



Rizzetta & Company

Paseo Community Development District

Board of Supervisors' Meeting July 23, 2025

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.paseocdd.org

PASEO COMMUNITY DEVELOPMENT DISTRICT

Paseo Village Centre – Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912

Board of Supervisors	Dave Cabell Debra Johnson Kent Gammon R. Chris Shimer Ian Noy	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Carl Barraco	Barraco and Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

PASEO COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.paseocdd.org

July 16, 2025

Board of Supervisors
**Paseo Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, July 23, 2025 at 10:00 a.m.** at the Paseo Village Center Theater, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Services Tab 1
 - B. Landscape Liaison
 - C. Condo Assoc. Liaison
 - D. Master Assoc. Liaison
 - E. Chairman
 - F. District Engineer Tab 2
 - G. District Counsel
 - H. District Manager Tab 3
- 4. BUSINESS ITEMS**
 - A. Ratification of Pinnacle Landscapes Proposals Tab 4
 1. Estimate 5040, Esperanza Bridge Irrigation
 2. Estimate 5041, Esperanza Bridge Enhancement
 3. Estimate 5064, Esperanza Bridge Removals
 - B. Consideration of Southeast Spreading Proposal for Fall Mulch Application Tab 5
 - C. Consideration of Proposals for Quarterly Pressure Washing of Fishing Pier Tab 6
 1. Fresh Finish Pressure Washing
 2. iWashFL
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on June 04, 2025 Tab 7
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of May and June 2025 Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Sincerely,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

PASEO

LANDSCAPE INSPECTION REPORT



July 8, 2025
Rizzetta & Company
John Fowler– Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

General Updates, Recent & Upcoming Maintenance Events, Important Notices:

- ☐ Rainy season has started.

The following are action items for Pinnacle Landscapes to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and **bold, underlined black** indicates an update or question for the BOS.

Zone 1 Penzance, Guardhouse & Paseo Grande

Zone 2 Condos, west of Paseo Grande,

Zone 3 Condos, east of Paseo Grande

Zone 4 Rosalinda, Provencia, Mercado & Sarita (includes Bibiana to Emilia and Javiera to Nalda)

Zone 5 Paseo Drive (starting at Paseo Grande and including bridge)

Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

1. Schedule a pruning event for the Firebush on the ROW of Penzance Blvd.
2. Diagnose and treat a declining shrub on Penzance Blvd. ROW across the street from Musket Ln. Remove any dead or diseased material. (Pic. 2)
3. Treat weeds starting to grow in the beds on Penzance Blvd. ROW.
4. Remove fruiting structures and a couple dead hanging fronds in the palms on Penzance.
5. Remove any Cardboard Palms growing up through the shrubs on the median islands on Paseo Grande Blvd. between Penzance Blvd. and the guard gate.
6. Remove any dead out of the Bromeliads in the median islands of Paseo Grande Blvd. between Penzance Blvd. and guard gate.
7. **Remove dead fronds in the Pygmy Date Palms on Penzance ROW West of Paseo Grande Blvd.**
8. **Schedule a pruning event for the Jasmine on Penzance West of Paseo Grande Blvd.**



Zone 1

9. Remove a vine growing up a support wire for the power pole on the Westend on Penzance Blvd. (Pic. 9)



10. Remove some vines growing on top of the Arboricola on Penzance Blvd. West of Flintlock Rd.
11. Treat weeds in the decorative rock formation at the fountain monument in the median of Paseo Grande Blvd. between Penzance and the guard gate.
12. Diagnose and treat a declining Petit Ixora in the median behind the guard gate on Paseo Grande Blvd.
13. Diagnose and treat a declining Foxtail Palm on Paseo Grande Blvd. across the street from light pole #93. Will it be okay?
14. Noting new shrubs have been installed where the Petit Ixora were failing on Paseo Grande Blvd. by the roundabouts. They are establishing nicely.
15. Diagnose and treat a couple declining ornamental grasses just outside the aluminum fence of the Northeast gazebo on Paseo Grande Blvd. (Pic. 15>)
16. Noting new Shady Lady trees have been installed throughout zone 1 and look good overall.

17. There is a small dead branch that should be removed in a newly installed Shady Lady at the corner of Paseo Grande Blvd. and Javiera Way.

18. Diagnose and treat some Crinum Lily just West of Paseo Dr. on Paseo Grande Blvd. where it appears have insect damage.

19. There are a few tree rings in need of weed control on West Paseo Grande Blvd.

20. Remove Mexican Petunia growing up in the Arboricola just North of light pole #73 on Paseo Grande Blvd.

21. Scheule a pruning event for the shrub behind light pole #83 on Paseo Grande Blvd. (Pic. 21)



Zone 1

- 22. Treat weeds in the beds at the Northwest gazebo on Paseo Grande Blvd.
- 23. Noting a few dead hanging Foxtail Palm fronds that need removal on Paseo Grande Blvd.
- 24. Diagnose and treat some declining turf between the sidewalk and the road between light poles #84 and #85, and in front of the Southwest gazebo on Paseo Grande Blvd. (Pic. 24)

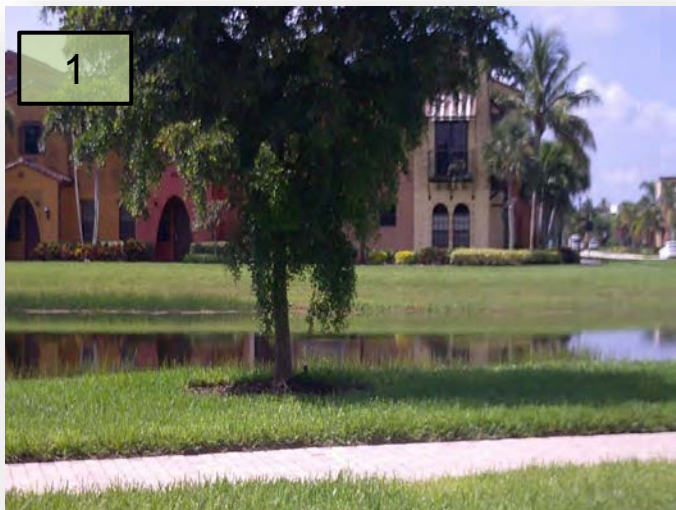


- 25. Noting the East corner of Paseo Grande Blvd. and Herminia St. intersection looks much better but still need improvement on the West intersection. (Pic. 25)



Zone 2

1. Raise a Shady Lady canopy on Bibiana Way at light pole #112. (Pic. 1)



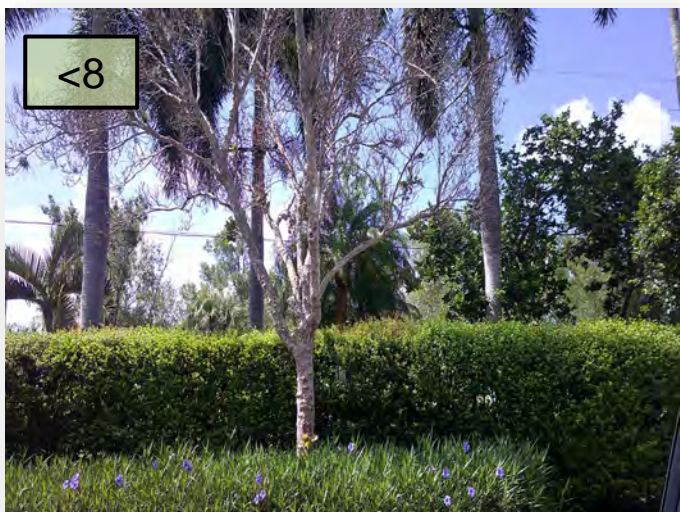
11. Remove sucker growth off the base of the Shady Lady tree on Emilia St. by light pole #209.

12. Noting a newer Foxtail Palm struggling to establish on Adoncia Way by light pole #224.

13. Remove vines growing on top of the shrubs on Tulio Way on the Southend along the aluminum fence at light pole 186. (Pic. 13)



14. Diagnose and treat small area of declining St. Augustine turf on Herminia St. just East of Tulio Way.



2. Noting new Shady Lady Trees have been installed in Zone 2 and look good overall.
3. Schedule a pruning event to tip prune the Bougainvillea on Bibiana Way in the beds at light pole #131.
4. Remove a small dead branch in a newly installed Shady Lady on Bibiana between Provencia and Rosalinda.
5. Remove any dead fronds in the Foxtail Palms in Zone 2.
6. Pigeon Plums are not thriving on Bibiana Way by light pole #160 and #161.
7. Remove vines growing on top of the shrubs on the Southend of Bibiana Way along the aluminum fence shared with Penzance.
8. Pigeon Plums are not thriving on the South end of Bibiana Way next to light poles #167 and #168. (Pic. 8>)
9. Treat weeds in the beds on the Southend of Bibiana Way along the aluminum fence.
10. Treat broadleaf turf weeds next to light pole #173 on Bibiana Way.



Zone 3

1. There appears to be a dead shrub at the Palba Way mailbox kiosk that needs removal. Will these survive? (Pic. 1)



7. Diagnose and treat declining turf on the Northwest corner of Nalda Way and Javeria Way intersection. It has been filled in with weeds.

8. Treat weeds in the beds on the Southend of Nalda St. along the aluminum fence.
9. Noting new Shady Lady Trees installed in Zone 3 and look good overall.

2. Noting turf still filling in on Southend of Palba Way where trees were removed.

3. Schedule a pruning event for the shrubs at the sign of Palba Way and Izarra Way. (Pic. 3)



4. Diagnose and treat the declining Foxtail Palm on the corner of Nalda and Izarra Way intersection. Appears new growth resembles Frizzle Top.

5. Diagnose and treat declining turf across the street from light pole #292 on Izarra Way.
6. Diagnose and treat declining turf across the street from light pole #245 and #246 on Nalda St.



Zone 4

1. Remove fruiting structures in the Paurotis Palms at Provencia roundabout.
2. Ensure you are scattering duff clippings after mowing. There is some on roundabout of Provencia. (Pic. 2)



3. Remove Strangler Fig at the base of the Date Palm on the median of Felica Ct. (Pic. 3)

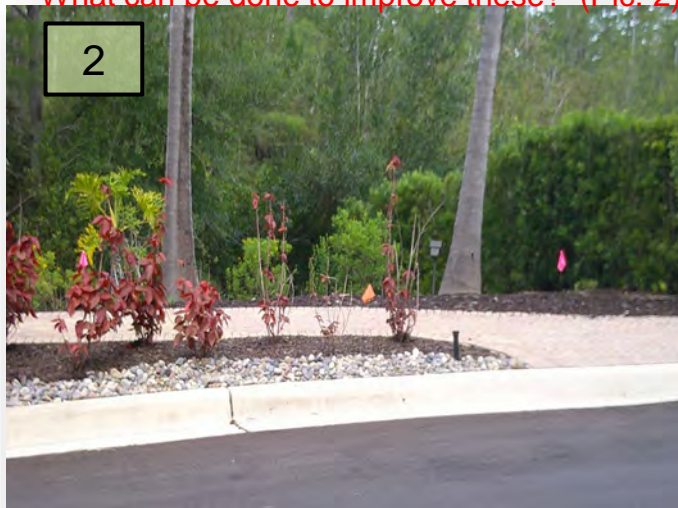


4. Remove a couple large seed pods in the Royal Palms at Sarita Ct. roundabout.
5. Treat weeds in the Mexican Petunia at the Sarita Ct. roundabout bed.



Zone 5

1. Noting the leaning Magnolia that has been on a previous report on the exit corner of Paseo Dr. and Paseo Grande Blvd. Provide a proposal to remove.
2. Diagnose and treat a couple Copperleaf on the West ROW of Paseo Dr. before the bridge. What can be done to improve these? (Pic. 2)



3. Remove any dead material in the Flax Lilies after crossing over the bridge on Paseo Dr.
4. I feel new plantings or turf should be installed in bare bed on exit corner of Adelio Ln. and Paseo Dr. (Pic. 4)



5. Diagnose and treat declining turf on Paseo Dr. across the street from Adelio.
6. Diagnose and treat declining turf on Paseo Dr. across the street from Dario Way. Some of it is starting to fill in.

7. Asking why a couple of Jatropha Standards were cut back on Paseo Dr. when we want them to flush out new growth? (Pic. 7)



8. Remove any dead fronds in the Palmettos at the lift station on Paseo Dr. at Estaban Dr. intersection.
9. Diagnose and treat some declining turf at the Paseo Dr. and Esteban Dr. North intersection at light pole #355.
10. Diagnose and treat declining Gold Mound on Paseo Dr. between Hildalgo Ct. and Falisto Pl. (Pic. 10)



11. Diagnose and treat declining Foxtail Ferns on Paseo Dr. across the street from Falisto Pl. and remove any dead or diseased material.



Zone 6

1. Treat weeds in the bed at Adelio Ln. roundabout.
2. Diagnose and treat declining turf at Adora Ct. roundabout. Has not improved since last inspection.
3. Remove vines and weeds in bed on Adora Ct. roundabout.
4. Asking when will the backs of the roots will be shaved down on the Shady Lady trees that were straightened on Dario Way? (Pic. 4)



Zone 7

1. The turf on Esteban Dr. South by the lift station of Paseo Dr. between the sidewalk and the road has not improved since last inspection. (Pic. 1)



2. Treat weeds in the roundabout bed on Macario Ct.
3. Remove vines growing on top of the Arboricola at the Esteban Dr. North roundabout.



Zone 8

1. Treat weeds and remove a palm volunteer at the roundabout bed of Falisto Pl.
2. Noting turf has improved some at Renata Ct. roundabout, however, there is still a large area that needs to fill in. (Pic. 2)



Tab 2

MEMORANDUM

TO:	Paseo Community Development District ("CDD") ("District")	FROM:	Frank Savage
COMPANY:	Rizzetta and Company ("District Management")	DATE:	July 14, 2025
COPY TO:	Kari Hardwick, Belinda Blanton	PROJECT NUMBER:	22168
RE:	Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – July 23, 2025		

For the Paseo CDD BOS meeting scheduled for July 23, 2025, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Ongoing Item (Paseo striping needs) – As directed per prior BOS meeting(s), District Management finalized the contract with Russ Berner Construction to proceed with Option 3 (both lanes) of the resurfacing on Paseo Drive, as well as the striping needs throughout the District, which commenced on or around May 9, 2025. An update was provided during the prior BOS meeting on June 4, 2025, at which time the striping needs had not yet been completed and BAI staff was requested to follow-up with the contractor. As of the date of this memorandum, BAI staff has confirmed the striping is complete. No further action is being taken by BAI staff related to this item and this time.
- In addition, BAI staff is continuing to obtain information on the following, outlined below. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting.
 - Perimeter berm Phase 1 restoration limits;
 - Comprehensive lake bank inspection report (last lake bank inspection report provided June 2024);
 - Comprehensive estimates for drainage storm sewer (structures only) cleaning.

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 20, 2025
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 1 & 2):** November 2026

**District
Manager's
Report**

July 16

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash Balance	\$	203,153.00
Investments Operating	\$	1,441,904.00
Reserve Fund	\$	1,243,157.00
Debt Service Fund Investment Balance	\$	688,976.00
Total Cash and Investment Balances	\$	3,577,190.00
General Fund Expense Variance:	\$180,065	Under Budget



Financial Statement Notes:

Paseo CDD Variance Notes			
Line Item	YTD Actual Expense	Variance	Notes
Guard Gate Facility Maintenance and Repair	\$ 27,179.00	\$ 929.00	Ongoing repairs to exit gate arm and supplies for Guardhouse
Wetland Monitoring and Maintenance	\$ 48,953.00	\$ 14,357.00	Native Vegetation Trimming. This will reduce towards the end of the year.
Irrigation Repair	\$ 50,156.00	\$ 22,639.00	Ongoing irrigation repairs
Landscape Mulch	\$ 65,769.00	\$ 23,987.00	Mulch Install by Southeast Spreading
Landscape Replacement Shrubs and Trees	\$ 38,290.00	\$ 8,290.00	Greatview Tree Removals
Street Light Decorative Light Maintenance	\$ 36,013.00	\$ 27,013.00	Recent invoices Spectrum Pathway Light Maintenance and LED replacements.
Street/Sidewalk Cleaning	\$ 45,128.00	\$ 23,677.00	Cleaning of sidewalks
Misc. Maintenance and Repair	\$ 13,273.00	\$ 7,198.00	Misc. Supplies for Repairs and New Computer for Field Manager

Tract E1 Update: Counsel for the Master Association has advised that the City is requiring a revised survey that better outlines the existing parent parcel and the new split parcel. There are no changes to the purchase contract and once the survey has been completed and the City provides clearance they will be ready to proceed.

Tab 4

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

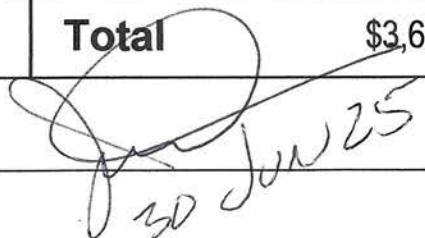
Estimate

Date	Estimate #
6/10/2025	5040

Name / Address
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, FL 33912

Description	Qty	Cost	Total
Esperanza Bridge Irrigation Enhancement Between the Sidewalk and the Preserve	20	59.00	1,180.00
Irrigation Repairs			
Labor-- 20 Hours @ \$59.00/ Hour			
Irrigation Repairs			
Parts			
Rainbird 6" Pop-up	3	18.50	55.50
Nozzles	50	4.00	200.00
1/2" Barb Elbow	50	4.00	200.00
Barb Coupler	42	4.00	168.00
Barb Tee	11	4.00	44.00
Shrub Adapters	11	4.00	44.00
36" Riser	11	0.00	0.00
1/2" Threaded Coupler	11	4.00	44.00
Hunter 12" Pop-up	36	22.00	792.00
Funny Pipe	450	2.00	900.00
Come visit us at www.Pinnaclelandscapes.com!!		Total	\$3,627.50

Customer Signature



30 Jun 25

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
6/10/2025	5041

Name / Address
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, FL 33912

Description	Qty	Cost	Total
Esperanza Bridge Enhancement - Plantings on both sides will mirror each other (Updated 6/30/2025)			
East Side:			
Install 7 gallon Mammy Crotons to the existing Croton planting behind annuals.	5	58.00	290.00
Install 3 gallon Tricolor Marginata Dracaena to existing plantings.	9	28.00	252.00
Install 3 gallon Firebush add to existing hedge and replacing declining Firebush.	30	28.00	840.00
Install 3 gallon Pinwheel Jasmine in empty landscape spaces between the sidewalk and the preserve.	45	28.00	1,260.00
Install 3 gallon Trinettes to replace declining ones and fill in the existing hedge between the sidewalk and the road.	19	28.00	532.00
Install 3 gallon Copper Leaf to replace declining ones and fill in the existing hedge between the sidewalk and the road.	13	28.00	364.00
Install 3 gallon Dwarf Fakahatchee	21	28.00	588.00
West Side:			
Install 3 gallon Cooper Leaf to replace declining ones and fill in the existing hedge between the sidewalk and the road.	25	28.00	700.00
Install 3 gallon Trinette to replace declining ones and fill in the existing hedge between the sidewalk and the road.	25	28.00	700.00
Install 3 gallon Variegated Ginger behind the annuals to fill existing Ginger.	17	28.00	476.00
Install 3 gallon Tricolor Marginata Dracaena	19	28.00	532.00
Install 3 gallon Pinwheel Jasmine	55	28.00	1,540.00
Come visit us at www.Pinnaclelandscapes.com!!	Total		

Customer Signature

Office@Pinnaclelandscapes.com

Date	Estimate #
6/10/2025	5041

Name / Address
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, FL 33912

[illegible]

Customer Signature

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

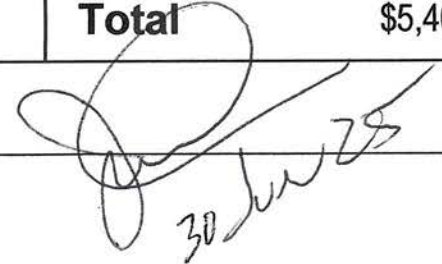
Estimate

Date	Estimate #
6/30/2025	5064

Name / Address
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, FL 33912

Description	Qty	Cost	Total
Esperanza Bridge Enhancement #2			
East Side: Removal and disposal of Silver Buttonwood trees, Philodendron, Mexican Petunia, declining Copper Leaf and Firebush.		250.00	250.00
West Side: Removal and disposal of Silver Buttonwood trees, 2 declining Ligustrum trees, Philodendron, Mexican Petunia, declining Copper Leaf and Firebush.		250.00	250.00
Install 6 pallets of brown mulch	6	400.00	2,400.00
Install 5 yards of 1"-3" Brookstone stone to refresh existing border of stone.	5	500.00	2,500.00
Come visit us at www.Pinnaclelandscapes.com !!	Total		\$5,400.00

Customer Signature


30 Jun 25

Tab 5

Southeast Spreading Company, LLC	
6089 Janes Lane Naples FL 34109	
Phone #	Fax #
239-332-2595	239-332-2852



Estimate	
Date	Estimate #
7/1/2025	27091
Please provide sales tax exemption certificate upon acceptance of estimate. (if applicable)	

Customer/Client Name / Address
Rizzetta & Company in Company of Paseo CDD 3424 Colwell Avenue, Suite 200 Tampa, Florida 33614

Ship To
Paseo CDD 8346 Esplanza Street Fort Myers, Florida 33912

Provide PO # if applicable	Terms	Project Name/Description	Additional Job Name/Information
	Net 30	Paseo CDD	2025 Fall Mulch Installation

Description	Qty	Rate	Total
Paseo CDD - Fall 2025 3cu ft. Bag Coco Brown			
Esperanza Common Area Section = 2,120 Bags Removed 280 bags for enhancement already done from paseo dr. to bridge***			
Common Area tree rings/utility areas/monuments/cul de sacs/other misc. common areas = 3,264 Bags			
Entrance / Perimeter Wall = 2,400 Bags			
3 cu ft Mulch Installed	7,784	5.20	40,476.80

PLEASE NOTE: THE ABOVE PRICING IS ONLY VALID FOR 7 DAYS Thank you for your business! Please sign and fax/email proposal back to (239)332-2852 or kevin@southeastspreading.com	Subtotal	\$40,476.80
	Sales Tax (6.5%)	\$0.00
	Total	\$40,476.80

APPROVAL & DATE	
Signature _____	Date _____

Tab 6



ESTIMATE

E1413

Estimate Date: Jun 20, 2025

Expiry Date: Dec 19, 2025

FROM:

Fresh Finish Pressure Washing

License: 2102486

1751 Maple Avenue

Fort Myers, FL, 33901

Email: sean@freshfinishpressurewashing.com

Phone: (239) 980-2221

TO:

Kari Hardwick

Paseo Drive

Fort Myers, FL, 33912

Phone: (239) 989-0299

JOB LOCATION:

Kari Hardwick

Paseo Drive

Fort Myers, FL, 33912

Phone: (239) 989-0299

JOB:

#	Services	Qty	Price	Discount	Total
1	Fishing Peer Pressure Washing Quarterly	1.00	\$225.00	\$0.00	\$225.00
Subtotal					\$225.00
Grand Total (\$)					\$225.00

Accepted payment methods

Credit Card, Check, Cash, Venmo, Cash App

Message

Thank you for choosing Fresh Finish Pressure Washing to provide you an estimate. We look forward to working with you.

If you have any questions please call or email.

Sean Himalstein

(239)980-2221

Sean@freshfinishpressurewashing.com

Terms

TERMS OF AGREEMENT

1. Legally Binding Agreement: By accepting this estimate and/or signing this proposal below with FRESH FINISH PRESSURE WASHING LLC., you represent you are the owner/appointed to the property and signing a legally binding contract for work to be completed within thirty (30) days or less at an agreed upon price.

2. Removal & Replacement of Contents: Removal and replacement of grills, deck furniture, planters and any other items are the responsibility of the homeowner. Should we need to remove items from the areas to be pressure washed, we will not be responsible for any damage, breakage or for storage issues. An additional charge may be applied for time and labor devoted to the removal of these items. FRESH FINISH PRESSURE WASHING LLC. also expects your property to be in good repair and weathertight. This includes, but is not limited to all electrical service including receptacles and light fixtures. Doors and windows shall also be weathertight. FRESH FINISH PRESSURE WASHING LLC. is not responsible for damages as a result of water infiltration from poor or improper installation, maintenance, repair of electrical related items, or doors or windows not sealed properly.

3. Damages: FRESH FINISH PRESSURE WASHING LLC. is not responsible for damages due to improperly installed siding, loose shingles or siding, broken or opened windows, improperly sealed windows and doors, wood rot, defective construction, improperly secured wires, loose or improperly installed gutters and leaders and improper caulking. In every aluminum siding case and in some cases with vinyl siding, the sun and weather will bleach the color or cause fading. Power washing, which entails removal of chalky, gritty or failing surface materials may cause the faded aspects of the vinyl or aluminum to stand out. FRESH FINISH PRESSURE WASHING LLC. will not be responsible for such conditions. FRESH FINISH PRESSURE WASHING LLC. will not be responsible for loose mortar that may dislodge during the cleaning process. FRESH FINISH PRESSURE WASHING, LLC. suggests the Client utilize their property's breaker box to shut off power to any and all exterior outlets, light fixtures, or any other electrically powered features. This is especially important to outlets that are not covered with exterior covers. FRESH FINISH PRESSURE WASHING LLC. will not be responsible for plants that become shocked or damaged by chemicals needed to cleaned the surfaces of the property properly. The client is responsible for covering any plants that are sensitive to chemicals and/or over watering. It is always recommended that plants and grass be watered both before and after pressure washing services are performed.

4. FRESH FINISH PRESSURE WASHING LLC., SHALL

LIMITATION OF DAMAGES:

HAVE NO LIABILITY TO THE

CUSTOMER WITH RESPECT TO PROVISION OF SERVICES UNDER THIS PROPOSAL FOR LOST

PROFITS OR FOR INDIRECT,

SPECIAL, CONSEQUENTIAL, EXEMPLARY OR INCIDENTAL DAMAGES OF ANY KIND WHETHER ARISING IN CONTRACT,

TORT, PRODUCT LIABILITY OR OTHERWISE, EVEN IF THE CUSTOMER WAS ADVISED OF THE POSSIBILITY OF SUCH LOST

PROFITS OR DAMAGES. FRESH FINISH PRESSURE WASHING LLC.'s LIABILITY IS LIMITED TO THE AMOUNT OF

CUSTOMER'S DIRECT DAMAGES UP TO THE AMOUNT OF THE CONTRACT PRICE AND IN NO EVENT SHALL FRESH FINISH

PRESSURE WASHING LLC. BE LIABLE TO THE CUSTOMER FOR ANY DAMAGES WHATSOEVER IN EXCESS OF THE TOTAL

PRICE PAID BY THE CUSTOMER FOR THE SERVICES REFERENCED IN THIS ESTIMATE.

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date

stated on the invoice.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.

We abide to all of the state stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!



ESTIMATE

EST-0003369

FROM:

IWashFL

EIN # 87-3930683

14561 Duke Highway

Alva, FL, 33920

Email: office@iwashfl.com

Phone: (239) 310-6606

Estimate Date: Jun 16, 2025

Expiry Date: Jul 14, 2025

TO:

Paseo Community Development District

Attn: Kari Hardwick

9530 Marketplace Road

206

Fort Myers, FL, 33912

JOB LOCATION:

Paseo Grande Boulevard

Fort Myers, FL, 33912

JOB:

Boardwalk

#	Services	Qty	Discount	Tax (%)	Total
1	Clean - Boardwalk/fishing peer. - Yearly price	4.00	\$0.00	No Tax	\$1,300.00
Included in this estimate is 4 quarterly cleanings of the boardwalk. Additional cleanings maybe booked at the discounted rate of \$295 a cleaning. Cleaning of boardwalk with high pressure via orbital surface cleaners/wand. entire boardwalk will be treat with Simple Green Oxy Solve which is an EPA registered marine safe product Approved for direct-release into oceans, lakes and streams. This product lifts dirt, grime and stains from mold, mildew, Bird Waste, moss and algae, as well as removes oxidation and weathering on wood and synthetic "TREX" decking to help restore it to a natural look. 10square feet of Rust/Iron staining removal is included in this estimate. 10 gum/tar spot removal is included in this estimate. After initial cleaning we will apply a Kabosh Eco Gaurd Marine Cleaner that will continue to clean and keep the board looking cleaning in between cleaning cycles. This product is also marine safe.					
				Subtotal	\$1,300.00
				Grand Total (\$)	\$1,300.00

Accepted payment methods

Credit Card, Check, Cash

Message

Thank you for allowing the team of iWashFL the opportunity to help keep your property beautiful.

Terms

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.

We abide to all of the state stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!

Tab 7

MINUTES OF MEETING

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

**PASEO
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, June 04, 2025 at 10:00 a.m.** at the Paseo Village Center, located at 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Cabell	Board Supervisor, Chairman
Debra Johnson	Board Supervisor, Vice Chair
Kent Gammon	Board Supervisor, Assistant Secretary
R. Chris Shimer	Board Supervisor, Assistant Secretary
Ian Noy	Board Supervisor, Assistant Secretary (joined meeting in progress via Zoom)

Also present were:

Belinda Blandon	Sr. District Manager, Rizzetta & Company, Inc.
Kari Hardwick	District Coordinator, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel (via Zoom)
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Frank Savage	Barraco & Associates, Inc. (via Zoom)
Evan Fay	Pinnacle Landscapes
Ted Galeano	Pinnacle Landscapes
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Cabell opened the floor to audience comments.

Mr. Heether inquired as to the progress related to hog trapping and further inquired as to flowers planted at the roundabouts.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

Ms. Blandon advised that Mr Fowler was not able to attend and if there are questions for Mr. Fowler, she would be happy to pass them along. Mr.

48 Cabell inquired as to the red items contained within the report. Ms. Johnson
49 advised that they have been addressed. She further advised that the sod
50 issues in the east side condo will not be addressed until construction is
51 complete. Ms. Johnson advised that she will inspect the oak tree at the
52 entrance, as contained within the Chairman's report.
53

54 Ms. Blandon discussed a concern related to line trimming and maintenance
55 around the construction staging areas. Mr. Shimer advised that he would
56 address the Condo Association, asking that they line trim around the
57 equipment and materials.
58

59 C. Landscape Liaison

60 Ms. Johnson reviewed the proposals executed since the last meeting and
61 provided an update regarding her meeting with Mr. Fay related to refreshing
62 the landscaping at the monuments. She addressed the audience comment
63 related to the flowers at the roundabouts advising that Ixora's are being
64 phased out throughout the community, and the Panama Rose planted at
65 the roundabouts are a test area.
66

67 D. Condo Assoc. Liaison

68 Mr. Shimer reported that he met with Phil Cirrone of the Condo Association
69 Board and discussed additional staging or lay down areas. He advised that
70 the Condo Association will be submitting a request for Board review and
71 consideration for additional areas. Mr. Shimer further advised that Phase II
72 construction has started.
73

74 E. Master Assoc. Liaison

75 Ms. Johnson advised that she would defer to Counsel regarding an update
76 on the Tract E-1 land sale to the Master Association. She further advised
77 that there had been an issue with communication being sent on behalf of
78 the CDD that has been addressed.
79

80 F. Chairman

81 Mr. Cabell provided an overview of the Chairman's report as emailed to the
82 Board. He spoke regarding the Paseo Drive restoration and asked if the
83 Board would object to him sending a letter of thanks to the Council Woman
84 for the area. The Board concurred.
85

86 Mr. Noy joined the meeting in progress via Zoom at 10:10 a.m.
87

<p>On a Motion by Mr. Cabell, seconded by Mr. Shimer, with all in favor, the Board Authorized Mr. Noy to Attend and Vote in the Meeting via Zoom, for the Paseo Community Development District.</p>

G. District Engineer

Ms. Bandon advised that the District Engineer report was emailed to the Board, she asked if there were any questions. There were none. Mr. Cabell stated that the lake #9 bank restoration went well. The Board concurred. Mr. Savage advised that related to the striping, Russ Berner Construction will be onsite this afternoon to review and inventory needed work.

H. District Counsel

Mr. Cohen provided the Board with an update related to the sale of Tract E-1 to the Master Association, advising that the ball is in their court.

On a Motion by Ms. Johnson, seconded by Mr. Gammon, with all in favor, the Board Authorized the Chairman to Execute and Accept Documents Related to the Tract E-1 Sale, Subject to Staff Review, for the Paseo Community Development District.

Mr. Cohen responded to questions from the Board.

Mr. Cohen informed the Board that Rizzetta & Company was served with a lawsuit that has been filed regarding an event within Paseo related to a bicyclist involved in an accident. He advised that the District has not been named and he expects that Rizzetta will be dismissed from the suit, and it is possible for the District to be added. He responded to questions from the Board.

I. District Manager

Ms. Bandon advised of a letter received from the Provencia Association regarding snails clogging irrigation components; she advised that this can be discussed with Solitude to have the lake treated for snails and/or to have fish stocked in the lake to eat the larvae and snails. She advised that she has not heard from any other Association, nor is the District having issues. Mr. Cabell recommended that the Provencia Association install view flow filters to prevent the snails from getting into the other components. Ms. Bandon advised that she will respond to the letter and Staff will reach out to Solitude.

Ms. Bandon asked if the Board would like to cancel the June 25th meeting in light of today's meeting. The Board concurred. Ms. Bandon advised that the next meeting will be held on July 23, 2025 at 10:00 a.m.

Ms. Bandon provided a brief overview of the financials for the District. She reminded the Board to file their Form 1 with the Florida Commission on Ethics. Mr. Noy requested a link to the Ethics training.

FOURTH ORDER OF BUSINESS

**Presentation of the Proposed Budget
for Fiscal Year 2025/2026**

Ms. Blandon reviewed the proposed budget advising that changes requested at the budget workshop have been incorporated and no other changes have been made. She asked if there were any questions. There were none.

Mr. Cohen reminded the Board that the budget approved today should be considered the "not to exceed" budget.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon

Mr. Cohen advised that a quorum is necessary for the date outlined in the resolution as the public hearing date. A quorum was confirmed.

On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Adopted Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon for Wednesday, August 20, 2025 at 10:00 a.m. to be held at the Paseo Village Center, Theater, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Persson, Cohen, Mooney, Fernandez & Jackson CPI Increase

Mr. Cohen provided an overview of the CPI increase and asked if there were any questions. There were none.

On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Accepted the Persson, Cohen, Mooney, Fernandez & Jackson CPI Increase, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals Received in Response to the RFP for Phase 5A Hardwood Tree Installations

Ms. Blandon advised that proposals were received from Fiore's Landscaping, Greatview Lawn Care, and Pinnacle Landscapes. Ms. Johnson provided an overview of her review of the proposals and recommended that the Board select Greatview Lawn Care. Discussion ensued.

On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board Approved the Greatview Lawn Care Proposal for Phase 5A Hardwood Tree Installations, Subject to Preparation of a Contract by Counsel, for the Paseo Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Spectrum
Nightscapes Proposals for Fishing Pier
Lighting**

Ms. Bandon advised that the proposal received from Spectrum has four options. Ms. Johnson provided an overview of her review of the proposals and recommended that the Board select Option 1. Discussion ensued. The Board advised that they would like the old lights removed after installation of the new lights.

On a Motion by Mr. Shimer, seconded by Mr. Gammon, with all in favor, the Board Approved the Spectrum Nightscapes Proposal, Option 1, for Fishing Pier Lighting, totaling \$7,238.00, Subject to Preparation of a Contract by Counsel, for the Paseo Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Hog Wild Bokeelia
Proposal for Additional Fees**

Ms. Bandon advised that Hog Wild Bokeelia has requested a trip charge of \$175.00 for each visit to the site. Discussion ensued.

On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Approved the Hog Wild Bokeelia Proposal for a Trip Charge of \$175.00, Subject to Preparation of a Contract Addendum by Counsel, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Curb King Proposal
for Repair of Paver Crosswalks**

Ms. Bandon reviewed the proposal received from Curb King for repairs to the paver crosswalks. Discussion ensued.

On a Motion by Mr. Cabell, seconded by Mr. Shimer, with all in favor, the Board Approved the Curb King Proposal for Paver Crosswalk Repairs, totaling \$7,100.00, Subject to Preparation of a Contract by Counsel, for the Paseo Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Solitude Lake
Management Proposal for
Supplemental Aquatic Planting of Lake
#9**

Ms. Bandon advised that given the cost of the proposal for the number of plants being proposed and the need to stabilize the restored bank, she has approved the proposal and would like for the Board to ratify the action.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Ratified the Execution of the Solitude Lake Management Proposal for Supplemental Aquatic Planting of Lake #9, totaling \$3,360.00, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
April 23, 2025**

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on April 23, 2025 and asked if there were any questions, comments, and/or changes. There were none.

On a Motion by Ms. Johnson, seconded by Mr. Gammon, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on April 23, 2025, for the Paseo Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Budget Workshop held on May 08, 2025**

Ms. Blandon presented the Minutes of the Budget Workshop held on May 08, 2025 and asked if there were any questions, comments, and/or changes. There were none.

On a Motion by Mr. Gammon, seconded by Mr. Shimer, with all in favor, the Board Approved the Minutes of the Budget Workshop held on May 08, 2025, for the Paseo Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of April 2025**

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of April 1-30, 2025 total \$159,686.51 and asked if there were any questions. There were none.

On a Motion by Mr. Gammon, seconded by Mr. Cabell, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of April 2025, totaling \$159,686.51, for the Paseo Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor requests.

231 Mr. Noy asked that Staff explore fish stocking for the snail issue.

232
233 Mr. Shimer inquired as to which lake bank would be restored next now that #9 is
234 complete. Ms. Johnson advised that after rainy season, the District Engineer will inspect
235 the banks and make a recommendation to the Board.

236
237 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

238
239 Ms. Blandon advised there was no further business to come before the Board and
240 asked for a motion to adjourn the meeting.

241

On a Motion by Mr. Cabell, seconded by Mr. Shimer, with all in favor, the Board adjourned the meeting at 10:53 a.m., for the Paseo Community Development District.

242
243
244
245
246 _____
Secretary/Assistant Secretary

Chairman/Vice Chair

Tab 8

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.paseocdd.org

Operation and Maintenance Expenditures May 2025 For Board Approval

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

The total items being presented: **\$254,848.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	101048	29505	Engineering Services 05/25	\$ 4,455.00
CenturyLink	20250506-1	311416420 04/25 ACH	Telephone Services 04/25	\$ 579.73
City of Fort Myers	2025056-1	1-015317-00 04/25 ACH	Compactor 11604 Pasco Grande Blvd 04/25	\$ 5,266.99
CNB Mechanical Inc	101066	1012	Repairs 05/25	\$ 1,000.00
Crocker Land Development, LLC	101040	2303	25% Deposit -Lake Bank Project 04/25	\$ 16,752.00
Crocker Land Development, LLC	101055	2308	Restoration Project - Balance 05/25	\$ 50,256.00
Crystal Clean Inc.	101058	N7831	Cleaning Services 05/25	\$ 948.60
David W Cabell	20250512-4	DC050825 ACH	Board of Supervisor Meeting 05/08/25	\$ 200.00
Debra Johnson	20250512-3	DJ050825 ACH	Board of Supervisor Meeting 05/08/25	\$ 200.00
Florida Power & Light Company	101065	1800507253	Transformer Customer # 3000310761 05/25	\$ 125.00
Florida Power & Light Company	20250521-1	28467-91263 04/25 ACH	1117 Paseo Dr. #SL 04/25	\$ 47.06
Florida Power & Light Company	20250521-1	76250-95372 04/25 ACH	11047 Esteban DR #FNTN 04/25	\$ 623.91

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20250521-1	FPL Summary 04/25 ACH 300	FPL Summary 04/25 ACH 300	\$ 15,040.36
Gannett Florida LocaliQ	101049	0007093677	Legal Advertising 04/25	\$ 198.04
Henry Kulhawick	101041	1020	Wildlife Hog Trapper 04/25	\$ 3,120.00
Henry Kulhawick	101041	1021	Wildlife Hog Trapper 04/25	\$ 1,980.00
HomeTeam Pest Defense, Inc.	101050	109791312	Rodent Service 05/25	\$ 40.00
Hotwire Communications, LTD	20250515-1	30210660 05/25 ACH	Internet Services 05/25	\$ 229.99
Ian Y Noy	20250512-2	IN050825 ACH	Board of Supervisor Meeting 05/08/25	\$ 200.00
Johnson Engineering, LLC	101051	5278	WUP Compliance Monitoring Svcs 04/25	\$ 1,898.00
Kent Gammon	20250512-1	KG050825 ACH	Board of Supervisor Meeting 05/08/25	\$ 200.00
Paseo CDD	DC 050625	DC 050625	Debit Card Replenishment	\$ 388.37
Paseo CDD	DC 050825	DC 050825	Debit Card Replenishment	\$ 2,747.12
Persson, Cohen & Mooney, P.A.	101056	5965	Legal Services 04/25	\$ 405.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	101056	5966	Legal Services 04/25	\$ 2,543.40
Pinnacle Landscapes, Inc.	101034	17261	Tree & Mulch Install 04/25	\$ 5,532.50
Pinnacle Landscapes, Inc.	101052	17222	Landscape Fertilization 04/25	\$ 15,398.00
Pinnacle Landscapes, Inc.	101052	17223	General Monthly Maintenance 04/25	\$ 21,736.00
Pinnacle Landscapes, Inc.	101052	17326	Annual Flowers 05/25	\$ 5,098.00
Pinnacle Landscapes, Inc.	101059	17221	Pest Control 04/25	\$ 2,100.00
Pinnacle Landscapes, Inc.	101059	17270	Irrigation 04/25	\$ 3,555.00
Pinnacle Landscapes, Inc.	101059	17286	Plant Removal 05/25	\$ 200.00
Pinnacle Landscapes, Inc.	101059	17295	Tree Removal 05/25	\$ 432.00
Pinnacle Landscapes, Inc.	101067	17329	Grub Prevention 05/25	\$ 8,045.00
Pinnacle Landscapes, Inc.	101067	17340	Landscape Maintenance 05/25	\$ 1,353.00
Pinnacle Landscapes, Inc.	101067	17341	Landscape Maintenance 05/25	\$ 2,328.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Pest Management Services, Inc.	101035	9723	Monthly Rodent Baiting 04/25	\$ 75.00
Premier Pressure Cleaning, LLC	101044	5167	Pressure Clean - Guardhouse Roof 07/24	\$ 400.00
ProClean Homes, LLC	101060	8400	Front Entrance Cleaning 04/25	\$ 1,875.00
ProClean Homes, LLC	101064	8401	Sidewalk & Gutter Cleaning 04/25	\$ 37,058.00
Rizzetta & Company, Inc.	101038	INV0000098851	Personnel Reimbursement 4/25	\$ 3,090.08
Rizzetta & Company, Inc.	101039	INV0000098885	District Management Fees 5/25	\$ 13,041.59
Rizzetta & Company, Inc.	101043	INV0000099004	Cell Phone Reimbursement 04/25	\$ 50.00
Rizzetta & Company, Inc.	101046	INV0000099033	Management & Personnel 05/25	\$ 4,008.34
Robert C Shimer	101045	RS050825	Board of Supervisor Meeting 05/08/25	\$ 200.00
Signarama - Cape Coral	101053	INV-3947	No Outlet Sign 05/25	\$ 123.00
Solitude Lake Management, LLC	101061	PSI165912	Monthly Maintenance 05/25	\$ 2,367.87
Spectrum Nightscapes, LLC	101042	221	Dock Light Wire Repairs 05/25	\$ 253.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Superior Waterway Services, Inc.	101054	105889	Fountain Repairs 05/25	\$ 578.43
Superior Waterway Services, Inc.	101062	105172	Quarterly Fountain Maintenance 5/25	\$ 2,625.00
Tower Compactor Rentals, LLC	101036	Rental-25-10821	Trash Compactor 05/25	\$ 333.90
Weiser Security Services, Inc	101037	1210721	Guard Weekly Billing 04/11/25-04/17/25	\$ 2,709.12
Weiser Security Services, Inc	101047	1211803	Guard Weekly Billing 04/18/25-04/24/25	\$ 2,709.12
Weiser Security Services, Inc	101047	1212896	Guard Weekly Billing 04/25/25-05/01/25	\$ 2,709.12
Weiser Security Services, Inc	101057	1214216	Guard Weekly Billing 05/2/25-05/8/25	\$ 2,709.12
Weiser Security Services, Inc	101063	1215150	Guard Weekly Billing 05/09/25-05/15/25	<u>\$ 2,710.24</u>
Report Total				<u>\$ 254,848.00</u>

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.paseocdd.org

Operation and Maintenance Expenditures

June 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$191,384.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CenturyLink	20250603-1	311416420 05/25 ACH	Telephone Services 05/25	\$ 579.73
City of Fort Myers	20250616-1	1-015317-00 05/25 ACH	Compactor 11604 Pasco Grande Blvd 05/25	\$ 4,616.16
Crystal Clean Inc.	101078	N7915	Cleaning Services 06/25	\$ 1,000.47
David W Cabell	20250610-2	DC060425 ACH	Board of Supervisor Meeting 06/04/25	\$ 200.00
Debra Johnson	20250610-1	DJ060425 ACH	Board of Supervisor Meeting 06/04/25	\$ 200.00
Earth Tech Environmental, LLC	101079	11190	Semiannual Preserve Maintenance 05/25	\$ 9,700.00
Florida Power & Light Company	20250620-1	FPL Summary 05/25 ACH 300	FPL Summary 05/25 ACH 300	\$ 14,356.58
Florida Power & Light Company	20250623-1	28467-91263 05/25 ACH	1117 Paseo Dr. #SL 05/25	\$ 34.31
Florida Power & Light Company	20250623-1	76250-95372 05/25 ACH	11047 Esteban DR #FNTN 05/25	\$ 586.32
Gannett Florida LocaliQ	101080	0007144570	Legal Advertising 05/25	\$ 262.26
Gator Golf Cars & Utility Vehicles, LLC	101092	S126671	Annual Golf Cart Maintenance 06/25	\$ 699.38
Henry Kulhawick	101081	1024	Wildlife Hog Trapper 06/25	\$ 1,940.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
HomeTeam Pest Defense, Inc.	101073	108208951	Rodent Service 03/25	\$ 40.00
HomeTeam Pest Defense, Inc.	101073	110530909	Rodent Service 06/25	\$ 30.00
HomeTeam Pest Defense, Inc.	101082	108208952	Rodent Ongoing Service 03/25	\$ 25.00
Hoover Pumping Systems Corp.	101083	189736	Service Call Repairs 06/25	\$ 542.25
Hotwire Communications, LTD	20250617-1	30210660 06/25 ACH	Internet Services 06/25	\$ 229.99
Ian Y Noy	20250610-3	IN060425 ACH	Board of Supervisor Meeting 06/04/25	\$ 200.00
Johnson Engineering, LLC	101084	5696	WUP Compliance Monitoring Svcs 05/25	\$ 864.00
Kent Gammon	20250610-4	KG060425 ACH	Board of Supervisor Meeting 06/04/25	\$ 200.00
New IQ, LLC	101070	45886	Service Call 05/25	\$ 150.00
New IQ, LLC	101070	45952	Service Call 05/25	\$ 105.00
New IQ, LLC	101093	46267	Sticker Tags 06/25	\$ 3,335.00
New IQ, LLC	101093	46279	Service Call 06/25	\$ 52.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	101071	5884	Legal Services 04/25	\$ 162.00
Persson, Cohen & Mooney, P.A.	101071	6052	Legal Services 05/25	\$ 243.00
Persson, Cohen & Mooney, P.A.	101071	6053	Legal Services 05/25	\$ 1,215.00
Pinnacle Landscapes, Inc.	101085	17313	Pest Control Services 05/25	\$ 3,050.00
Pinnacle Landscapes, Inc.	101085	17315	General Monthly Maintenance 05/25	\$ 21,736.00
Pinnacle Landscapes, Inc.	101085	17356	Irrigation Repairs 05/25	\$ 8,138.50
Pinnacle Landscapes, Inc.	101085	17358	Landscape Fertilization 05/25	\$ 18,285.00
Pinnacle Landscapes, Inc.	101094	17391	Annual Replacements 06/25	\$ 92.00
Pinnacle Pest Management Services, Inc.	101086	9851	Monthly Rodent Baiting 05/25	\$ 75.00
Pinnacle Pest Management Services, Inc.	101095	9937	Monthly Roden Baiting 06/25	\$ 75.00
Rizzetta & Company, Inc.	101068	INV0000099662	District Management Fees 06/25	\$ 13,041.59
Rizzetta & Company, Inc.	101072	INV0000099789	Management & Personnel 06/25	\$ 3,935.27

Paseo Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	101076	INV0000099631	Personnel Reimbursement 05/25	\$ 3,212.42
Rizzetta & Company, Inc.	101077	INV0000099811	Mileage & Cell Phone Reimbursement 05/25	\$ 80.80
Rizzetta & Company, Inc.	101091	INV0000100270	Personnel Reimbursement 06/25	\$ 2,786.05
Robert C Shimer	101074	RS060425	Board of Supervisor Meeting 06/04/25	\$ 200.00
Russ Berner Construction, Inc.	101096	10230	Asphalt Install 06/25	\$ 44,100.00
Solitude Lake Management, LLC	101097	PSI174279	Monthly Maintenance 06/25	\$ 2,367.87
Solitude Lake Management, LLC	101097	PSI178817	Planting & Clearing 06/25	\$ 3,360.00
Southern Cross Contracting Services, LLC	101087	5827	Final Payment-Fire Spray 06/25	\$ 940.00
Spectrum Nightscapes, LLC	101088	232	Deposit 50% -Installation Deck Lights 06/25	\$ 3,619.00
Spectrum Nightscapes, LLC	101088	234	Balance- Installation Deck Lights 06/25	\$ 3,619.00
TEM Systems, Inc.	101089	i11936	Thermal Receipt Paper 06/25	\$ 535.00
TEM Systems, Inc.	101098	i12073	Subscription Renewal 06/25	\$ 5,235.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tower Compactor Rentals, LLC	101069	Rental-25-13244	Trash Compactor 06/25	\$ 333.90
Weiser Security Services, Inc	101075	1215855	Guard Weekly Billing 05/16/25-05/22/25	\$ 2,696.55
Weiser Security Services, Inc	101075	1216972	Guard Weekly Billing 05/23/25-05/29/25	\$ 2,883.20
Weiser Security Services, Inc	101090	1217792	Guard Weekly Billing 05/30/25-06/05/25	\$ 2,709.86
Weiser Security Services, Inc	101099	1218601	Guard Weekly Billing 06/06/25-06/12/25	<u>\$ 2,709.12</u>
Report Total				<u>\$ 191,384.58</u>