



Summit at Fern Hill Community Development District

July 6, 2026

Agenda Package

Join Teams Meeting

Meeting ID: 280 024 437 553 24 Passcode: 6GD2L39M

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
Shawn Connolly, Assistant Secretary

District Staff

Heather Jackson, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Ruben Nesbitt, District Accountant
Janice Swade, District Administrative Assistant

Regular Meeting Agenda

Monday, July 6, 2026, at 6:00 p.m.

The Regular Meeting of the **Summit at Fern Hill Community Development District** will be held on **Monday, July 6, 2026 at 6:00 p.m. at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive, Riverview, Florida 33578.**

Following is the Agenda for the Meeting:

Meeting ID: 272 301 863 877 384 Passcode: ei7km6QK

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. AUDIENCE COMMENTS

(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 4
 - i. Landscape Update
 - ii. Irrigation Update.....Page 14
- B. District Accountant
 - i. Consideration of Operations & Maintenance Report for May/June 2026.....Page 23
 - ii. Consideration of Financial Snapshot for May 2026.....Page 62
- C. District Counsel
- D. District Engineer
 - i. Discussion on Towing Property Map
- E. District Manager

5. BUSINESS ITEMS

- A. Consideration of Estimate #368 from Inframark for Restroom Repairs.....Page 63
- B. Consideration of Furniture Replacement Proposals
 - i. Quote #A-56417-00007174 from Admiral Outdoor.....Page 64
 - ii. Estimate #32835 from Florida Patio Furniture Inc.....Page 66
 - iii. Estimate #32836 from Florida Patio Furniture Inc.....Page 67

- iv. Proposal from Outdoor Furniture Connection LLC Classic Strap Line..... Page 68
- v. Proposal from Outdoor Furniture Connection LLC Island Breeze Sling Line..... Page 69
- C. Consideration of Proposal #9144 from Pine Lake Companies
for Replacement of Irrigation Decoder.....Page 70

6. OLD BUSINESS

- A. Discussion of Janitorial and Porter Service Agreement
 - i. Neptune Multi Surfaces LLC – \$900.00 Per Month..... Page 75
 - ii. Inframark – Estimate #1159 \$760.00 Per Month.....Page 77
 - iii. Inframark – Estimate #331 \$900.00 Per Month.....Page 79

7. CONSENT AGENDA

- A. Consideration of Minutes from Meeting Held June 9, 2026..... Page 81

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT



Summit at Fern Hill CDD June 2026

Tuesday, 9 June 2026

Prepared For Board Of supervisors

14 Issues Identified

14 Issues Incomplete

Christy Fowler

Inframark

Outstanding



Issue 2

Assigned To: Inframark Maintenance
Strawberry Tetra Dr – Circle Island

Observations:

Stop sign is improperly aligned and is currently facing a residence instead of the roadway.

Recommendations:

Adjust and properly align the stop sign to face oncoming traffic for correct visibility and traffic control.

Inspect sign hardware and mounting to ensure the sign remains secure and properly positioned.

Issue 3

Assigned To: Pine Lake
Open Area – Strawberry Tetra Dr

Observations:

Dead plant material present within the landscape area.
Dead Palmetto fronds observed and in need of removal.
Trees located just outside the fence appear dead.
Volunteer vegetation is growing within existing shrubs.

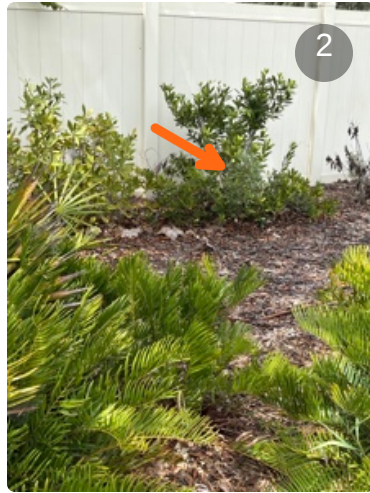
Recommendations:

Remove dead plant material and Palmetto fronds to improve the overall appearance of the area.

Evaluate dead trees beyond the fence line and determine responsibility for maintenance or removal.

Remove volunteer vegetation from shrub beds to maintain a clean and well-managed landscape.

Continue monitoring the area for additional maintenance needs and plant health concerns.



Issue 5

Assigned To: Pine Lake

Boggy Moss Dr – Rock Bed Area

Observations:

Weeds are present within the decorative rock beds along Boggy Moss Dr.

Recommendations:

Treat weeds within the rock beds using appropriate control measures.

Issue 6

Assigned To: Pine Lake

Observations:

Crack weeds are present within pavement joints and hardscape areas of the entrance island median.

Recommendations:

Treat and remove crack weeds to improve the appearance of the entrance feature.
Remove any remaining dead vegetation following treatment.
Continue routine monitoring and maintenance to prevent weed regrowth.



Issue 7

Assigned To: Pine Lake

Clubhouse Area – Left Side

Observations:

Liriope is exhibiting yellowing and showing signs of stress.
Schefflera is leggy and lacks a full, uniform appearance.
Dead Viburnum present within the landscape bed.

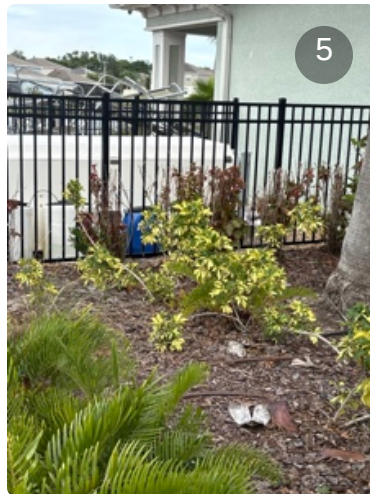
Recommendations:

Evaluate the Liriope for irrigation, nutrient deficiencies, drainage issues, or disease and implement corrective measures as needed.
Clean out and groom the Liriope to improve overall appearance and plant health.

Prune or rejuvenate the Schefflera to encourage fuller growth and a more attractive form.

Remove and replace the dead Viburnum as needed to restore landscape continuity and appearance.

Continue monitoring plant health and irrigation coverage within the area.



Issue 8

Assigned To: Neptune

Amenity Center – Ladies Restroom

Observations:

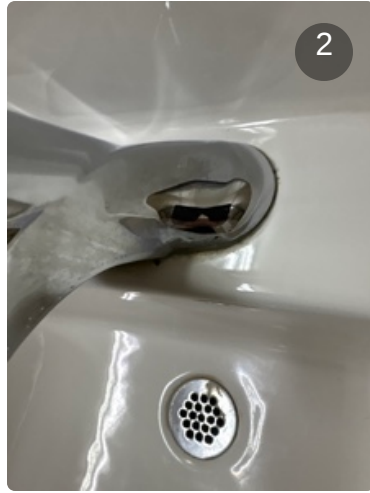
Grime and buildup observed around the sink area.

Recommendations:

Perform a thorough cleaning of the sink and surrounding surfaces to remove grime and restore cleanliness standards.

Include detailed cleaning of sink fixtures and adjacent areas as part of routine restroom maintenance.

Continue monitoring restroom conditions to ensure cleanliness standards are maintained.



Issue 9

Assigned To: District Manager/Board

Pool Deck Furniture Assessment

Observations:

A total of 33 lounge chairs were identified as needing to be re-covered or repaired:

14 loungers requiring new covers/repair.

19 additional loungers requiring new covers/repair.

6 regular chairs require replacement or repair.

Current inventory includes 5 Metal tables that need chairs, currently needing 14 additional chairs each.

Obtain pricing and/or proposals to re-cover or repair the 33 lounge chairs identified during the inspection.

Evaluate the condition of the 6 regular chairs and replace or repair as necessary.

Review the condition and quantity of existing tables and chairs to determine if additional furniture is needed.

Reference Asset/Inventory No. 256789 for tracking and follow-up purposes.

Continue monitoring pool furniture conditions to ensure a safe and attractive amenity area.

Issue 10

Assigned To: Pine Lake

Clubhouse Landscape Area

Observations:

Broken irrigation drip line observed around the clubhouse landscape beds.

Recommendations:

Inspect the drip line to determine whether it is active and serving a functional purpose.

Repair the drip line if it is operational and required for irrigation coverage.

If the drip line is no longer in use or is inoperable, remove it to improve appearance and prevent maintenance issues.





Issue 11

Assigned To: Pine Lake

Clubhouse – Rear Landscape Area

Observations:

Broken irrigation drip line observed behind the clubhouse.

Recommendations:

Repair or replace the damaged drip line to restore proper irrigation coverage.



Issue 12

Assigned To: Pine Lake

Pond 3

Observations:

Ornamental grasses along the Pond 3 bank have been cut back and maintained.

Recommendations:

Continue routine maintenance and monitoring of the grasses to promote healthy regrowth and maintain a neat appearance.



Issue 13

Assigned To: Pine Lake

Clubhouse – Left Side

Observations:

Turf continues to show signs of stress and decline in the area to the left of the clubhouse.

Recommendations:

Evaluate irrigation coverage, soil conditions, and potential pest or disease activity contributing to the turf stress.

Implement corrective measures as needed to improve turf health and recovery.

Continue monitoring the area and consider sod replacement if turf does not respond to corrective treatments.

Issue 14

Assigned To: District Manager

10004 Crested Fringe Dr

Observations:

Fence bordering CDD property is in need of power washing due to buildup and discoloration.

Recommendations:

HOA to send notice requesting the homeowner power wash and clean the fence bordering CDD property to maintain community appearance standards.

Continue monitoring adjacent properties for similar maintenance concerns.

Issue 15

Assigned To: Pine Lake

Landscape Area around the main line Infront of the clubhouse



Observations:

Additional Podocarpus shrubs are showing signs of decline and stress.

Recommendations:

Evaluate the affected Podocarpus to determine the cause of decline, including irrigation, nutrient deficiencies, pest activity, disease, or environmental stress.

Implement appropriate treatment measures based on the diagnosis to improve plant health and recovery.

Continue monitoring the affected shrubs and replace plant material if recovery is not achieved.



Pine Lake Services

Monthly Irrigation Report

Job Number:

Job Name: Summit at Fern hill

EST#:

Technician: Roberto

Clock: 1

Date: 06/22/2026

Check Rain Sensor: Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
											General Labor	\$80.00 per hr	
											Technical Labor - mainline, electrical	\$85.00 per hr	
											Emergency, After hours, Overtime	\$85.00 per hr	
											6" pop-up spray (Installed)	\$34.71	
											12" pop-up spray (Installed)	\$75.19	
											6" rotor head (Installed)	\$70.77	
25	Spray	35	A								Broken shrub riser (Installed)	\$25.32	
26	Sprays	35	A	1	1				1 nozzle 1 spray		Straighten, Lower or Raise Head	\$18.13	
27	Spray	35	A								Drip line breaks	\$8.75	
28	Sprays	35	A						Has alarm zone not coming on		Replace clogged nozzle	\$10.05	
29	Bubblers	10	B								Replace MP Rotator Nozzle	\$17.01	
30	Spray	35	A								Add 6" pop-up w/ pipe within 10'	\$55.00	
31	Bubbler	0	B								Add rotor w/ pipe within 10'	\$75.00	
32	Drip	15							Bad decoder		Add bubbler within 10'	\$50.00	
33	Spray	35	A								Relocate head within 5'	\$40.00	
34											Replace solenoid	\$156.74	
35		15									Replace 1" valve (Installed)	\$406.92	
36	Drip	35	B								Replace 1.5" valve (Installed)	\$616.73	
37	Spray	35	A								Replace 2" valve (Installed)	\$851.05	
38	Spray	35	A								Repair 1/2" to 3/4" lateral line	\$71.73	
39	Sprays	35	A	1					1 nozzle		Repair 1" to 1/4" lateral line	\$93.94	
40	Spray	35	A		2				2 broken sprays		Repair 1 1/2" to 2" lateral line	\$158.63	
41	Drip	15	B			1			1 broken drip		Wireless rain/freeze sensor	\$310.00	
42	Spray	35	A								Wired in rain/freeze sensor	\$125.00	
43	Spray	35	A								Rectangular valve box	\$140.00	
44	Drip	15	B			1			1 broken drip		10" round valve box	\$60.00	
45	Spray	35	A								Maxi jet stakes, with nozzle	\$40.01	
46											MISC:	\$	
47											MISC:	\$	
48													

Start Times:

Run Days:

A: 12:00a.m

Mon,wed,frid,

B: 3:00 a.m

Tues thurs

C:

D:

Total: \$

Customer Approval: _____ Date: _____

Additional Comments:

1. _____
2. _____
3. _____
4. _____

Page # _____ of _____



Pine Lake Services

Monthly Irrigation Report

Job Number:

Job Name: Summit at Fern Hill

EST#:

Technician: Roberto

Clock: Hunter XC hybrid

Date: 06/22/2026

Check Rain Sensor: Yes/No

Qty:	Description:	Cost:	Total:
	General Labor	\$80.00 per hr	
	Technical Labor - mainline, electrical	\$85.00 per hr	
	Emergency, After hours, Overtime	\$85.00 per hr	
	6" pop-up spray (Installed)	\$34.71	
	12" pop-up spray (Installed)	\$75.19	
	6" rotor head (Installed)	\$70.77	
	Broken shrub riser (Installed)	\$25.32	
	Straighten, Lower or Raise Head	\$18.13	
	Drip line breaks	\$8.75	
	Replace clogged nozzle	\$10.05	
	Replace MP Rotator Nozzle	\$17.01	
	Add 6" pop-up w/ pipe within 10'	\$55.00	
	Add rotor w/ pipe within 10'	\$75.00	
	Add bubbler within 10'	\$50.00	
	Relocate head within 5'	\$40.00	
	Replace solenoid	\$156.74	
	Replace 1" valve (Installed)	\$406.92	
	Replace 1.5" valve (Installed)	\$616.73	
	Replace 2" valve (Installed)	\$851.05	
	Repair 1/2" to 3/4" lateral line	\$71.73	
	Repair 1" to 1 1/4" lateral line	\$93.94	
	Repair 1 1/2" to 2" lateral line	\$158.63	
	Wireless rain/freeze sensor	\$310.00	
	Wired in rain/freeze sensor	\$125.00	
	Rectangular valve box	\$140.00	
	10" round valve box	\$60.00	
	Maxi jet stakes, with nozzle	\$40.01	
	MISC:	\$	
	MISC:	\$	

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments
1	Spray	20		3					3 clogged nozzles
2	Rotor	20							Made adjustments for coverage
3	Drip	20				2-D			2 drip break
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
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16									
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19									
20									
21									
22									
23									
24									

Start Times:

Run Days:

A: 3:30a.m

Tuesday Thursday

B:

C:

D:

Total: \$

Customer Approval: _____ Date: _____

Additional Comments:

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Page # _____ of _____



Pine Lake Services

Monthly Irrigation Report

Job Name: Summit at Fern Hill

Technician: Roberto

Date: 06/22/2026

Job Number:

EST#:

Clock: Hunter XC hybrid

Check Rain Sensor: Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
											General Labor	\$80.00 per hr	
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											6" pop-up spray (Installed)	\$34.71	
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1	Spray	20			1				1 broken spray		Broken shrub riser (Installed)	\$25.32	
2	Spray	20									Straighten, Lower or Raise Head	\$18.13	
3	Spray	20									Drip line breaks	\$8.75	
4	Drip	15									Replace clogged nozzle	\$10.05	
5	Drip	15			1-D				1 broken drip		Replace MP Rotator Nozzle	\$17.01	
6											Add 6" pop-up w/ pipe within 10'	\$55.00	
7											Add rotor w/ pipe within 10'	\$75.00	
8											Add bubbler within 10'	\$50.00	
9											Relocate head within 5'	\$40.00	
10											Replace solenoid	\$156.74	
11											Replace 1" valve (Installed)	\$406.92	
12											Replace 1.5" valve (Installed)	\$616.73	
13											Replace 2" valve (Installed)	\$851.05	
14											Repair 1/2" to 3/4" lateral line	\$71.73	
15											Repair 1" to 1 1/4" lateral line	\$93.94	
16											Repair 1 1/2" to 2" lateral line	\$158.63	
17											Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19											Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21											Maxi jet stakes, with nozzle	\$40.01	
22											MISC:	\$	
23											MISC:	\$	
24													

Start Times:

A:2:00 a.m

B:

C:

D:

Run Days:

Thursday

Total: \$

Customer Approval: _____ Date: _____

Additional Comments:

1. _____
2. _____
3. _____
4. _____

Page # _____ of _____



Pine Lake Services

Monthly Irrigation Report

Job Number:

Job Name: Summit at Fern hill

EST#:

Technician: Roberto

Clock:

1

Date: 06/22/2026

Check Rain Sensor: Yes/No

Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	Qty:	Description:	Cost:	Total:
											General Labor	\$80.00 per hr	
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											12" pop-up spray (Installed)	\$75.19	
											6" rotor head (Installed)	\$70.77	
1	Spray	35	A								Broken shrub riser (Installed)	\$25.32	
2	Drip	15	B			5-D			5 broken drip		Straighten, Lower or Raise Head	\$18.13	
3	Spray	35	A								Drip line breaks	\$8.75	
4											Replace clogged nozzle	\$10.05	
5	Spray	35	A								Replace MP Rotator Nozzle	\$17.01	
6	Spray	35	A		1				1 broken nozzle		Add 6" pop-up w/ pipe within 10'	\$55.00	
7	Spray	35	A								Add rotor w/ pipe within 10'	\$75.00	
8	Spray	35	A								Add bubbler within 10'	\$50.00	
9	Drip	15	B								Relocate head within 5'	\$40.00	
10	Drip	15	B								Replace solenoid	\$156.74	
11	Drip	15	B			2-D			2 broken drip		Replace 1" valve (Installed)	\$406.92	
12	Drip	15	B								Replace 1.5" valve (Installed)	\$616.73	
13	Drip	15	B								Replace 2" valve (Installed)	\$851.05	
14	S/B	35	A								Repair 1/2" to 3/4" lateral line	\$71.73	
15	Sprays	35	A		1				1 leaking spray		Repair 1" to 1/4" lateral line	\$93.94	
16	S/R	35	A								Repair 1 1/2" to 2" lateral line	\$158.63	
17	Sprays	35	A								Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19											Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21											Maxi jet stakes, with nozzle	\$40.01	
22											MISC:	\$	
23	Drip	15	B								MISC:	\$	
24	Drip	15	B			2-D			2 broken drip				

Start Times:

Run Days:

A: 12:00 a.m

Mon,wed,frid,

B: 3:00 a.m

Tues thurs

C:

D:

Total: \$

Customer Approval: _____ Date: _____

Additional Comments:

1. _____
2. _____
3. _____
4. _____

Page # _____ of _____







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 & SECURTY SOLUTIONS	4/1/2026	308247758	\$184.00			APRIL 2026 ACCESS CONTROL
AQUATIC WEED CONTROL INC	4/30/2026	1139959	\$445.00			POND MAINTENANCE MAY 2026
FRONTIER ACH	4/16/2026	041626-6205-ACH	\$174.53			INTERNET/PHONE
INFRAMARK LLC	5/1/2026	178468	\$735.00			DISCLOSURE FEE
INFRAMARK LLC	5/1/2026	178468	\$1,916.67			MANAGEMENT FEE
INFRAMARK LLC	5/1/2026	178468	\$1,000.00	\$3,651.67		FIELD MANAGEMENT
INFRAMARK LLC	5/6/2026	1166795	\$1,250.00		\$4,901.67	POOL SERVICES
PINE LAKE SERVICES LLC	5/1/2026	9934	\$6,587.92			MAY 2026 LANDSCAPE MAINT
Monthly Contract Subtotal			\$12,293.12			
Variable Contract						
AFFORDABLE LOCK & SECURTY SOLUTIONS	5/1/2026	310535327	\$184.00			MAY 2026 ACCESS CONTROL
PINE LAKE SERVICES LLC	5/14/2026	10013	\$1,500.00			Remove 1 Dead Red Maple @ Old Cone
U.S. BANK	4/24/2026	8158709	\$4,256.13			04/01/26-03/31/2027
Variable Contract Subtotal			\$5,940.13			
Utilities						
BOCC ACH	4/14/2026	041426-0149-ACH	\$349.86			UTILITY - WATER
TECO TAMPA ELECTRIC ACH	5/7/2026	050726-7901-ACH	\$457.73			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	5/7/2026	050726-8520-ACH	\$480.47			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	5/7/2026	050726-7513-ACH	\$89.28			UTILITY SERVICES
TECO TAMPA ELECTRIC ACH	5/7/2026	050726-7729-ACH	\$2,650.86		\$3,678.34	UTILITY SERVICES
Utilities Subtotal			\$4,028.20			
Regular Services						
ADP, Inc.	4/3/2026	040326-1870-ACH	\$35.60			PAYROLL PROCESSING FEE

SUMMIT AT FERN HILL CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
ADP, Inc.	5/1/2026	050126-1870-ACH	\$38.20		\$73.80	PAYROLL PROCESSING FEE
FRONTIER ACH	5/16/2026	051626-6205-ACH	\$174.53			MISC SERVICES
SchoolStatus, LLC	5/1/2026	INV-SS-6569	\$1,613.00			WEBSITE/COMPLIANCE SERVICES
STRALEY ROBIN VERICKER	5/15/2026	28460	\$915.00			Legal Service Through 4/30/26
Regular Services Subtotal			\$2,776.33			
Additional Services						
INFRAMARK LLC	5/11/2026	1166878	\$150.00			Playground Graffiti Removal
PINE LAKE SERVICES LLC	5/21/2026	10049	\$3,197.21			Repairs found during April 2026 irrigation inspection.
Additional Services Subtotal			\$3,347.21			
TOTAL			\$28,384.99			



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	INVOICE DATE
308247758	Apr 01, 2026

JOB ADDRESS

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

Billing Date: 4/1/2026
Payment Term: NET 10
Due Date: 4/11/2026

TASK	DESCRIPTION	QTY	PRICE	TOTAL
BRI-STD-PLAN	Brivo Access Standard Edition - Base Monthly Data Plan - Per Month - Per Account - (Door Subscriptions Not Included) Includes Access Edition Features, 10 Administrators, And 5 Mobile Passes	1.00	\$10.00	\$10.00
BRI-SA 2	Brivo Standard Access Monthly Service - 4 Doors Or More - Per Month Per Door <i>Includes A Service Agreement*</i>	6.00	\$29.00	\$174.00

- 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 *

** Terms And Conditions Detailed In Service Agreement Contract*

SUB-TOTAL	\$184.00
TAX 0%	\$0.00
TOTAL DUE	\$184.00
BALANCE DUE	\$184.00

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

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



SUMMIT AT FERN HILL CDD

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

Page 1/4
Billing Date: 28
Apr 16, 2026
Billing Period:
Apr 16 - May 15, 2026



PIN:
1485

Hi SUMMIT AT FERN HILL CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$174.53
Auto Pay is scheduled
May 11



Bill history

Previous balance	\$174.58
Payment received by Apr 16, thank you	-\$174.58

Service summary

	Previous month	Current month
Internet	\$150.99	\$150.99
Phone	\$13.50	\$13.50
Other	\$4.50	\$4.50
Taxes and Fees	\$5.59	↓\$5.54
Total services	\$174.58	\$174.53
Total balance		\$174.53

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 04172026 NNNNNN 01 000807 0003

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

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



0940028137412379121620000000000000000174535



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		
04.16-05.15	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$150.99

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 \$19.04 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.



Phone		
Monthly Charges		
04.16-05.15	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		
04.16-05.15	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Taxes and Fees		
	Federal USF Recovery Charge	\$3.34
	Federal Excise Tax	\$0.42
Federal Taxes		\$3.76
	FL State Communications Services Tax	\$0.83
	County Communications Services Tax	\$0.81
	FL State Gross Receipts Tax	\$0.11
	FL State Gross Receipts Tax	\$0.03
State Taxes		\$1.78
Taxes and Fees Total		\$5.54

Total current month charges \$174.53



SUMMIT AT FERN HILL CDD

Account Number:

813-741-2379-121620-5

PIN:

1485

Agenda Page 30
Billing Date:

Apr 16, 2026

Billing Period:

Apr 16 - May 15, 2026





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
178468

DATE
5/1/2026

CUSTOMER ID
C2291

NET TERMS
Due On Receipt

PO#

DUE DATE
5/1/2026

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: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination/Disclosure Services	1	Ea	735.00		735.00
District Management	1	Ea	1,916.67		1,916.67
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					3,651.67

Subtotal	\$3,651.67
Tax	\$0.00
Total Due	\$3,651.67

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.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166795
Invoice Date	5/6/2026
Due Date	6/5/2026

To: Summit at Fern Hill CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,250.00

Subtotal	\$1,250.00
Sales Tax	\$0.00
Total	\$1,250.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

06 May 2026 02:56:14PM CST

DISTRICT : SUMMIT AT FERN HILL CDD

Go Green! Think before you print.

INVOICE NO. 1166795 - DETAIL

INVOICE DATE: 5/6/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/4/2026	4542538	SFHCCD District Area	Pool Maintenance; Monthly Pool Service-May 2026	\$0.00	\$0.00	\$1,250.00	\$0.00	\$1,250.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,250.00	\$0.00	\$1,250.00	
				BWO Total	\$0.00	\$0.00	\$1,250.00	\$0.00	\$1,250.00	
				Invoice Total	\$0.00	\$0.00	\$1,250.00	\$0.00	\$1,250.00	



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/01/26	9934
Terms	Due Date
Net 30	05/31/26

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

PROPERTY
Summit at Fern Hill CDD 10340 Boggy Moss Drive Riverview, FL 33578

Amount Due	Enclosed
\$6,587.92	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6790 - Summit at Fern Hill CDD Maintenance Proposal 9.12.25 May 2026		\$6,587.92	\$0.00	\$6,587.92
	Total		\$6,587.92	\$0.00	\$6,587.92



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	INVOICE DATE
310535327	May 01, 2026

JOB ADDRESS

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

Billing Date: 5/1/2026
Payment Term: NET 10
Due Date: 5/11/2026

TASK	DESCRIPTION	QTY	PRICE	TOTAL
BRI-STD-PLAN	Brivo Access Standard Edition - Base Monthly Data Plan - Per Month - Per Account - (Door Subscriptions Not Included) Includes Access Edition Features, 10 Administrators, And 5 Mobile Passes	1.00	\$10.00	\$10.00
BRI-SA 2	Brivo Standard Access Monthly Service - 4 Doors Or More - Per Month Per Door <i>Includes A Service Agreement*</i>	6.00	\$29.00	\$174.00

- 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 *

** Terms And Conditions Detailed In Service Agreement Contract*

SUB-TOTAL	\$184.00
TAX 0%	\$0.00
TOTAL DUE	\$184.00
BALANCE DUE	\$184.00

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

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/14/26	10013
Terms	Due Date
Net 30	06/13/26

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

PROPERTY
Summit at Fern Hill CDD 10340 Boggy Moss Drive Riverview, FL 33578

Amount Due	Enclosed
\$1,500.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,500.00	\$0.00	\$1,500.00
	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.				
	Remove 1 Dead Red Maple Tree located at Old cone grove road.				
	NOTE: this is only flush cut				
	<i>Red maple Tree Removal</i>		<i>\$1,500.00</i>	<i>\$0.00</i>	<i>\$1,500.00</i>
	Total		\$1,500.00	\$0.00	\$1,500.00



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8158709



000001017 02 SP 106481842630443 S

Summit At Fern Hill CDD
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8158709
Account Number: 224531000
Invoice Date: 04/24/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Summit At Fern Hill CDD
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

SUMMIT AT FERN HILL SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SUMMIT AT FERN HILL SERIES 2018

Invoice Number: 8158709
Account Number: 224531000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 224531000
Invoice # 8158709
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8158709
 Invoice Date: 04/24/2026
 Account Number: 224531000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

Agenda Page 40

SUMMIT AT FERN HILL SERIES 2018

Accounts Included 224531000 224531001 224531002 224531003 224531004 224531005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$3,950.00
Incidental Expenses 04/01/2026 to 03/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/14/2026	05/05/2026

Agenda Page 41

Summary of Account Charges

Previous Balance	\$375.42
Net Payments - Thank You	\$-375.42
Bill Adjustments	\$1.25
Total Account Charges	\$348.61

AMOUNT DUE	\$349.86
-------------------	-----------------

Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

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

1,892 0

DUE DATE	05/05/2026
Auto Pay Scheduled DO NOT PAY	



0064402601492 00000349860



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/14/2026	05/05/2026

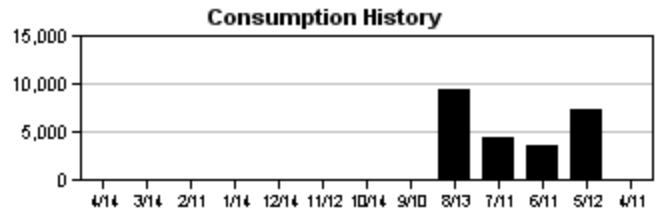
Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703769950	03/14/2026	20004	04/14/2026	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	04/14/2026	05/05/2026

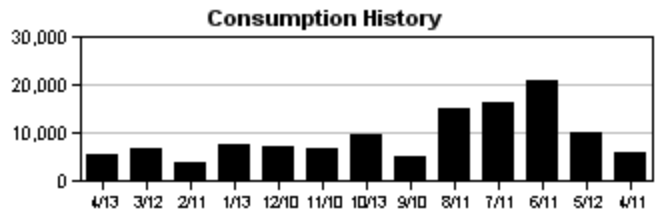
Service Address: 10340 BOGGY MOSS DR

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	03/12/2026	26454	04/13/2026	26509	5500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$16.61
Water Base Charge	\$38.02
Water Usage Charge	\$6.16
Sewer Base Charge	\$111.73
Sewer Usage Charge	\$38.89
Total Service Address Charges	\$217.95





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/14/2026	05/05/2026

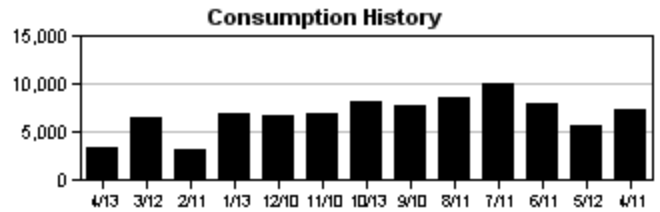
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	03/12/2026	16893	04/13/2026	16926	3300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$9.97
Water Base Charge	\$52.83
Water Usage Charge	\$3.70
Late Payment Charge	\$0.19
Total Service Address Charges	\$73.23



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	04/14/2026	05/05/2026

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	03/16/2026	0	04/13/2026	0	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$13.58
Late Payment Charge	\$1.06
Total Service Address Charges	\$21.18





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

Statement Date: May 07, 2026
 Agenda Page 44

Amount Due: \$457.73

Due Date: May 28, 2026

Account #: 211000167901

DO NOT PAY. Your account will be drafted on May 28, 2026

Your Energy Insight

Your average daily kWh used was **8.43% higher** than the same period last year.

Your average daily kWh used was **76.47% higher** than it was in your previous period.



Scan here to view your account online.

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety



Account Summary

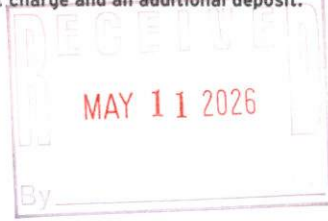
Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due \$258.87
 Payment(s) Received Since Last Statement -\$258.87

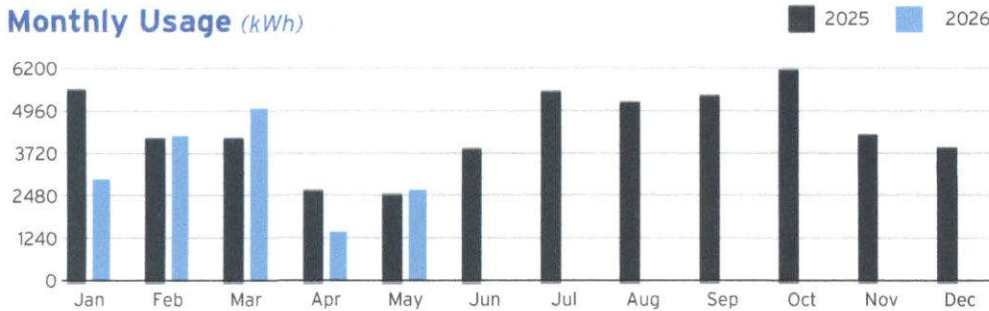
Current Month's Charges \$457.73

Amount Due by May 28, 2026 \$457.73

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



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 #: 211000167901

Due Date: May 28, 2026

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: \$457.73

Payment Amount: \$ _____

636569788271

Your account will be drafted on May 28, 2026

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.

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

Account #: 211000167901
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

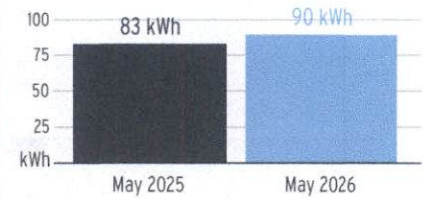
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000503846	05/01/2026	29,009	26,314	2,695 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	2,695 kWh @ \$0.09202/kWh	\$247.99
Fuel Charge	2,695 kWh @ \$0.03516/kWh	\$94.76
Storm Protection Charge	2,695 kWh @ \$0.00568/kWh	\$15.31
Clean Energy Transition Mechanism	2,695 kWh @ \$0.00418/kWh	\$11.27
Storm Surcharge	2,695 kWh @ \$0.02121/kWh	\$57.16
Florida Gross Receipt Tax		\$11.44
Electric Service Cost		\$457.73

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$457.73

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.



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

Statement Date: May 07, 2026
Agenda Page 46

Amount Due: \$480.47

Due Date: May 28, 2026

Account #: 221007748520

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due \$480.47
Payment(s) Received Since Last Statement -\$480.47

Current Month's Charges \$480.47

Amount Due by May 28, 2026 \$480.47

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



Scan here to view your account online.



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 2026

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: \$480.47

Payment Amount: \$ _____

664964668570

Your account will be drafted on May 28, 2026

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.

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

Agenda Page 47

Account #: 221007748520
 Statement Date: May 07, 2026
 Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	176 kWh @ \$0.03411/kWh	\$6.00
Fixture & Maintenance Charge	11 Fixtures	\$103.18
Lighting Pole / Wire	11 Poles	\$361.57
Lighting Fuel Charge	176 kWh @ \$0.03452/kWh	\$6.08
Storm Protection Charge	176 kWh @ \$0.00574/kWh	\$1.01
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		\$480.47

Total Current Month's Charges \$480.47

Important Messages

Be Prepared This Storm Season
 Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

0000053-000548-Page 16 of 18

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.



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

Statement Date: May 07, 2026
 Agenda Page 48

Amount Due: \$89.28

Due Date: May 28, 2026

Account #: 211000167513

DO NOT PAY. Your account will be drafted on May 28, 2026

Your Energy Insight

Your average daily kWh used was **33.33% lower** than the same period last year.

Your average daily kWh used was **17.65% lower** than it was in your previous period.



Scan here to view your account online.

DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.

TampaElectric.com/PowerLineSafety



Account Summary

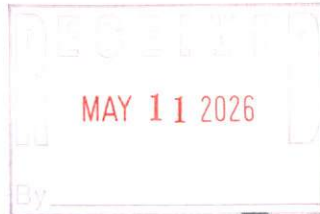
Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due \$98.68
 Payment(s) Received Since Last Statement -\$98.68

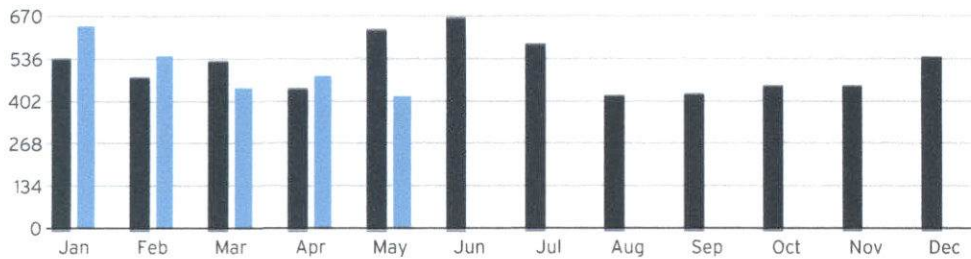
Current Month's Charges \$89.28

Amount Due by May 28, 2026 \$89.28

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



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: May 28, 2026

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: \$89.28

Payment Amount: \$ _____

636569788269

Your account will be drafted on May 28, 2026

SUMMIT AT FERN HILL CCD
 SUMMIT AT FERN HILL CDD
 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.

0000053-0000543-Page 3 of 18



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

Account #: 211000167513
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Meter Read

Service Period: Apr 02, 2026 - May 01, 2026

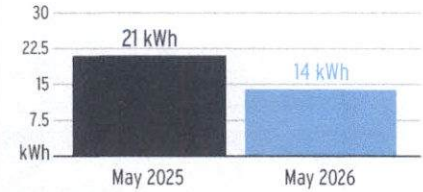
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000853014	05/01/2026	3,123	2,698	425 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	425 kWh @ \$0.09202/kWh	\$39.11
Fuel Charge	425 kWh @ \$0.03516/kWh	\$14.94
Storm Protection Charge	425 kWh @ \$0.00568/kWh	\$2.41
Clean Energy Transition Mechanism	425 kWh @ \$0.00418/kWh	\$1.78
Storm Surcharge	425 kWh @ \$0.02121/kWh	\$9.01
Florida Gross Receipt Tax		\$2.23
Electric Service Cost		\$89.28

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges \$89.28

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

Ways To Pay Your Bill

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Find list of Payment Agents at TampaElectric.com
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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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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

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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
 FERN HL, PH 1A
 RIVERVIEW, FL 33578-0000

Statement Date: May 07, 2026
 Agenda Page 50

Amount Due: \$2,650.86

Due Date: May 28, 2026

Account #: 211000167729

DO NOT PAY. Your account will be drafted on May 28, 2026

Account Summary

Current Service Period: April 02, 2026 - May 01, 2026

Previous Amount Due	\$2,650.86
Payment(s) Received Since Last Statement	-\$2,650.86

Current Month's Charges	\$2,650.86
--------------------------------	-------------------

Amount Due by May 28, 2026	\$2,650.86
-----------------------------------	-------------------

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



Scan here to view your account online.



DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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: May 28, 2026

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: \$2,650.86

Payment Amount: \$ _____

636569788270

Your account will be drafted on May 28, 2026

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.

00000053-0000545-Page 7 of 18



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

Account #: 211000167729
Statement Date: May 07, 2026
Charges Due: May 28, 2026

Service Period: Apr 02, 2026 - May 01, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	1084 kWh @ \$0.03411/kWh	\$36.98
Fixture & Maintenance Charge	57 Fixtures	\$680.43
Lighting Pole / Wire	57 Poles	\$1873.59
Lighting Fuel Charge	1084 kWh @ \$0.03452/kWh	\$37.42
Storm Protection Charge	1084 kWh @ \$0.00574/kWh	\$6.22
Clean Energy Transition Mechanism	1084 kWh @ \$0.00043/kWh	\$0.47
Storm Surcharge	1084 kWh @ \$0.01230/kWh	\$13.33
Florida Gross Receipt Tax		\$2.42
Lighting Charges		\$2,650.86

Be Prepared This Storm Season
 Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

Total Current Month's Charges **\$2,650.86**

0000063-0000545-Page 8 of 18

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

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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.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

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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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ADP, Inc.
 PO Box 830272
 Philadelphia PA 19182-0272



ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 717586251
Advice of Debit Date	: 04/03/2026
Advice of Debit Due Date	: 04/10/2026
Total Debited This Invoice	: \$35.60



0006779 01 MB 0.672 01 TR 00027 R2BDDC11 000000



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

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
0062-10-3GE					
Processing Charges for Period Ending Date: 03/02/2026					
Workforce Now Payroll Solution Bundle	3	\$2.60 each		\$7.80	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	
Processing Charges for Period Ending Date: 03/16/2026					
Workforce Now Payroll Solution Bundle	3	\$2.60 each		\$7.80	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-3GE \$35.60

Total Debited \$35.60

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX3620 on 04/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



Always Designing for People®

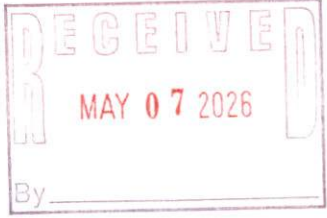


ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADVICE OF DEBIT

Agenda Page 53

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 720090000
Advice of Debit Date	: 05/01/2026
Advice of Debit Due Date	: 05/08/2026
Total Debited This Invoice	: \$38.20



0007253 01 MB 0.672 01 TR 00029 R2BDDC11 000000



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

i Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-3GE					
Processing Charges for Period Ending Date: 04/06/2026					
Workforce Now Payroll Solution Bundle	3	\$2.60 each		\$7.80	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	
Processing Charges for Period Ending Date: 04/20/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-3GE \$38.20

Total Debited \$38.20

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.
This amount will be processed for debit from your account # XXXXXXXXXX3620 on 05/08/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



SUMMIT AT FERN HILL CDD

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

PIN:
1485

Agenda Page 54
Billing Date:

May 16, 2026

Billing Period:

May 16 - Jun 15, 2026

Hi SUMMIT AT FERN HILL CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$174.53
Payment received by May 16, thank you	-\$174.53

Service summary

	Previous month	Current month
Internet	\$150.99	\$150.99
Phone	\$13.50	\$13.50
Other	\$4.50	\$4.50
Taxes and Fees	\$5.54	\$5.54
Total services	\$174.53	\$174.53
Total balance		\$174.53

Total balance
\$174.53
Auto Pay is scheduled
Jun 09



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 05182026 NNNNNN 01 000789 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.



09400281374123791216200000000000000174535




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		
05.16-06.15	Business Fiber Internet 500 1 Usable Static IP Address	\$125.99 \$25.00
Internet Total		\$150.99

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 \$19.04 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.



 Phone		
Monthly Charges		
05.16-06.15	Federal Subscriber Line Charge - Bus Access Recovery Charge-Business Frontier Roadwork Recovery Surcharge	\$6.50 \$2.50 \$4.50
Phone Total		\$13.50

 Other Charges		
Monthly Charges		
05.16-06.15	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

 Taxes and Fees		
	Federal USF Recovery Charge	\$3.34
	Federal Excise Tax	\$0.42
	Federal Taxes	\$3.76
	FL State Communications Services Tax	\$0.83
	County Communications Services Tax	\$0.81
	FL State Gross Receipts Tax	\$0.11
	FL State Gross Receipts Tax	\$0.03
	State Taxes	\$1.78
Taxes and Fees Total		\$5.54

Total current month charges **\$174.53**



SUMMIT AT FERN HILL CDD

Account Number:

813-741-2379-121620-5

PIN:

1485

Agenda Page 56
Billing Date:

May 16, 2026

Billing Period:

May 16 - Jun 15, 2026





Bill To
 Summit at Fern Hill CDD
 2005 Pan AM Circle Ste 300
 Tampa FL 33607
 United States

Total Due: \$1,613.00
Due Date: 5/31/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	5/31/2026		6/6/2026	6/5/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Server Fee Annual server fee for website hosting	\$615.00

Subtotal	\$1,613.00
Tax Total	\$0.00
Total	\$1,613.00
Amount Paid	\$0.00
Amount Due	\$1,613.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166878
Invoice Date	5/11/2026
Due Date	6/10/2026

To: Summit at Fern Hill CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$150.00

Subtotal	\$150.00
Sales Tax	\$0.00
Total	\$150.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

11 May 2026 03:23:23PM CST

DISTRICT : SUMMIT AT FERN HILL CDD

Go Green! Think before you print.

INVOICE NO. 1166878 - DETAIL

INVOICE DATE: 5/11/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/7/2026	4547539	SFHCDD District Area	General Maintenance; Removal of Graffiti at the playground on Fairy Moss Lane.	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	
				BWO Total	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	
				Invoice Total	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/21/26	10049
Terms	Due Date
Net 30	06/20/26

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

PROPERTY
Summit at Fern Hill CDD 10340 Boggy Moss Drive Riverview, FL 33578

Amount Due	Enclosed
\$3,197.21	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,197.21	\$0.00	\$3,197.21
	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.				
	Repairs found during April 2026 irrigation inspection. Additional repairs possible after Clock 2 is replaced.				
	<i>Irrigation Repairs</i>		\$3,197.21	\$0.00	\$3,197.21
	Total		\$3,197.21	\$0.00	\$3,197.21

SUMMIT at FERN HILL COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 01, 2026

- **Current Cash Balances:**
 - Truist Bank Operating: \$777,616.05
 - US Bank 2016 Revenue: \$329,361.95
 - US Bank 2016 Reserve: \$123,177.50
 - US Bank 2018 Revenue: \$192,172.78
 - US Bank 2018 Reserve: \$69,325.00
- **Assessment collections:**
 - We are 99.27% collected on the tax roll currently.
- **Audit – FY 2025:**
 - The audit was completed on April 23, 2026.
- **Expenses:**
 - Current expenses make up 35% of the annual budget through the end of April 2026.
 - Total expenses for the first 7 months are \$203,648. This puts your average monthly burn rate of approximately \$29,093 per month.
 - April financials will be distributed to the board by June 2nd.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Heather Jackson

Summit at Fern Hill CDD
10340 Boggy Moss Drive
Riverview, Florida 33578

Estimate #368	
Sent on	_____
Total	\$700.00

Product/Service	Description	Qty.	Unit Price	Total
General Handyman Labor	<ul style="list-style-type: none"> - Replacement of the restroom toilet paper dispensers. - Replacement of the broken soap dispenser in the restroom. - Repair or replacement of the flickering light bulb in the men's restroom. - Installation of a door stopper for the clubhouse door to prevent wall damage. - Installation of a self-closing hinge for the pool gate. 	1	\$700.00	\$700.00

Total	\$700.00
--------------	-----------------

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____

ADMIRAL OUTDOOR

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

Quote # A-56417-00007174

Created Date 6/5/2026

Opportunity Owner ADAM FARRELL

Prepared By ADAM FARRELL

Email adamf@admiral-outdoor.com

Bill To SUMMIT AT FERN HILL CDD

Bill to Address 10340 BOGGY MOSS DRIVE
RIVERVIEW, FL 33578
US

Ship To SUMMIT AT FERN HILL CDD

Ship to Address 10340 BOGGY MOSS DRIVE
RIVERVIEW, FL 33578
US

Bill to Contact Name HEATHER JACKSON 941.356.8514
and Phone

Ship to Contact HEATHER JACKSON 941.356.8514
Name and Phone





A/P Email alba.sanchez@inframark.com

Payment Terms 50% DEPOSIT / BALANCE PRIOR TO
SHIPMENT

FOB Point ORIGIN

Carrier BEST WAY

Est Ship Date 6/30/2026

Product	Product Image	Quote Line Item Details	Price	Quantity	Total Price	Line Item Description
11110SL		Classic Sling Dining Chair	\$206.10	12.00	\$2,473.20	COLORS PRIOR TO ORDER
11203SL		Classic Sling Chaise Lounge	\$318.60	25.00	\$7,965.00	COLORS PRIOR TO ORDER
648ALH-BO		48" Round Aluminum Dining Table Boardwalk With Hole	\$602.42	3.00	\$1,807.27	COLORS PRIOR TO ORDER
SHIPPING - NT		SHIPPING (NON TAX)	\$1,546.00	1.00	\$1,546.00	

ADMIRAL OUTDOOR

Subtotal	\$13,791.47
Sales Tax	\$0.00
Total	\$13,791.47

ORDER NOTES AND INSTRUCTIONS

ACCEPTANCE OF TERMS

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

Approved By: _____ Date: _____

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

TERMS AND CONDITIONS

Pricing: Pricing is only guaranteed for 30 days. Please consult your sales representative for updated quotes. Payment terms as noted above. We accept payments via ACH, check/money order and most major credit cards subject to a 3% processing fee. All furniture remains the property of Admiral Outdoor until the invoice is paid in full.

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

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

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

Estimate



506 8th Street West
Palmetto, FL 34221

Date	Estimate #
6/5/2026	32835

Name / Address
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

Ship To
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	6/5/2026	Greg	Palmetto

Item	Quantity	Description	Cost	Total
C-150	25	Classic Safety Chaise Lounge, 12" Seat Height Stackable, Horizontal Strap, 1" Round Extrusion	223.65	5,591.25T
C-50	25	Classic Dining Chair, Stackable, 1" Round Extrusion, Horizontal Strap COLORS TO BE DETERMINED	128.10	3,202.50T
Freight		Shipping Charge	150.00	150.00

Subtotal		\$8,943.75
Sales Tax (6.5%)		\$571.59
Total		\$9,515.34

Phone #	Fax #
941-722-5643	941-723-9223

Estimate



506 8th Street West
 Palmetto, FL 34221

Date	Estimate #
6/5/2026	32836

Name / Address
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

Ship To
Inframark 313 Campus Street Celebration, Florida 34747 Heather 941-356-8514 hjackson@inframark.com

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	6/5/2026	Greg	Palmetto

Item	Quantity	Description	Cost	Total
I-149	25	Island Breeze Stackable Sling Chaise Lounge, 14" Seat Height (1.5"x.75" Flat Extrusion)	358.05	8,951.25T
I-49	25	Island Breeze Sing Dining Chair, Stackable, 1.5" x .75" Flat Extrusion COLORS TO BE DETERMINED	157.50	3,937.50T
Freight		Shipping Charge	150.00	150.00

Subtotal		\$13,038.75
Sales Tax (6.5%)		\$837.77
Total		\$13,876.52

Phone #	Fax #
941-722-5643	941-723-9223



ESTIMATE

Outdoor Furniture Connection LLC
St. Petersburg, FL 33731

Date
6/5/26

Attention: HOA

Name
Summit at Fern Hill
Address
10340 Boggy Moss Drive
City, State, Zip
Riverview, FL 33578

Quantity	Description	Unit Price	Line Total
	NEW POOL FURNITURE PROJECT		
	CLASSIC STRAP LINE ESTIMATE		
	Aluminum Extrusion 1" Round Tube		
25	C-151 - Chaise Lounge NO ARMS, 16" Seat Height, Stackable	275.00	6,875.00
25	C-50 - Dining Chair, Stackable	145.00	3,625.00
3	48" Round Dining Table, Aluminum Top	605.00	1,815.00
	Specifications:		
	Frame Finish: TBD		
	Strap Color: TBD		
	Table Top Design: TBD		

	SUBTOTAL	\$ 12,315.00
	Sales Tax 7.00%	\$ 862.05
** Drop Ship would be \$200	DELIVERY/INSTALL	\$ 400.00
	TOTAL	\$ 13,577.05

Phone	Email	Web Site
(727) 386-3566	petemazer@gmail.com	www.outdoorfurnitureconnection.com

THANK YOU FOR YOUR BUSINESS!



ESTIMATE

Outdoor Furniture Connection LLC
St. Petersburg, FL 33731

Date
6/5/26

Attention: HOA

Name
Summit at Fern Hill
Address
10340 Boggy Moss Drive
City, State, Zip
Riverview, FL 33578

Quantity	Description	Unit Price	Line Total
	NEW POOL FURNITURE PROJECT		
	ISLAND BREEZE SLING LINE ESTIMATE		
	Aluminum Extrusion .75" x 1.5" Rectangle Tube		
25	I-149 - Chaise Lounge NO ARMS, 16" Seat Height, Stackable	430.00	10,750.00
25	I-49 - Dining Chair, Stackable	180.00	4,500.00
3	48" Round Dining Table with Aluminum Top	665.00	1,995.00
	Specifications:		
	Frame Finish: TBD		
	Sling Fabric: TBD		
	Table Top Design: TBD		

** Drop Ship would be \$200

SUBTOTAL	\$ 17,245.00
Sales Tax 7.00%	\$ 1,207.15
DELIVERY/INSTALL	\$ 400.00
TOTAL	\$ 18,852.15

Phone	Email	Web Site
(727) 386-3566	petemazer@gmail.com	www.outdoorfurnitureconnection.com

THANK YOU FOR YOUR BUSINESS!



Proposal #9144

Summit at Fern Hill- Bad Decoder 6-26

Date 6/26/2026
Customer Jason Liggett | Inframark | 2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
Property Summit at Fern Hill CDD | 10340 Boggy Moss Drive | Riverview, FL 33578

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.

A decoder needs replaced in zone 32 to get back up and running.

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	1.00	Hr	\$79.71
Zone 32- Replace ICD-100 Decoder	1.00	EA	\$349.66
Irrigation Enhancement:			\$429.37

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00
Fuel Surcharge:			\$4.29

PROJECT TOTAL: \$433.66

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.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.
- 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.

E X C L U S I O N S

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
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By _____
Garrett Macgregor
 Date 6/26/2026
Pine Lake Services, LLC

By _____
Jason Liggett
 Date _____
Inframark



Neptune Multi services LLC

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

Invoice

Invoice No: 00531057
Date: 01/02/2026
Terms: NET 14
Due Date: 01/16/2026

Bill To: The Summit cdd
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial, trash, dog stations services plus dog bags December 2025	1	\$900.00	\$900.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$900.00
TAX 0%	\$0.00
Total	\$900.00
Paid	\$0.00

Balance Due \$900.00



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 00531057 on 01/02/2026

Balance Due \$900.00

Paid

Received From: The Summit cdd

Card Type				
Cardholder's Name	_____			
Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	CVV <input type="text"/>
Expiry Date	<input type="text"/>	/	<input type="text"/>	
Signature	<input type="text"/>			



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

Summit at Fern Hill CDD

Scope of Services

Amenity Center – Clubhouse

Clean and mop all interior floors

Clean interior windows and window sills

Dust all furniture surfaces

Dust and clean all light fixtures and air vents

Restrooms

Clean and mop all floors

Clean and sanitize toilets and sinks

Clean mirrors and baby changing tables

Patio Area

Wipe down all tables

Straighten and organize chairs and pool furniture

Empty all trash cans

Blow off patio area and walkways

Mail Pavilion Maintenance

Empty trash receptacles and replace liners

Dust all mailboxes

Blow off and clean pavilion floors

Trash & Pet Waste Services

Service all park-style trash receptacles located throughout the community. Service all dog waste stations, including emptying waste containers and restocking pet waste bags as necessary, to ensure all stations remain clean, functional, and sanitary at all times.

Job location

2005 Pan Am Cir Suite 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Material and Labor	8	\$95.00	\$760.00
Service Frequency: 2 times per week			
Rate: \$95.00 per visit			
Billing Cycle: 4-week cycle			
Total Monthly Cost: \$760.00			

Subtotal: \$760.00

Total: \$760.00

Customer signature

Date

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract.

If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of **one (1) year from the date of completion**. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

ITEMS TO BE PROVIDED BY THE CLIENT

- Provide Access to Premises
- Any Permit Modification, if Applicable

THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

Estimate #331

Sent on	_____
Total	\$900.00

RECIPIENT:

Heather Jackson

Summit at Fern Hill CDD
 10340 Boggy Moss Drive
 Riverview, Florida 33578

Product/Service	Description	Total
janitorial		\$900.00

Total	\$900.00
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****Scope of Services****

****Amenity Center – Clubhouse****

- Clean and mop all interior floors.
- Clean interior windows and windowsills.
- Dust all furniture surfaces.
- Dust and clean all light fixtures and air vents.

****Restrooms****

- Clean and mop all floors.
- Clean and sanitize toilets and sinks.
- Clean mirrors and baby changing tables.

****Patio Area****

- Wipe down all tables.
- Straighten and organize chairs and pool furniture.
- Empty all trash cans.
- Blow off patio area and walkways.

****Mail Pavilion Maintenance****

- Empty trash receptacles and replace liners.
- Dust all mailboxes.
- Blow off and clean pavilion floors.

****Trash & Pet Waste Services****

- Service all park-style trash receptacles located throughout the community.
- Service all dog waste stations, including emptying waste containers and restocking pet waste bags as necessary, to ensure all stations remain clean, functional, and sanitary at all times.

****Service Schedule & Pricing****

- ****Service Frequency****: 3 times per week.
- ****Rate****: \$75.00 per visit.
- ****Billing Cycle****: 4-week cycle.

Unforeseen Conditions

Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction. This quote is valid for the next 30 days, after which values may be subject to change.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

Signature: _____ **Date:** _____

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

1 The Regular Meeting of the Board of Supervisors of Summit at Fern Hill Community
2 Development District was held on Tuesday, June 9, 2026, at 6:00 p.m. at the Summit at Fern Hill
3 Clubhouse located at 10340 Boggy Moss Drive, Riverview, Florida 33578.

4
5 Present and constituting a quorum were:

6	7	Antonio Bradford	Chairperson
8	8	Matthew Roth	Vice Chairperson
9	9	Yonatan Derar	Assistant Secretary
10	10	Tiebe Kiflom	Assistant Secretary
11	11	Shawn Connolly	Assistant Secretary

12
13 Also present were:

14	15	Heather Jackson	District Manager
16	16	Christy Fowler	Field Manager
17	17	Members of the Public	

18
19 *This is not a certified or verbatim transcript but rather represents the context and summary*
20 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
21 *Office for any related costs for an audio copy.*
22

23
24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

25 Mrs. Jackson called the meeting to order, and called the roll. A quorum was established.

26
27 **SECOND ORDER OF BUSINESS**

Motion to Approve the Agenda

28 There being no amendments,

29
30 On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in
31 favor, the agenda was approved, as presented. (5-0)

32
33
34 **THIRD ORDER OF BUSINESS**

Public Comments

35 There being no comments from the public, the next order of business followed.

36
37 **FOURTH ORDER OF BUSINESS**

Staff Reports

38 **A. Field Inspection Report**

39 Ms. Fowler presented the Field Inspection Report, and a discussion ensued.

40 **i. Discussion of ADA Mulch Proposal for Playground**
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On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Proposal from EZ Mulch/American GroundPro in the amount of \$1,949.85 for ADA mulch at the playground was approved. (5-0)

B. Landscape Update

Mr. Dunbar presented a landscape update, and discussion ensued.

i. Proposal #8846 for Irrigation Repair/Installation

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, Proposal #8846 from Pine Lake in the amount of \$810.52 for irrigation repair/installation, was approved. (5-0)

ii. Preparation for Hurricanes

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the 2026 Pine Lake storm rates, with a proposal to be presented prior to work commencing, were approved. (5-0)

C. District Accountant

Discussion ensued.

i. Consideration of Operations & Maintenance Report for April/May 2026

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Operations & Maintenance Report for April/May 2026 was accepted. (5-0)

ii. Consideration of Financial Snapshot for April 2026

On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in favor, the Financial Snapshot for April 2026 was approved. (5-0)

D. District Counsel

District Counsel was not present.

Summit at Fern Hill CDD
 June 9, 2026 Meeting

82 **E. District Engineer**
 83 The District Engineer was not present.

84 The Board would like the District Manager to contact Mr. Phil Chang to discuss a *No*
 85 *Parking* area map for towing.

86 **F. District Manager**

87 Mrs. Jackson informed the Board that the next meeting will be held on July 6, 2026. Mrs.
 88 Jackson discussed the Workshop agenda notes with the Board. Mrs. Jackson informed the Board
 89 that Itz Electric has not been responsive on a status of work to be completed, per Mr. Vega, and
 90 asked the Board if they would like to move forward with the other Proposal from Bryan Hindman
 91 Electric.

92
 93 On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in
 94 favor, the Proposal from Bryan Hindman Electric, was approved. (5-
 95 0)

96
 97 **i. Reminder of Form 1 Submission Deadline**
 98 Mrs. Jackson presented this item and discussion ensued.

99
 100 **FIFTH ORDER OF BUSINESS** **Business Items**

101 **A. Acceptance of Fiscal Year 2025 Audit**
 102 This item was previously accepted at the last meeting.

103 **B. Proposal from Total Pressure Power-Wash & Seal for Paver Installation &**
 104 **Pressure Washing**

105
 106
 107 On MOTION by Mr. Bradford, seconded by Mr. Roth, with all in
 108 favor, revision of Proposal from Total Pressure Power-Wash & Seal
 109 to include fencing and pool furniture was approved. (5-0)

110
 111 **C. Furniture Replacement Proposals**

112 The Board requested all pool furniture proposals to be added to their upcoming Workshop
 113 agenda and on the July CDD agenda, as " 5Ci, 5Cii, 5Ciii, 5Civ, 5Cv."

114
 115 **SIXTH ORDER OF BUSINESS** **Discussion of Janitorial and Porter Service**
 116 **Agreement**

117 The cost is \$900.00 per month. Neptune discussed their proposal and will provide updated
 118 proposals for the upcoming workshop agenda, and to be reviewed again at the July meeting.

119 **i. Neptune Janitorial and Porter Services – \$900.00 Per Month**

