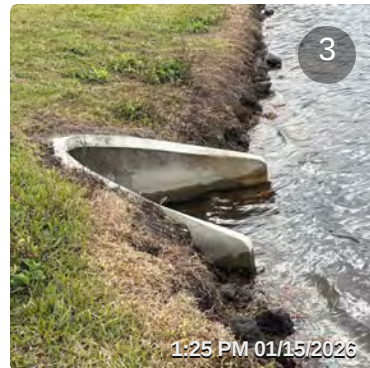
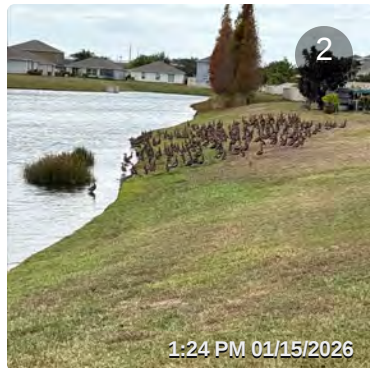
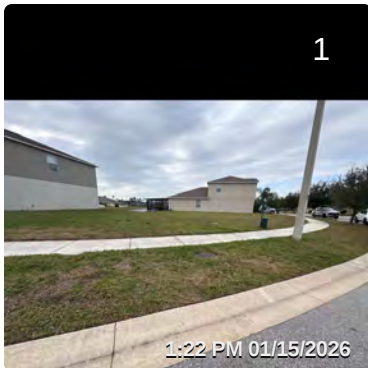


Item 35

Assigned To: Yellowstone

Turf weeds present throughout the turf along the east side of Pond 3 in the park; treatment is recommended.

Drainpipe entering the pond on the west side of the pond bank was photographed for monitoring purposes at this time; no action required unless conditions change.



Item 36

Assigned To: Yellowstone/Onsite

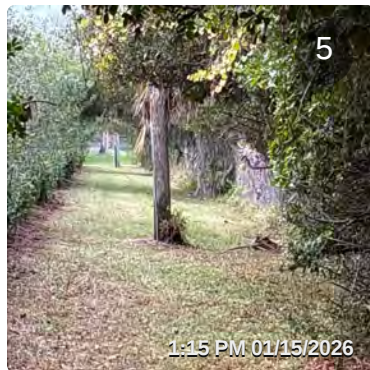
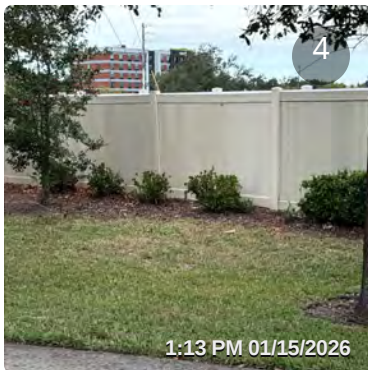
Ant activity observed along the sidewalk in the cul-de-sac on Golden Wonder Lane; treatment is required.

Tree limbs are protruding through the fence on the west side of the cul-de-sac and should be trimmed back.

Tree suckers on the west side of the cul-de-sac need to be removed.

Plant growth encroaching onto the fence along the property perimeter behind Buggy Morning Mouse Drive toward Fern Hill Drive should be cleared.

Sidewalks show staining and dirt buildup and require pressure washing.



Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300
Tampa, FL 33607



Estimate #: 1012
Date: 12/8/2025
Valid until: 3/31/2026

Summit at Fern Hill CDD
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Summit at Fern Hill Monthly Pool Maintenance

Job location

10340 Boggy Moss Drive, Riverview, FL 33578

Product / Service	Quantity	Unit price	Total
Monthly Pool Maintenance	1	\$1,250.00	\$1,250.00
Subtotal:			\$1,250.00
Total:			\$1,250.00

Customer signature

Date

Scope of Services

1. Scope of Services: The Contractor shall perform all work, including all labor, chemicals, material, equipment, supervision, and transportation necessary to perform the services for District's pools, 3 days per week, as more fully described below:

- Chemical analysis, record keeping, and treatment to ensure compliance with the State of Florida and Health Department standards and ensure water chemistry is in proper balance.
- When the chemical balance is not at recommended safe levels, Contractor will notify District and close the pool while chemicals are being adjusted.
- Contractor will post a "Pool Closed for Maintenance" sign on the entry gate.
- After the prescribed period of time, Contractor will return to re-test the water balance and remove the "Pool Closed for Maintenance" sign

- Furnish all chemical products necessary to provide a safe bathing environment.
- Skim surface and remove floating debris as needed.
- Net pool floor to remove debris as needed.
- Vacuum the pool as needed.
- Clean tile as needed.
- Brush walls, steps, and floor as needed.
- Empty baskets and clean gutters as needed.
- Clean filters as needed to ensure proper filtration of pool.
- Backwash filter/hose off cartridges inside of filter housing as needed.
- Inspect equipment and report any malfunction or necessary repairs (repairs not included).
- Grease equipment as needed.
- Calibrate equipment as needed.
- Promptly respond to any health code violations and deal with health inspectors as needed.

2. Responsibilities of the Contractor

- a. All work shall be performed in a neat and professional manner reasonably acceptable to District and shall be in accordance with industry standards and best management practices.
- b. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall provide District written notice of such information or defect.
- c. In the event of holidays, inclement weather, or other conditions outside the control of the Contractor that cause a service to be missed, the Contractor shall timely inform District and provide a written plan of making up the missed service on a later date or issuing a credit on the next invoice.

EXCLUSION TO SERVICES

1. Service Company specifically excludes from its scope of services the following services to, for, and on behalf of District:
2. Employing lifeguards for the benefit of District, performing any lifeguard or similar services, or supervising or overseeing lifeguards hired by District;
3. Direct contracting for lifeguard, lifeguard services, or similar services;
4. Evaluating lifeguard service providers' performance and making recommendation to District;
5. Performing any repairs to the pool and its related appurtenances;
6. Developing pool and amenity center rules or policies;
7. Verifying that the lifeguard or pool attendants are acting in accordance with their contracts or obligations under local or state guidelines;
8. Handling any performance issues or complaints regarding the lifeguard or pool attendants; and
9. Performing or providing any inspection services or walk throughs on lifeguard or pool attendants or at pool facilities.

Inframark

Offices-Celebration-Tampa

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

Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Summit at Fern Hill
10612 Fuzzy Cattail St
Riverview, FL 33578

Estimate Summary

Inspection

Started: 12/15/2025
Last Updated: 1/15/2026
Inspector: Jason Mixell

Service Summary

Service	Quantity
Repair Controller	1
Repair Drip Line	40
Repair Lateral Line	3
Repair Valve	3
Replace Sprinkler Head	26
Troubleshoot Valve	9

Signature

Date

Service Detail

Controller 1		
Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 1		
Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 2		
Asset	Service	Notes
No issues were identified		

Controller 1 > Zone 3		
Asset	Service	Notes
No issues were identified		

Controller 2 > Zone 1 on a node 100		
Asset	Service	Notes
No issues were identified		

Controller 2 > Zone 2		
Asset	Service	Notes
No issues were identified		

Controller 2 > Zone 3		
Asset	Service	Notes
No issues were identified		

Controller 2 > Zone 4		
Asset	Service	Notes
Valve 1	<u>Troubleshoot</u>	don't work zone 4

Controller 2 > Zone 5		
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Asset	Service	Notes
Valve 1	<u>Troubleshoot</u>	don't work zone 5

Controller 3 > Zone 1 sprays		
Asset	Service	Notes
Sprinkler Head 16	<u>Replace</u>	Part: Nozzle clogged nozzle
Sprinkler Head 17	<u>Replace</u>	Part: Nozzle clogged nozzle

Controller 3 > Zone 2 drip		
Asset	Service	Notes
Drip Line 18	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 19	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 20	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 21	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke
Drip Line 22	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke
Drip Line 23	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke

Controller 3 > Zone 3 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 4 bubbler		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 5 sprays		
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Asset	Service	Notes
Sprinkler Head 18	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray
Sprinkler Head 19	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke

Controller 3 > Zone 6 sprays		
Asset	Service	Notes
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" pipe broke
Sprinkler Head 20	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray
Sprinkler Head 21	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray
Sprinkler Head 22	<u>Replace</u>	Part: Nozzle clogged nozzle X2
Sprinkler Head 23	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke
Sprinkler Head 24	<u>Replace</u>	Part: Nozzle clogged nozzle 2

Controller 3 > Zone 7 sprays		
Asset	Service	Notes
Sprinkler Head 15	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray
Sprinkler Head 16	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray

Asset	Service	Notes
Sprinkler Head 17	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke
Sprinkler Head 18	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke

Controller 3 > Zone 8 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 9 drip		
Asset	Service	Notes
Drip Line 23	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 24	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 25	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 26	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip

Controller 3 > Zone 10 drip		
Asset	Service	Notes
Drip Line 38	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 39	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 40	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke 2

Controller 3 > Zone 11 bubblers		
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Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 12 drip		
Asset	Service	Notes
Drip Line 38	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 39	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 40	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 41	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 42	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 43	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 44	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 45	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke 9

Controller 3 > Zone 13 drip		
Asset	Service	Notes
Drip Line 20	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 21	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 22	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 23	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip

Asset	Service	Notes
Drip Line 24	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 25	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" 6 drip broke

Controller 3 > Zone 14 sprays		
Asset	Service	Notes
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" funny pipe broke 2 bubbles
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" funny pipe broke for bubbles
Lateral Line 5	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" broken lateral
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke

Controller 3 > Zone 15 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 16 sprays & rotors		
Asset	Service	Notes
Sprinkler Head 5	<u>Replace</u>	Part: Nozzle clogged nozzle
Sprinkler Head 6	<u>Replace</u>	Part: Nozzle broken nozzle

Controller 3 > Zone 17 sprays		
Asset	Service	Notes
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray

Asset	Service	Notes
Sprinkler Head 3	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke
Sprinkler Head 4	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler broke

Controller 3 > Zone 18 sprays		
Asset	Service	Notes
Sprinkler Head 11	Replace	Part: Nozzle clogged nozzle

Controller 3 > Zone 23 drip		
Asset	Service	Notes
Drip Line 79	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 80	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 81	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip

Controller 3 > Zone 24 drip		
Asset	Service	Notes
Drip Line 17	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip

Controller 3 > Zone 26 spray		
Asset	Service	Notes
Sprinkler Head 16	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray
Valve 8	Repair	Part: Solenoid bad Hunter solenoid need to replace
Valve 9	Troubleshoot	bad solenoid need to replacement

Controller 3 > Zone 27 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 30 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 31 bubblers		
Asset	Service	Notes
Valve 1	Troubleshoot	doesn't turn on from controller need to troubleshoot and repair
Valve 2	Troubleshoot	doesn't turn on from control need to troubleshoot and repair

Controller 3 > Zone 32 drip		
Asset	Service	Notes
Drip Line 22	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 23	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken feeder tee X2
Drip Line 24	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip X5
Valve 1	Troubleshoot	doesn't turn on from controller need to troubleshoot and repair
Valve 2	Troubleshoot	doesn't turn on from control need to troubleshoot and repair

Controller 3 > Zone 33		
Asset	Service	Notes
Sprinkler Head 10	Replace	Part: Nozzle clogged nozzle
Sprinkler Head 11	Replace	Part: Nozzle clogged nozzle

Controller 3 > Zone 34		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 37 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 38 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 39 sprays		
Asset	Service	Notes
Sprinkler Head 7	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" broken 6" spray
Sprinkler Head 8	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke

Controller 3 > Zone 40 sprays		
Asset	Service	Notes
Lateral Line 4	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" broken lateral

Controller 3 > Zone 41 drip		
Asset	Service	Notes
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip

Controller 3 > Zone 42 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 > Zone 43 sprays		
Asset	Service	Notes
Valve 6	<u>Repair</u>	Part: Solenoid bad rainbird solenoid need to replace

Controller 3 > Zone 44 drip		
Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 45 sprays		
Asset	Service	Notes
Sprinkler Head 9	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 broken 6" spray

Controller 3 > Zone 46 sprays		
Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 47 drip		
Asset	Service	Notes
Drip Line 25	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 26	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
Drip Line 27	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip

Controller 3 > Zone 48 rotors		
Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 49 rotors		
Asset	Service	Notes
No issues were identified		

Controller 3 > Zone 50 sprays		
Asset	Service	Notes
Valve 6	<u>Repair</u>	Part: Solenoid bad rainbird solenoid need to replace



Controller 3 > Zone 51 sprays		
Asset	Service	Notes
Valve 5	Troubleshoot	alarming at controller need to troubleshoot and repair

Controller 3 > Zone 52 bubblers		
Asset	Service	Notes
Valve 4	Troubleshoot	alarming at controller need to troubleshoot and repair

Controller 4		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 5		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 6		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 7		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 8		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 9		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 10		
Asset	Service	Notes
<i>No issues were identified</i>		

Controller 11		
Asset	Service	Notes
No issues were identified		

Controller 12		
Asset	Service	Notes
No issues were identified		

Controller 13		
Asset	Service	Notes
No issues were identified		

Controller 14		
Asset	Service	Notes
No issues were identified		

Controller 15		
Asset	Service	Notes
No issues were identified		

Controller 16		
Asset	Service	Notes
No issues were identified		

Controller 17		
Asset	Service	Notes
Controller 17	Repair	need to replace the battery powered controller with a Hunter node 400

Controller 18		
Asset	Service	Notes
No issues were identified		

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100147	12/05/25	INFRAMARK LLC	164574	COPIES AND POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$225.37
001	100147	12/05/25	INFRAMARK LLC	165664	DEC 2025 DISTRICT MANAGEMENT	Disclosure Report/Dissemination Services	531142-51301	\$735.00
001	100147	12/05/25	INFRAMARK LLC	165664	DEC 2025 DISTRICT MANAGEMENT	District Manager	531150-51301	\$2,004.17
001	100147	12/05/25	INFRAMARK LLC	165664	DEC 2025 DISTRICT MANAGEMENT	Field Management	531016-51301	\$1,000.00
001	100148	12/05/25	AFFORDABLE LOCK & SECUIRTY SOLUTIONS	296252352	DECEMBER 2025 ACCESS CONTROL	Access Control Maintenance & Repair	546998-53908	\$168.00
001	2750	12/02/25	ANTONIO DEON BRADFORD, SR.	AB-120125	BOARD 12/01/25	Supervisor Fees	511100-51301	\$200.00
001	2751	12/02/25	MATTHEW CHARLES ROTH	MR-120125	BOARD 12/01/25	Supervisor Fees	511100-51301	\$200.00
001	2752	12/02/25	TIEBE KIFLOM	TK-120125	BOARD 12/01/25	Supervisor Fees	511100-51301	\$200.00
001	2753	12/02/25	YONATAN DERAR	YD-120125	BOARD 12/01/25	Supervisor Fees	511100-51301	\$200.00
001	2757	12/05/25	TIEBE KIFLOM	TK-120325	REIMBURSE FOR CDD IPADS	Capital Improvements	563001-53902	\$2,827.35
001	2759	12/17/25	ANTONIO DEON BRADFORD, SR.	AB-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	2760	12/17/25	MATTHEW CHARLES ROTH	MR-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	2761	12/17/25	TIEBE KIFLOM	TK-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	2762	12/17/25	YONATAN DERAR	YD-121525	BOARD 12/15/25	Supervisor Fees	511100-51301	\$200.00
001	300063	12/01/25	TECO TAMPA ELECTRIC ACH	110625-7901-ACH	ELECTRIC 10/01/25-10/31/25	Utility - Electric	543041-53150	\$677.54
001	300064	12/01/25	TECO TAMPA ELECTRIC ACH	110625-7729-ACH	ELECTRIC 10/01/25-10/31/25	Utility - Electric	543041-53150	\$2,649.71
001	300065	12/01/25	TECO TAMPA ELECTRIC ACH	110625-7513-ACH	ELECTRIC 10/01/25-10/31/25	Utility - Electric	543041-53150	\$89.49
001	300066	12/01/25	TECO TAMPA ELECTRIC ACH	110625-8520-ACH	ELECTRIC 10/01/25-10/31/25	Utility - Electric	543041-53150	\$480.29
001	300068	12/10/25	FRONTIER ACH	111625-6205-ACH	INTERNET 11/16/25-12/15/25	Miscellaneous Maintenance	546922-53908	\$174.63
001	300069	12/29/25	TECO TAMPA ELECTRIC ACH	120825-7513-ACH	ELECTRIC 11/01/25-12/02/25	Utility - Electric	543041-53150	\$104.26
001	300070	12/29/25	TECO TAMPA ELECTRIC ACH	120825-7901-ACH	ELECTIC 11/01/25-12/03/25	Utility - Electric	543041-53150	\$622.11
001	300071	12/29/25	TECO TAMPA ELECTRIC ACH	120825-7729-ACH	ELECTRIC 11/01/25-12/02/25	Utility - Electric	543041-53150	\$2,649.71
001	300072	12/29/25	TECO TAMPA ELECTRIC ACH	120825-8520-ACH	ELECTRIC 11/01/25-12/02/25	Utility - Electric	543041-53150	\$480.29
001	300073	12/31/25	FRONTIER ACH	121625-6205-ACH	INTERNET 12/16/25-01/15/25	Amenity Internet	549031-53150	\$174.63
001	300074	12/31/25	BOCC ACH	121525-0149-ACH	WATER 11/12-12/11/2025	Water/Waste	543018-53150	\$380.33
Fund Total								\$17,042.88
SERIES 2016 DEBT SERVICE FUND - 200								
200	2754	12/05/25	SUMMIT AT FERN HILL CDD	11142025-749	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 749	Cash in Transit	103200	\$11,840.94
200	2755	12/05/25	SUMMIT AT FERN HILL CDD	11212025-750	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 750	Cash in Transit	103200	\$6,350.78
200	2756	12/05/25	SUMMIT AT FERN HILL CDD	12032025-751	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 751	Cash in Transit	103200	\$22,557.24
200	2758	12/16/25	SUMMIT AT FERN HILL CDD	12052025-753	SERIES 2016 & SERIES 2018 FY26 TAX DIST ID 753	Cash in Transit	103200	\$191,659.97
Fund Total								\$232,408.93
SERIES 2018 DEBT SERVICE FUND - 201								
201	2754	12/05/25	SUMMIT AT FERN HILL CDD	11142025-749	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 749	Cash in Transit	103200	\$6,810.54
201	2755	12/05/25	SUMMIT AT FERN HILL CDD	11212025-750	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 750	Cash in Transit	103200	\$3,652.77
201	2756	12/05/25	SUMMIT AT FERN HILL CDD	12032025-751	SERIES 2016 AND SERIES 2018 FY26 TAX DIST ID 751	Cash in Transit	103200	\$12,974.23
201	2758	12/16/25	SUMMIT AT FERN HILL CDD	12052025-753	SERIES 2016 & SERIES 2018 FY26 TAX DIST ID 753	Cash in Transit	103200	\$110,236.90
Fund Total								\$133,674.44

Total Checks Paid	\$383,126.25
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SUMMIT AT FERN HILL CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	12/1/2025	296252352	\$168.00			ACCESS CONTROL
A-QUALITY POOL SERVICE	12/1/2025	979635	\$1,400.00			POOL SERVICE
AQUATIC WEED CONTROL INC	11/30/2025	117330	\$445.00			POND MAINTENANCE
AQUATIC WEED CONTROL INC	11/30/2025	117332	\$445.00		\$890.00	POND MAINTENANCE
INFRAMARK LLC	12/1/2025	165664	\$735.00			DISSEMINATION/DISCLOSURE SERVICES
INFRAMARK LLC	12/1/2025	165664	\$2,004.17			MANAGEMENT FEE
INFRAMARK LLC	12/1/2025	165664	\$1,000.00	\$3,739.17	\$3,739.17	FIELD MANAGEMENT
YELLOWSTONE LANDSCAPE	12/1/2025	1049934	\$6,523.50			LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$12,720.67			
Utilities						
BOCC ACH	11/13/2025	111325-0149-ACH	\$378.93			UTILITY - WATER
FRONTIER ACH	11/16/2025	111625-6205-ACH	\$174.63			INTERNET
TECO TAMPA ELECTRIC ACH	11/6/2025	110625-7901-ACH	\$677.54			ELECTRIC
TECO TAMPA ELECTRIC ACH	11/6/2025	110625-7729-ACH	\$2,649.71			ELECTRIC
TECO TAMPA ELECTRIC ACH	11/6/2025	110625-7513-ACH	\$89.49			ELECTRIC
TECO TAMPA ELECTRIC ACH	11/6/2025	110625-8520-ACH	\$480.29		\$3,897.03	ELECTRIC
Utilities Subtotal			\$4,450.59			
Regular Services						
ANTONIO DEON BRADFORD, SR.	12/1/2025	AB-120125	\$200.00			BOARD 12/01/25
ANTONIO DEON BRADFORD, SR.	12/15/2025	AB-121525	\$200.00		\$400.00	BOARD 12/15/25
ILLUMINATIONS HOLIDAY LIGHTING	12/6/2025	1961225	\$2,685.00			HOLIDAY LIGHTING BALANCE
INFRAMARK LLC	11/25/2025	164574	\$225.37			COPIES AND POSTAGE
MATTHEW CHARLES ROTH	12/1/2025	MR-120125	\$200.00			BOARD 12/01/25
MATTHEW CHARLES ROTH	12/15/2025	MR-121525	\$200.00		\$400.00	BOARD 12/15/25
TIEBE KIFLOM	12/1/2025	TK-120125	\$200.00			BOARD 12/01/25

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TIEBE KIFLOM	12/15/2025	TK-121525	\$200.00		\$400.00	BOARD 12/15/25
YONATAN DERAR	12/1/2025	YD-120125	\$200.00			BOARD 12/01/25
YONATAN DERAR	12/15/2025	YD-121525	\$200.00		\$400.00	BOARD 12/15/25
Regular Services Subtotal			\$4,510.37			
Additional Services						
NEPTUNE MULTI SERVICES LLC	12/5/2025	00531037	\$65.00			RELOCATE DOG STATION
SUMMIT AT FERN HILL CDD	11/14/2025	11142025-749	\$11,840.94			SERIES 2016 FY26 TAX DIST ID 749
SUMMIT AT FERN HILL CDD	11/14/2025	11142025-749	\$6,810.54	\$18,651.48		SERIES 2018 FY26 TAX DIST ID 749
SUMMIT AT FERN HILL CDD	11/21/2025	11212025-750	\$6,350.78			SERIES 2016 FY 26 750
SUMMIT AT FERN HILL CDD	11/21/2025	11212025-750	\$3,652.77	\$10,003.55		SERIES 2018 FY 26 750
SUMMIT AT FERN HILL CDD	12/3/2025	12032025-751	\$22,557.24			SERIES 2016 FY 26 751
SUMMIT AT FERN HILL CDD	12/3/2025	12032025-751	\$12,974.23	\$35,531.47		SERIES 2018 FY 26 751
SUMMIT AT FERN HILL CDD	12/5/2025	12052025-753	\$191,659.97			SERIES 2016 FY26 TAX DIST ID 753
SUMMIT AT FERN HILL CDD	12/5/2025	12052025-753	\$110,236.90	\$301,896.87	\$366,083.37	SERIES 2018 FY26 TAX DIST ID 753
TIEBE KIFLOM	12/3/2025	TK-120325	\$2,827.35			REIMBURSE FOR CDD IPADS
Additional Services Subtotal			\$368,975.72			
TOTAL						
			\$390,657.35			



Affordable Lock & Security Solutions
1-888-999-LOCK (5625)
www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:
PO Box 31261
Tampa, FL 33631-3261

BILL TO

Summit At Fern Hill
10340 Boggy Moss Drive
Riverview, FL 33578 USA

INVOICE
296252352

INVOICE DATE
Dec 01, 2025

JOB ADDRESS

Summit At Fern Hill
10340 Boggy Moss Drive
Riverview, FL 33578 USA

Billing Date: 12/1/2025

Payment Term: NET 10

Due Date: 12/11/2025

TASK	DESCRIPTION	QTY	PRICE	TOTAL
BRI-SA 2	Brivo Standard Access Monthly Service - 4 Doors Or More - Per Month Per Door <i>Includes A Service Agreement*</i> <ul style="list-style-type: none">• Lifetime Warranty On All Installed Hardware *• Free Software Updates *• Annual System Check *• Internet Required• Minimum 36 Months Required - After 36 Months, Service Is Required To Access The System And Make System Updates*• Autopay Required* <p>* Terms And Conditions Detailed In Service Agreement Contract</p>	6.00	\$28.00	\$168.00

SUB-TOTAL \$168.00

TAX 0% \$0.00

TOTAL DUE \$168.00

BALANCE DUE **\$168.00**

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

*Locksmith Services

*High-Security Locks

- *Key card Access Control Systems
- *Security Cameras
- *Automatic Door Operators
- *Safes, Alarms, Doors, and More...

NOTE: A late charge of 1.5% per month (APR 18%) will be charged if not paid within the terms stated above

NOTE: Invoices over \$2,500 paid by credit card will be charged a 4% fee

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt.

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Affordable Lock & Security 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 to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here

Date

Invoice



A-Quality Pool Service

3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice Date	Invoice #
12/1/2025	979635
Balance	\$1,400.00

Bill To
The Summit at Fern Hill CDD- tax exempt 10340 Boggy Moss Dr. Riverview, FL 33578

Ship To
The Summit at Fern Hill CDD 10340 Boggy Moss Dr. Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		12/20/2025			
Quantity	Description				Price Each	Amount
	DECEMBER Commercial Pool Service, MWF service - Enzymes are not included in rate - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly.				1,400.00	1,400.00
	Sales Tax				7.00%	0.00

Total	\$445.00
Payments/Credits	\$0.00
Balance Due	\$445.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165664

CUSTOMER ID

C2291

PO#**DATE**

12/1/2025

NET TERMS

Due On Receipt

DUE DATE

12/1/2025

BILL TO

Summit at Fern Hill CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination/Disclosure Services	1	Ea	735.00		735.00
District Management	1	Ea	2,004.17		2,004.17
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					3,739.17

Subtotal \$3,739.17

Tax \$0.00

Total Due \$3,739.17

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

INVOICE #	INVOICE DATE
1049934	12/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Summit at Fern Hill
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Summit at Fern Hill

Address: 10612 Fuzzy Cattail Street
Riverview, FL 33578

Invoice Due Date: December 31, 2025

Invoice Amount: \$6,523.50

Description	Current Amount
Monthly Landscape Maintenance December 2025	\$6,523.50

Invoice Total **\$6,523.50**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	11/13/2025	12/04/2025

Summary of Account Charges

Previous Balance	\$388.95
Net Payments - Thank You	\$-388.95
Bill Adjustments	\$1.25
Total Account Charges	\$377.68

AMOUNT DUE	\$378.93
-------------------	-----------------

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



SUMMIT AT FERN HILL
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

1,769 0

DUE DATE

12/04/2025

**Auto Pay Scheduled
DO NOT PAY**



0064402601492 00000378935



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	11/13/2025	12/04/2025

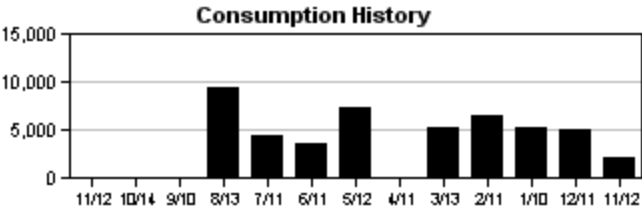
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703769950	10/14/2025	20004	11/12/2025	20004	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$30.96
Total Service Address Charges	\$37.50



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	11/13/2025	12/04/2025

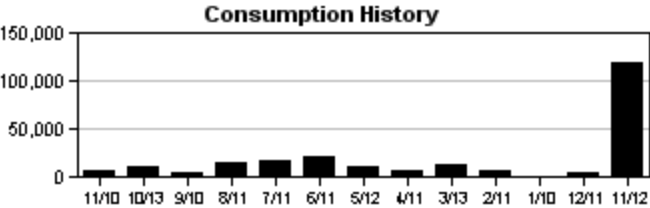
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	10/13/2025	26138	11/10/2025	26206	6800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$20.54
Water Base Charge	\$38.02
Water Usage Charge	\$7.62
Sewer Base Charge	\$111.73
Sewer Usage Charge	\$48.08
Total Service Address Charges	\$232.53





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	11/13/2025	12/04/2025

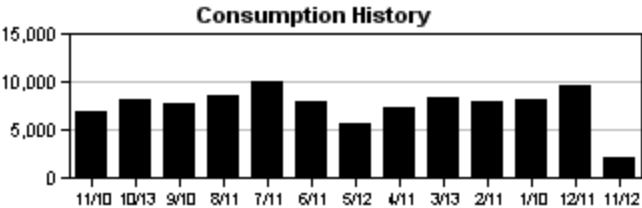
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	10/13/2025	16595	11/10/2025	16663	6800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$20.54
Water Base Charge	\$52.83
Water Usage Charge	\$7.62
Late Payment Charge	\$0.27
Total Service Address Charges	\$87.80



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	11/13/2025	12/04/2025

Service Address: 10636 FERN HILL DR

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	10/13/2025	0	11/10/2025	0	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$13.58
Late Payment Charge	\$0.98
Total Service Address Charges	\$21.10





SUMMIT AT FERN HILL CDD

Account Number:
813-741-2379-121620-5

PIN:
1485

Billing Date:
Nov 16, 2025
Billing Period:
Nov 16 - Dec 15, 2025

Page 1/4

Hi SUMMIT AT FERN HILL CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$174.63
Payment received by Nov 16, thank you	-\$174.63

Service summary

	Previous month	Current month
Internet	\$150.99	\$150.99
Phone	\$13.50	\$13.50
Other	\$4.50	\$4.50
Taxes and Fees	\$5.64	\$5.64
Total services	\$174.63	\$174.63
Total balance		\$174.63

Total balance

\$174.63

Auto Pay is scheduled
Dec 10

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

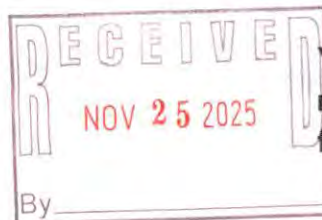
Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 16 11182025 NNNNNNNN 01 000889 0004

SUMMIT AT FERN HILL CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008







You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



9940018137412379121620000000000000000174635



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

 Internet		
Monthly Charges		
11.16-12.15	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$150.99
 Phone		
Monthly Charges		
11.16-12.15	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Phone Total		\$13.50
 Other Charges		
Monthly Charges		
11.16-12.15	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50
 Taxes and Fees		
	Federal USF Recovery Charge	\$3.43
	Federal Excise Tax	\$0.42
Federal Taxes		\$3.85
	FL State Communications Services Tax	\$0.83
	County Communications Services Tax	\$0.82
	FL State Gross Receipts Tax	\$0.11
	FL State Gross Receipts Tax	\$0.03
State Taxes		\$1.79
Taxes and Fees Total		\$5.64
Total current month charges		\$174.63

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 \$19.14 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.



SUMMIT AT FERN HILL CDD

Account Number:

813-741-2379-121620-5

PIN:

1485

Billing Date:

Nov 16, 2025

Billing Period:

Nov 16 - Dec 15, 2025





SUMMIT AT FERN HILL CCD
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-9502

Statement Date: November 06, 2025

Amount Due: \$677.54

Due Date: December 01, 2025

Account #: 211000167901

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due \$974.15

Payment(s) Received Since Last Statement -\$974.15

Current Month's Charges \$677.54

Amount Due by December 01, 2025 \$677.54

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

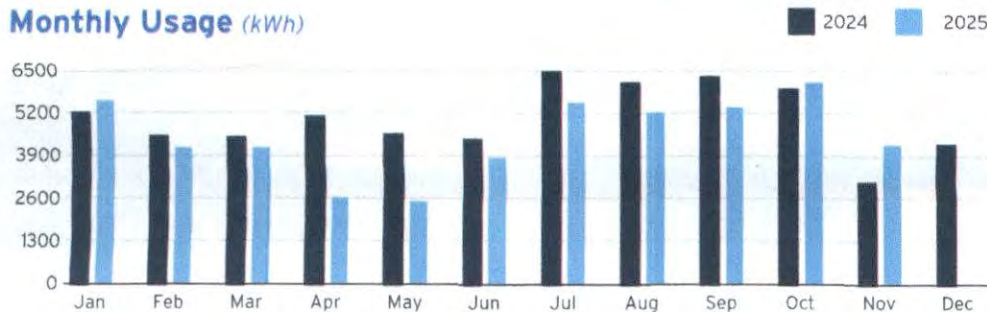
Your average daily kWh used was **34.31% higher** than the same period last year.

Your average daily kWh used was **28.65% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.



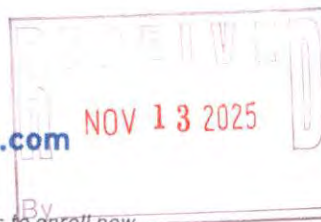
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Account #: 211000167901

Due Date: December 01, 2025

Amount Due: \$677.54

Payment Amount: \$ _____

614347539505

Your account will be drafted on December 01, 2025

SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-9502

Account #: 211000167901
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Meter Read

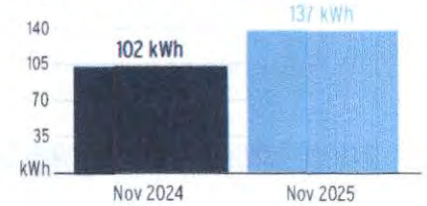
Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503846	10/31/2025	8,614	4,382	4,232 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	4,232 kWh @ \$0.08641/kWh	\$365.69
Fuel Charge	4,232 kWh @ \$0.03391/kWh	\$143.51
Storm Protection Charge	4,232 kWh @ \$0.00577/kWh	\$24.42
Clean Energy Transition Mechanism	4,232 kWh @ \$0.00418/kWh	\$17.69
Storm Surcharge	4,232 kWh @ \$0.02121/kWh	\$89.76
Florida Gross Receipt Tax		\$16.94
Electric Service Cost		\$677.54

Total Current Month's Charges

\$677.54

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
FERN HL, PH 1A
RIVERVIEW, FL 33578-0000

Statement Date: November 06, 2025

Amount Due: \$2,649.71

Due Date: December 01, 2025

Account #: 211000167729

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due \$2,649.71

Payment(s) Received Since Last Statement -\$2,649.71

Current Month's Charges \$2,649.71

Amount Due by December 01, 2025 \$2,649.71

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

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your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211000167729

Due Date: December 01, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,649.71

Payment Amount: \$ _____

614347539504

Your account will be
drafted on December 01, 2025

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
FERN HL
PH 1A, RIVERVIEW, FL 33578-0000

Account #: 211000167729
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1084 kWh @ \$0.03412/kWh	\$36.99
Fixture & Maintenance Charge	57 Fixtures	\$680.43
Lighting Pole / Wire	57 Poles	\$1873.59
Lighting Fuel Charge	1084 kWh @ \$0.03363/kWh	\$36.45
Storm Protection Charge	1084 kWh @ \$0.00559/kWh	\$6.06
Clean Energy Transition Mechanism	1084 kWh @ \$0.00043/kWh	\$0.47
Storm Surcharge	1084 kWh @ \$0.01230/kWh	\$13.33
Florida Gross Receipt Tax		\$2.39
Lighting Charges		\$2,649.71

Total Current Month's Charges

\$2,649.71

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WL
RIVERVIEW, FL 33578-0000

Statement Date: November 06, 2025

Amount Due: \$89.49

Due Date: December 01, 2025
Account #: 211000167513

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due	\$90.13
Payment(s) Received Since Last Statement	-\$90.13
Current Month's Charges	\$89.49

Amount Due by December 01, 2025 \$89.49

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **100% higher** than the same period last year.

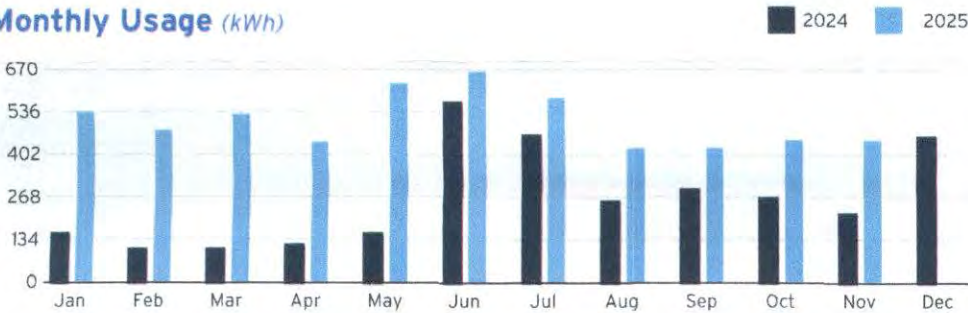


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211000167513

Due Date: December 01, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$89.49

Payment Amount: \$ _____

614347539503

Your account will be
drafted on December 01, 2025

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10636 FERN HILL DR WL
RIVERVIEW, FL 33578-0000

Account #: 211000167513
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000824160	10/29/2025	31,318	30,901	417 kWh	1	28 Days
1000853014	10/31/2025	30	0	30 kWh	1	3 Days

Charge Details

Avg kWh Used Per Day



Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	447 kWh @ \$0.08641/kWh	\$38.63
Fuel Charge	447 kWh @ \$0.03391/kWh	\$15.16
Storm Protection Charge	447 kWh @ \$0.00577/kWh	\$2.58
Clean Energy Transition Mechanism	447 kWh @ \$0.00418/kWh	\$1.87
Storm Surcharge	447 kWh @ \$0.02121/kWh	\$9.48
Florida Gross Receipt Tax		\$2.24

Electric Service Cost

\$89.49

Total Current Month's Charges

\$89.49

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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SUMMIT AT FERN HILL CCD
FERN HILL 2 CONE GROVE RD, LIGHTS
RIVERVIEW, FL 33578

Statement Date: November 06, 2025

Amount Due: \$480.29

Due Date: December 01, 2025

Account #: 221007748520

DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due \$480.29

Payment(s) Received Since Last Statement -\$480.29

Current Month's Charges \$480.29

Amount Due by December 01, 2025

\$480.29

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007748520

Due Date: December 01, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$480.29

Payment Amount: \$ _____

648915305330

Your account will be
drafted on December 01, 2025

SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
FERN HILL 2 CONE GROVE RD
LIGHTS, RIVERVIEW, FL 33578

Account #: 221007748520
Statement Date: November 06, 2025
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	176 kWh @ \$0.03412/kWh	\$6.01
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$361.57
Lighting Fuel Charge	176 kWh @ \$0.03363/kWh	\$5.92
Storm Protection Charge	176 kWh @ \$0.00559/kWh	\$0.98
Clean Energy Transition Mechanism	176 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	176 kWh @ \$0.01230/kWh	\$2.16
Florida Gross Receipt Tax		\$0.39

Lighting Charges

\$480.29

Total Current Month's Charges

\$480.29

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: December 1, 2025

Name	In Attendance Please X	Paid
Yonatan Derar	x	\$200.00
Tiebe Kiflom	x	\$200.00
Samuel Len Wenzel, Jr.		\$200.00
Matthew Charles Roth	x	\$200.00
Antonio Deon Bradford, Sr.	x	\$200.00

Approved for payment:

Jamie L. Giuffre
District Manager Signature

12/1/2025
Date

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: December 15, 2025

Name	In Attendance Please X	Paid
Yonatan Derar	x	\$200.00
Tiebe Kiflom	x	\$200.00
Samuel Len Wenzel, Jr.		\$200.00
Matthew Charles Roth	x	\$200.00
Antonio Deon Bradford, Sr.	x	\$200.00

Approved for payment:

Jamie L. Giuffre
District Manager Signature

12/15/2025
Date

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 1961225

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Summit at Fern Hill CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607

JOB DESCRIPTION
Summit at Fern Hill Holiday Lighting Final Invoice Scope: Front Entrance monuments and Amenity Center

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Fern Hill Dr & Cone Grove Rd - Front Entrance Sign Install C9s across the top of the entrance sign Install C9s outlining top of entrance caps Install wreath with red bow, gold trim on entry monument column (1 left / 1 right)	\$1,600.00
Install warm white, LED mini lights in palm trees to the left and right of entrance sign - (2 total)	\$750.00
Cone Grove Rd & Fuzzy Cattail St - entrance and exit side Install wreath with and battery operated LED lights and bow on entry monument column	\$700.00
Amenity Center Install permanent track lighting outlining roof edge of Amenity Center	\$8,400.00
Install permanent track lighting outlining roof edge of Mail Kiosk	\$3,200.00
Maintenance throughout holiday season	\$14,650.00
Requires 50% Deposit	\$5,370.00
TOTAL	\$14,650.00
TOTAL - 5YR TERMS	\$5,370.00
DEPOSIT PAID	\$2,685.00
AMOUNT DUE	\$2,685.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay

PREPARED BY

12/6/2025

DATE



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164574

CUSTOMER ID

C2291

PO#**DATE**

11/25/2025

NET TERMS

Due On Receipt

DUE DATE

11/25/2025

BILL TO

Summit at Fern Hill CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Color Copies	568	Ea	0.39		221.52
Postage	5	Ea	0.74		3.70
Subtotal					225.37

Subtotal	\$225.37
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Tax	\$0.00
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Total Due	\$225.37
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: December 1, 2025

Name	In Attendance Please X	Paid
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Samuel Len Wenzel, Jr.		\$200.00
Matthew Charles Roth	x	\$200.00
Antonio Deon Bradford, Sr.	x	\$200.00

Approved for payment:

Jamie L. Giuffre
District Manager Signature

12/1/2025
Date

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: December 15, 2025

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Matthew Charles Roth	x	\$200.00
Antonio Deon Bradford, Sr.	x	\$200.00

Approved for payment:

Jamie L. Giuffre
District Manager Signature

12/15/2025
Date

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: December 1, 2025

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Jamie L. Giuffre
District Manager Signature

12/1/2025
Date

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for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: December 15, 2025

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Approved for payment:

Jamie L. Giuffre
District Manager Signature

12/15/2025
Date

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: December 1, 2025

Name	In Attendance Please X	Paid
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Tiebe Kiflom	x	\$200.00
Samuel Len Wenzel, Jr.		\$200.00
Matthew Charles Roth	x	\$200.00
Antonio Deon Bradford, Sr.	x	\$200.00

Approved for payment:

Jamie L. Giuffre
District Manager Signature

12/1/2025
Date

Attendance Confirmation
for
Board of Supervisors

District Name: The Summit at Fern Hill CDD

Board Meeting Date: December 15, 2025

Name	In Attendance Please X	Paid
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Yonatan Derar	x	\$200.00
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Tiebe Kiflom	x	\$200.00
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Samuel Len Wenzel, Jr.		\$200.00
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Matthew Charles Roth	x	\$200.00
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Antonio Deon Bradford, Sr.	x	\$200.00
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Approved for payment:

Jamie L. Giuffre
District Manager Signature

12/15/2025
Date



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569-2939
 Neptunemts@gmail.com
 neptunemts@gmail.com
 813-778-9857

Invoice

Invoice No: 00531037
 Date: 12/05/2025
 Terms: NET 0
 Due Date: 12/05/2025

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Relocate dog stations	1	\$65.00	\$65.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$65.00
TAX 0%	\$0.00
Total	\$65.00
Paid	\$0.00

Balance Due \$65.00



Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531037 on 12/05/2025

Balance Due \$65.00

Paid

Received From: The Summit cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/14/2025</u>
Total Check	<u>\$18,651.49</u>
Payable To	<u>Summit at Fern Hill CDD</u>
Check Amount	<u>\$11,840.94</u>
Check Description	<u>Series 2016 - FY 26 Tax Dist. ID 749</u>
Code To	<u>200-103200-1000</u>
Check Amount	<u>\$6,810.54</u>
Check Description	<u>Series 2018 - FY 26 Tax Dist. ID 749</u>
Code To	<u>201-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino
Authorization

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 587,200.12	60.24%	0.602400
Net DS 16	\$ 246,015.00	25.24%	0.252400
Net DS 18	\$ 141,500.24	14.52%	0.145200
Net Total	974,715.36	100.00%	1.000000

200

201

Date Received	Amount Received	60.24%	25.24%	14.52%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/7/2025	3,107.44	1,872.02	784.31	451.11	-	748	
11/14/2025	46,914.00	28,262.51	11,840.94	6,810.54	0.01	749	
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TOTAL	50,021.44	30,134.54	12,625.25	7,261.65	0.01		
Net Total on Roll	974,715.36						
Collection Surplus / (Deficit)	(924,693.92)						

SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/21/2025</u>
Total Check	<u>\$10,003.56</u>
Payable To	<u>Summit at Fern Hill CDD</u>
Check Amount	<u>\$6,350.78</u>
Check Description	<u>Series 2016 - FY 26 Tax Dist. ID 750</u>
Code To	<u>200-103200-1000</u>
Check Amount	<u>\$3,652.77</u>
Check Description	<u>Series 2018 - FY 26 Tax Dist. ID 750</u>
Code To	<u>201-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino
Authorization

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 587,200.12	60.24%	0.602400
Net DS 16	\$ 246,015.00	25.24%	0.252400
Net DS 18	\$ 141,500.24	14.52%	0.145200
Net Total	974,715.36	100.00%	1.000000

200

201

Date Received	Amount Received	60.24%	25.24%	14.52%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/7/2025	3,107.44	1,872.02	784.31	451.11	-	748	
11/14/2025	46,914.00	28,262.51	11,840.94	6,810.54	0.01	749	
11/21/2025	25,161.90	15,158.34	6,350.78	3,652.77	0.01	750	
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TOTAL	75,183.34	45,292.88	18,976.03	10,914.43	0.02		
Net Total on Roll	974,715.36						
Collection Surplus / (Deficit)	(899,532.02)						

SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/3/2025</u>
Total Check	<u>\$35,531.47</u>
Payable To	<u>Summit at Fern Hill CDD</u>
Check Amount	<u>\$22,557.24</u>
Check Description	<u>Series 2016 - FY 26 Tax Dist. ID 751</u>
Code To	<u>200-103200-1000</u>
Check Amount	<u>\$12,974.23</u>
Check Description	<u>Series 2018 - FY 26 Tax Dist. ID 751</u>
Code To	<u>201-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino
Authorization

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 587,200.12	60.24%	0.602400
Net DS 16	\$ 246,015.00	25.24%	0.252400
Net DS 18	\$ 141,500.24	14.52%	0.145200
Net Total	974,715.36	100.00%	1.000000

17%

200

201

Date Received	Amount Received	60.24%	25.24%	14.52%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/7/2025	3,107.44	1,872.02	784.31	451.11	-	748	
11/14/2025	46,914.00	28,262.51	11,840.94	6,810.54	0.01	749	
11/21/2025	25,161.90	15,158.34	6,350.78	3,652.77	0.01	750	
12/3/2025	89,372.16	53,840.69	22,557.24	12,974.23	-	751	
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TOTAL	164,555.50	99,133.57	41,533.27	23,888.66	0.02		
Net Total on Roll	974,715.36						
Collection Surplus / (Deficit)	(810,159.86)						

SUMMIT AT FERN HILL CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/5/2025</u>
Total Check	<u>\$301,896.87</u>
Payable To	<u>Summit at Fern Hill CDD</u>
Check Amount	<u>\$191,659.97</u>
Check Description	<u>Series 2016 - FY 26 Tax Dist. ID 753</u>
Code To	<u>200-103200-1000</u>
Check Amount	<u>\$110,236.90</u>
Check Description	<u>Series 2018 - FY 26 Tax Dist. ID 753</u>
Code To	<u>201-103200-1000</u>
Special Instructions	<u>Please mail check with DS directional letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino
Authorization

SUMMIT AT FERN HILL CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 587,200.12	60.24%	0.602400
Net DS 16	\$ 246,015.00	25.24%	0.252400
Net DS 18	\$ 141,500.24	14.52%	0.145200
Net Total	974,715.36	100.00%	1.000000

17%

200

201

Date Received	Amount Received	60.24%	25.24%	14.52%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2016 Debt Service Revenue	Raw Numbers 2018 Debt Service Revenue			
11/7/2025	3,107.44	1,872.02	784.31	451.11	-	748	
11/14/2025	46,914.00	28,262.51	11,840.94	6,810.54	0.01	749	
11/21/2025	25,161.90	15,158.34	6,350.78	3,652.77	0.01	750	
12/3/2025	89,372.16	53,840.69	22,557.24	12,974.23	-	751	
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TOTAL	164,555.50	99,133.57	41,533.27	23,888.66	0.02		
Net Total on Roll	974,715.36						
Collection Surplus / (Deficit)	(810,159.86)						

CHECK REQUEST FORM

District Name: Summit at Fern Hill CDD

Date: 12/3/25

Invoice Number: TK-120325

Please issue a check to:

Vendor Name: Tiebe Kiflom

Vendor No.: V00089

Check amount: \$2,827.35

Please code to: 001 563001 53902 5000
.

Check Description/Reason: REIMBURSE FOR CDD IPADS

Mailing instructions: PRINT IN TAMPA AND GIVE TO MARK

Due Date for Check: 12/5/2025

Requestor: JAMIE L. GIUFFRE

Manager's review:



01000015992229960080119914805552207

***** START RECEIPT *****

Welcome to Best Buy #560
116 GRAND REGENCY BLVD
BRANDON, FL 33510

Val:100001-599222-996008-011991-480555-52207
0560 017 1897 12/01/25 15:08

TAX EXEMPT

6578288	MCA64LL/A	549.00	E
IPAD AIR M3 11-INCH WI-FI 25			
699.00	Comp. Value		
0.00	SUBS BNDL 5		
150.00-	Sale Discount		
Serial # SHL6HPKFKQ4			
Sales Tax	0.00		
6608819	MON APPLECA	0.00	E
MON APPLECARE+ IPAD			
3.99	Comp. Value		
3.99-	MEMBER PRICE BNDL 1		
Serial # SHL6HPKFKQ4			
SKU#	6578288		
Sales Tax	0.00		
6578286	MCA34LL/A	549.00	E
IPAD AIR M3 11-INCH WI-FI 25			
699.00	Comp. Value		
150.00-	Sale Discount		
Serial # SGTJCQLY9JF			
Sales Tax	0.00		
6617424	DIGITAL ITE	0.00	E
APPLE TV+ UP TO 2 MONTHS GWP			
0.00	SUBS BNDL 5		
Sales Tax	0.00		
6608819	MON APPLECA	0.00	E
MON APPLECARE+ IPAD			
3.99	Comp. Value		
3.99-	MEMBER PRICE BNDL 1		
Serial # SGTJCQLY9JF			
SKU#	6578286		
Sales Tax	0.00		
6578284	MCA14LL/A	549.00	E
IPAD AIR M3 11-INCH WI-FI 25			
699.00	Comp. Value		
150.00-	Sale Discount		
Serial # SCQNV2JF7Y9			
Sales Tax	0.00		
6608819	MON APPLECA	0.00	E
MON APPLECARE+ IPAD			
3.99	Comp. Value		
3.99-	MEMBER PRICE BNDL 1		
Serial # SCQNV2JF7Y9			
SKU#	6578284		
Sales Tax	0.00		

Subtotal 1647.00
Sales Tax 0.00

=====

Total 1647.00

*****6157 Lookup USD\$ 1647.00

BBY CARD

Approval 001536

24-Month Financing.

NO INTEREST IF PAID IN FULL WITHIN 24 MONTHS. If the deferred interest balance is not paid in full by the end of the promotional period, interest will be charged from the purchase date at rates otherwise applicable under your Card Agreement. Min. payments required. See Card Agreement for details.

Today's Member Savings: 11.97
Other Savings: 450.00
Total Savings: 461.97

My Best Buy

Member ID 0236084317

Service plan Terms & Conditions are available at BestBuy.com/PlanTerms
Your AppleCare+ Plan for iPad (the ?Plan?) begins on the date of this receipt and includes unlimited incidents of accidental damage protection, each subject to a service fee of \$49 and \$29 for Apple Pencil or Apple branded iPad keyboard, plus applicable tax. Your Plan is provided as a benefit of your my Best Buy Total membership for up to 24 months while your membership remains active. You can also separately cancel your Plan at any time by calling 1-800-433-5778. The terms and conditions for AppleCare+ and your my Best Buy Total membership are at

BestBuy.com/PlanTerms.

Enjoy up to 2 months free of
Apple TV. To redeem please f
Follow link in redemption email.

AHXXH7LMKTR7

Your AppleCare+ Plan for iPad (the ?Plan?) begins on the date of this receipt and includes unlimited incidents of accidental damage protection, each subject to a service fee of \$49 and \$29 for Apple Pencil or Apple branded iPad keyboard, plus applicable tax. Your Plan is provided as a benefit of your my Best Buy Total membership for up to 24 months while your membership remains active. You can also separately cancel your Plan at any time by calling 1-800-433-5778. The terms and conditions for AppleCare+ and your my Best Buy Total membership are at BestBuy.com/PlanTerms.

Your AppleCare+ Plan for iPad (the ?Plan?) begins on the date of this receipt and includes unlimited incidents of accidental damage protection, each subject to a service fee of \$49 and \$29 for Apple Pencil or Apple branded iPad keyboard, plus applicable tax. Your Plan is provided as a benefit of your my Best Buy Total membership for up to 24 months while your membership remains active. You can also separately cancel your Plan at any time by calling 1-800-433-5778. The terms and conditions for AppleCare+ and your my Best Buy Total membership are at BestBuy.com/PlanTerms.

If all bundle items are not returned together then additional charges may apply. Most purchases made by active My Best Buy Total and active My Best Buy Plus members between Oct. 31, 2025 and Dec. 03, 2025 qualify for our Holiday Return & Exchange promise and may be returned through Jan. 31, 2026. Activatable devices have a 14-day return policy (30 days for Verizon activatable devices). For details, go to BestBuy.com>Returns.
To learn about our privacy practices, go to BestBuy.com/Privacy.

Your Customer Service PIN is:
0560 017 1897 120125

***** END RECEIPT *****
=====



010000159921679094809188495592302951

***** START RECEIPT *****

Welcome to Best Buy #560
116 GRAND REGENCY BLVD
BRANDON, FL 33510

Val:100001-599216-790948-091884-955923-02951

0560 017 1898 12/01/25 15:10

6578284 MCA14LL/A 549.00

IPAD AIR M3 11-INCH WI-FI 25

699.00 Comp. Value

150.00- Sale Discount

Serial # SJX6D12FCW2

Sales Tax 41.18

6608819 MON APPLECA 0.00

MON APPLECARE+ IPAD

3.99 Comp. Value

3.99- MEMBER PRICE BNDL 1

Serial # SJX6D12FCW2

SKU# 6578284

Sales Tax 0.00

6578286 MCA34LL/A 549.00

IPAD AIR M3 11-INCH WI-FI 25

699.00 Comp. Value

150.00- Sale Discount

Serial # SG21TJWPX4Q

Sales Tax 41.17

6608819 MON APPLECA 0.00

MON APPLECARE+ IPAD

3.99 Comp. Value

3.99- MEMBER PRICE BNDL 1

Serial # SG21TJWPX4Q

SKU# 6578286

Sales Tax 0.00

Subtotal 1098.00

Sales Tax 82.35

=====

Total 1180.35

*****6157 Lookup USD\$ 1180.35

BBY CARD

Approval 001794

24-Month Financing.

NO INTEREST IF PAID IN FULL WITHIN 24

MONTHS. If the deferred interest balance is

not paid in full by the end of the

promotional period, interest will be

charged from the purchase date at rates

otherwise applicable under your Card

Agreement. Min. payments required. See Card

Agreement for details.

Today's Member Savings: 7.98

Other Savings: 300.00

Total Savings: 307.98

My Best Buy

Member ID 0236084317

Service plan Terms & Conditions

are available at BestBuy.com/PlanTerms

Your AppleCare+ Plan for iPad (the ?Plan?)

begins on the date of this receipt and

includes unlimited incidents of accidental

damage protection, each subject to a

service fee of \$49 and \$29 for Apple Pencil

or Apple branded iPad keyboard, plus

applicable tax. Your Plan is provided as a

benefit of your my Best Buy Total

membership for up to 24 months while your

membership remains active. You can also

separately cancel your Plan at any time by

calling 1-800-433-5778. The terms and

conditions for AppleCare+ and your my Best

Buy Total membership are at

BestBuy.com/PlanTerms.

Your AppleCare+ Plan for iPad (the ?Plan?)

begins on the date of this receipt and

includes unlimited incidents of accidental

damage protection, each subject to a

service fee of \$49 and \$29 for Apple Pencil

or Apple branded iPad keyboard, plus

applicable tax. Your Plan is provided as a

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membership remains active. You can also

separately cancel your Plan at any time by

calling 1-800-433-5778. The terms and

conditions for AppleCare+ and your my Best

Buy Total membership are at

BestBuy.com/PlanTerms.

Most purchases made by active My Best Buy

Total and active My Best Buy Plus members between Oct. 31, 2025 and Dec. 03, 2025 qualify for our Holiday Return & Exchange promise and may be returned through Jan. 31, 2026. Activatable devices have a 14-day return policy (30 days for Verizon activatable devices). For details, go to BestBuy.com>Returns.

To learn about our privacy practices, go to BestBuy.com/Privacy.

Your Customer Service PIN is:
0560 017 1898 120125

***** END RECEIPT *****
=====





pond 4



pond 5



pond 6



☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐









Crushed Asphalt Walking Path Proposal

Prepared for: Summit at Fern Hill CDD

Prepared by: Dustin Heflin, Regional Manager

January 12, 2026

Proposal number: 02-2026

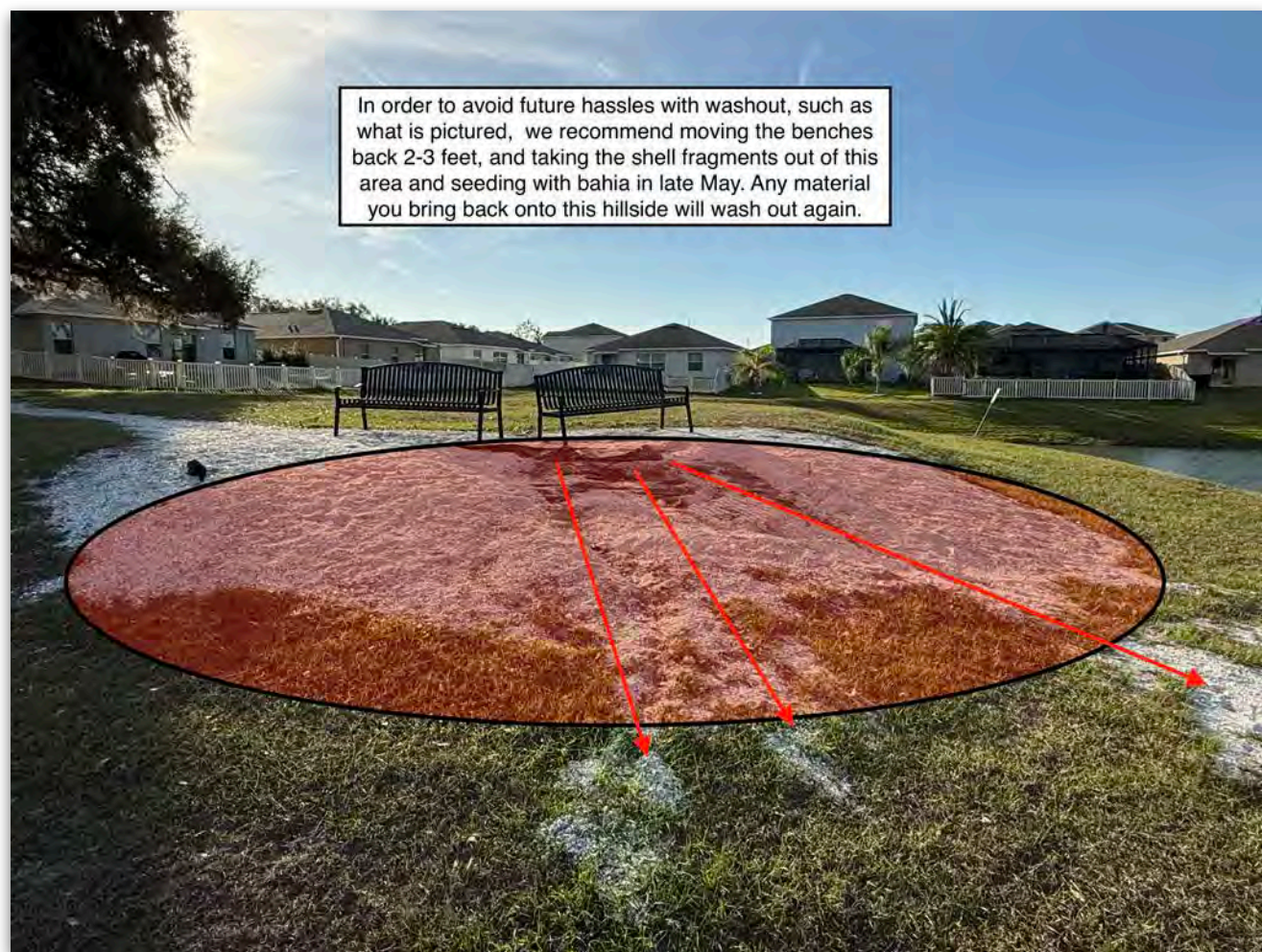
PROJECT SUMMARY AND RECOMMENDATION

Project Objective

Install new crushed asphalt to refresh an existing walking path and pond observation areas.

Project Outline

- Certain areas in this project are located on a steep incline/decline, causing washout of previously installed seashell fragments.
- We suggest removing the material currently located in these areas to avoid future issues with washout and allow grass to grow back into these areas.





Same washout problem as the other hillside. Suggest moving the platform back off the hillside.



- The entirety of the walking path is in disarray. Grass has begun to take it over and there is no defined edges.
- Some sort of retaining edge is encouraged, although not necessary.



BUDGET

Spending Summary

The price listed below is for the complete installation of 18 yards of crushed asphalt at a 2" depth along this path to include the two pond observation areas. This will also include cleaning up the path edge with string trimmers or other tools as necessary to create a more manicured appearance.

*note this does not include the installation of edging or the removal/relocation of seashells on either hillside.

Description	Quantity	Unit Price	Cost
Crushed Asphalt	18	\$60	\$1,080
Delivery	1	\$200	\$200
Labor Hours	192	\$30	\$5,760
Total			\$7,040





Proposal #7445

7445 - Summit at Fern Hill - Crushed Asphalt on Walking Path (Playground) - December 2025

Date 12/8/2025

Customer

Property Summit at Fern Hill | 10340 Boggy Moss Drive | Riverview, FL 33578

Account Manager Jessi Milch

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

Pine Lake to install crushed asphalt on the walking path by the playground amenities at Summit at Fern Hill in Riverview, FL.

10 yards installed at a 2" depth.

Also included in this proposal is edging the existing turf line to make cleaner boundaries.



Demo and Prep

Crushed Asphalt Installation

Items	Quantity	Unit
1 CY 1.5" Crushed Asphalt	10.00	EA
CAT Loader 908	1.00	Day
Labor		
Crushed Asphalt Installation:		\$3,899.75
PROJECT TOTAL:		\$3,899.75

Terms & Conditions

Terms & Conditions

Payment Terms

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

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

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

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

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

the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the

Client caused by damage to the utilities

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

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

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

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

Material Tolerances

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


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

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

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

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

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 

Jessi Milch

Date 12/8/2025

Pine Lake Services, LLC

By _____

Date _____



PROPOSAL Pressure & Soft-Wash Services

Neptune Multi Services
Your HOA and CDD Solutions
Phone: 813-778-9857

Job Title	Quote Validity	Payment Terms
Pressure & Soft-Wash	30 Days	50% Deposit / 50% Upon Completion

Scope of Work & Pricing

Description	Qty	Amount
Pillar Pressure Washing (8 GPM Commercial Equipment)	52	\$1,550
Pillar Cap Soft Washing (Low Pressure Mold Removal)	52	\$650
Monument Pressure & Soft Washing	3	\$300

Total Project Cost: \$2,500.00

Why Neptune Multi Services

- HOA & CDD experienced vendor
- Commercial-grade equipment
- Safe cleaning methods for delicate surfaces
- Focused on curb appeal and asset longevity

Acceptance

By signing below, Client authorizes Neptune Multi Services to perform the services outlined in this proposal under the terms stated above.

Client Name: _____

Title: _____

Signature: _____

Date: _____

Quote

Total Pressure Power-Wash & Seal

11420 Amapola Bloom CT.
Riverview, FL 33579
1-727-295-8592
totalpressurepowerwashandseal@gmail.com



Date: 12/10/2026
To: The Summit
At
Fern Hill
Address:
10340 Boggy Moss drive
Riverview FL, 33578

	Job Title	Payment Terms	Quote Expires
	Pressure & Soft-Wash	50% Deposit / 50% Upon Completion	30 Days

Item	Description	#	Amount
Pillars	Pressure Washing of the pillars will be done with our 8GPM High-Output Machines.	52	\$2,184
Caps	Soft Washing will be done to the caps to protect the life of them as they are delicate. This process will effectively remove the mold build up.	52	\$676
Monuments	All 3 monuments are to be Pressure Washed & Soft Washed.	3	\$290
Option: Vinyl Fence Cleaning	Fence is to be Soft Washed effectively removing all algae growth providing a better curb appeal. Heavy Discount for service if bundled with work above.	\$1,400 Added To Total Below If Accepted	
Tax	Hillsborough County Sales Tax	7.5%	Exempt

Total: \$3,150



Job Name: Fern Hill Pressure Cleaning
Address: 10340 boggy moss Dr
Riverview, FL 33578
Contact: neidlinger@inframark.com

December 9, 2025

Job Estimate

<u>Description</u>	<u>Cost</u>
Treat and pressure clean approximately 56 pillars specified with a cleaning solution and water	
All 4 sides and tops of pillars will be cleaned	
<u>Total</u>	\$3,975.00
(optional but recommended) treat with cleaning solution and pressure clean approximately 3,300 LF of white pvc fence \$2,995.00	

Notes: 50% deposit is due prior to start of work. Final Payment due upon completion. The CDD/client must provide access to water. If not a additional \$495 water meter fee will be added to the total. Low pressure will be used to clean to prevent any damage to foam sections

Customer Signature: _____ **Date:** _____

This estimate is valid for 30 days from the date listed above.

**MINUTES OF MEETING
SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Summit at Fern Hill Community Development District was held on Monday, January 5, 2026, at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, FL 33578.

Present and constituting a quorum were:

Antonio Bradford	Chairperson
Matthew Roth	Vice Chairperson
Tiebe Kiflom	Assistant Secretary
Yonatan Derar	Assistant Secretary

Also present were:

Heather Jackson	District Manager
Mark Vega	Senior District Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Agenda was approved. 4-0
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THIRD ORDER OF BUSINESS

Public Comments Agenda Items

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection

Mr. Vega conducted the discussion in the absence of Mr. Liggett. Mr. Bradford advised Yellowstone that significantly fewer corrective actions should be required, as the Inframark report is intended solely to verify the completion of items. Yellowstone explained that they are currently in the winter season, during which service days are less frequent than in the summer months, resulting in a higher number of reported deficiencies.

B. Landscape Update

A discussion ensued.

C. District Accountant

There being none, the next business item followed.

D. District Counsel

There being none, the next business item followed.

E. District Engineer

There being none, the next business item followed.

F. District Manager

Mr. Vega to provide a map of CDD no-parking areas in the next month's agenda.

i. Aquatic Weed Control

Discussion ensued.

ii. Discussion on Yellowstone Emails

Discussion ensued.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Yellowstone Irrigation Down Zones & Cap Off Proposals

Proposal: 621768 (Yellow Stone \$4500.00).

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Board approved Proposal 621768 from Yellowstone in the amount of \$4,500. 4-0

Proposal: 638599 (Yellow Stone \$300.00).

On MOTION by Mr. Kiflom, seconded by Mr. Bradford, with all in favor, the Board approved Proposal 638599 from Yellowstone in the amount of \$300. 4-0

Proposal: 644435 (Yellow Stone \$730.00). Revise proposal to match Pine Lakes proposal of \$684.00).

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Board approved Proposal 644435 from Yellowstone with the exception of a price match to PinkLakes proposal in the amount of \$684. 4-0

i. Irrigation Service Report & Photos

Discussed and Ensued. The Board has approved repairs for irrigation.

B. Consideration of HOA Pool Maintenance Agreement – South Shore Pro Clean, LLC

Tabled to obtain more proposals.

C. Consideration of Pressure Washing Proposals

Tabled to obtain more proposals.

D. Consideration of Yellowstone Mulch Proposals

Tabled to obtain more proposals.

E. Consideration of Yellowstone Removal of Dead Trees

Consideration of Yellowstone Removal of Dead Trees: Proposal: 639200 (Yellow Stone \$585.00) - Revise proposal to include 3 trees not to exceed \$585.00.

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Board approved Proposal 639200 from Yellowstone with the revisions to include 3 trees with a not-to-exceed amount of \$585. 4-0

F. Consideration of Crushed Asphalt Installation on Walkway (Playground) – Pine Lake

Tabled to obtain more proposals.

G. Clubhouse Event Room Lighting Proposals

i. Consideration of Bryan Hindman Electric Proposal for \$767.00

Tabled to obtain more proposals.

ii. Consideration of ITZ Electric Proposal for \$675

Tabled to obtain more proposals.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Board of Supervisors' Regular Meeting Minutes from December 1, 2025 & December 15, 2025, Workshop Minutes

On MOTION by Mr. Bradford seconded by Mr. Roth with all in favor, the meeting minutes from December 1, 2025, regular meeting and the Workshop from December 15, 2025, were approved. 4-0

B. Consideration of Operation and Maintenance November 2025

On MOTION by Mr. Bradford, seconded by Mr. Kiflom, with all in favor, the November 2025 Operation and Maintenance was approved. 4-0

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. Bradford would like clarity on who has staff access for keycards. The Board needs to be notified if the clubhouse is rented so one board member can inspect it after.

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EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Kiflom, seconded by Mr. Bradford, with all in favor, the meeting was adjourned at 7:45 p.m. 4-0

Mark Vega
Assistant Secretary

Antonio Bradford
Chairperson

The Summit at Fern Hill CDD Workshop Notes January 19, 2026

1. Call to Order/Roll Call at 6 pm

- a. Antonio Bradford, Chairperson
- b. Matthew Roth, Vice Chairperson
- c. Tiebe Kiflom, Assistant Secretary
- d. Yonatan Derar, Assistant Secretary

2. Discussion on Parking Policy

- a. Reach out to the county and find out what towing authority does the CDD have.

As far as getting a towing company to come around and start towing cars. For safety reasons this needs to be enforce. No fire truck or EMS can get pass the double parking.

3. Discussion on Irrigation Repairs

- a. We have already approved invoices up to December.

4. Discussion on Mulch Proposals

- a. Please get quotes before the next meeting. To include a quote from easy mulch

5. Discussion on Pressure Washing Proposal - Neptune

- a. Can we get a proposal from RKA Multiservice plus LLC
- b. And one more company

6. Discussion on Pool Maintenance Agreement

- a. Please send the contract to the board members

7. Discussion on SFWMD Reminder of Operation and Maintenance Inspection

- a. Waiting for the inspection. When is the inspection.

8. Discussion on Crushed Asphalt Installation on Walkway (Playground)

- a. Field manager to meet with Chairman to walk the grounds and discuss changes.
- b. And get at least two more proposals.

9. Supervisors' request

- a. Why is Neptune being paid \$900 for services? Please send their contract to the board for review.
- b. Wetland requirements, can you please advise of the responsibility we have to stay complaint and what proactive scheduling is being done to avoid fines.
- c. Will Yellowstone be maintaining the edging on the playground after the asphalt is installed.

10. Adjournment: 7: