



Rizzetta & Company

Paseo Community Development District

Board of Supervisors' Meeting February 25, 2026

**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

February 18, 2026

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, February 25, 2026 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
 1. Review of February 10, 2026 Report Tab 1
 - B. Landscape Liaison
 - C. Condo Assoc. Liaison
 - D. Master Assoc. Liaison
 - E. Chairman
 - F. District Engineer Tab 2
 1. Consideration of Proposals for Storm Drain Structure Cleaning Tab 3
 - a. Champion Plumbing Sewer & Drain
 - b. PottsCo Industrial Services
 - c. Pro-Vac Sludge Services
 - d. Shenandoah
 - G. District Counsel
 - H. District Manager (under separate cover)
- 4. BUSINESS ITEMS**
 - A. Consideration of Pinnacle Landscapes Proposals Tab 4
 1. Drench for 120 Foxtails Showing Deficiency
 2. Drench for 345 All Foxtails
 - B. Consideration of Passarella & Associates Proposal for GIS Updates Tab 5
 - C. Consideration of Proposals for Pressure Cleaning of Roadway Curbs/Gutters and Pavers Tab 6
 1. Fresh Finish Pressure Washing
 2. Gorilla Kleen
 3. Premier Pressure Cleaning
 4. ProClean Pressure Cleaning
 5. Rolling Suds Power Washing

- D. Discussion Regarding Property Line Staking and Potential
Workshop with the Condo Association Tab 7
- 5. **BUSINESS ADMINISTRATION**
- A. Consideration of the Minutes of the Board of Supervisors'
Meeting held on January 28, 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



February 10, 2026
Rizzetta & Company
Spencer Gonzales— Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

EXECUTIVE SUMMARY

- Overall site conditions throughout Penzance, Paseo Grand, Bibiana, Provenza, and associated roundabouts show widespread turf chlorosis, necrosis, weed pressure, and repeated irrigation-related stress. Numerous areas contain declining or dead shrubs requiring removal or replacement.
- Multiple volunteer species remain present throughout shrub beds and require hand removal. Turf encroachment, edging deficiencies, and weak bed definition continue to recur across the inspection area.
- Several trees show structural or pathological concerns, including bottle palms with internal decay and palms requiring monitoring for lethal bronzing. Irrigation issues are suspected across multiple zones, contributing to both desiccation and chlorotic turf patterns.
- Many issues can be addressed through routine maintenance (weeding, edging, pruning, volunteer removal, debris cleanup). Turf and shrub mortality, missing plant material, and tree failures may require proposals depending on scope.

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. Remove missed seed pods within range in the western portion of Penzance. Near Bibiana | 3. Remove debris beneath triple Phoenix roebelenii on Penzance by Tulio. |
| 2. Remove palm volunteer growth from shrubbery in the western portion of Penzance. Near Bibiana. | 4. Address dying turf surrounding the storm drain at the Penzance main entrance. (Pic 4>) |
| | 5. Address dollarweed and poor edging near Light Pole 3. |



Zone 1



6. Remove grass growing in asphalt cracks near Light Pole 4.
7. Correct turf encroachment into the landscape bed near Light Pole 7.
8. Address aggressive pruning of Copperleaf, remove holly volunteer, and treat weed pressure near Light Pole 10. (Pic 8)



9. Remove volunteer holly growth from the beds near Light Pole 12.
10. Provide proposal to replace Hawaiian Ti near Light Pole 13. (Pic 10>)
11. Continue monitoring herbicide efficacy on palm sprouts volunteer near Light Pole 14 and throughout the community.

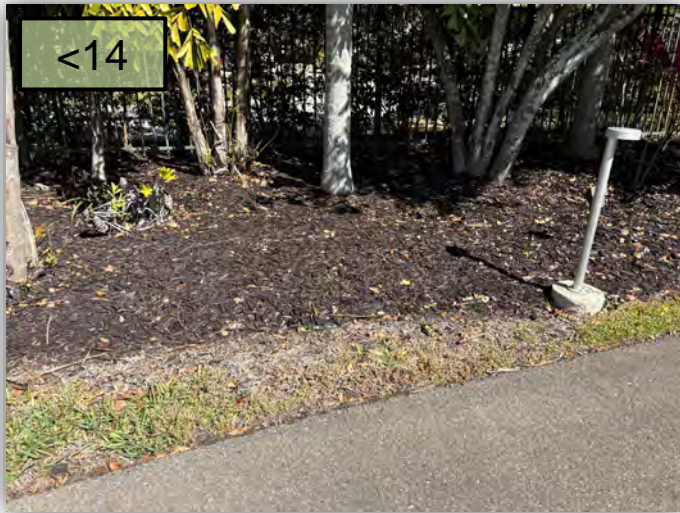
12. Correct turf encroachment into the landscape bed near Light Pole 16. (Pic 12)



13. Remove palm sprout emerging through Mexican petunia near Light Pole 20.
14. Remove and replace dead turf suspected of overspray damage near Light Pole 24. (Pic 14>)
15. Diagnose yellowing turf at pathway curve near Light Pole 31.
16. Investigate possible irrigation malfunction near Light Pole 32. x2. (Pic 16>)
17. Continue monitoring previously treated overspray area near Light Pole 38.
18. Address yellow turf near Light Pole 41.



Zone 1



21. Address yellowing turf and ant mound near Light Pole 62.

22. Address chlorotic and struggling shrubs near Light Pole 65.

23. Diagnose walkway-emanating turf yellowing between Light Poles 76 and 86. (Pic 23)



24. Remove weeds and sprouts from landscape bed near Light Pole 79.

25. Address struggling plant material near Light Pole 88.

26. Remove volunteer growth inside Mexican petunia and firebush, and any other near Light Pole 89.



19. Remove fallen bottle palm exhibiting internal decay near Light Pole 45. (Pic 19)



20. Remove dead Firebush near Light Pole 48. (Pic 20>)



Zone 1

27. Treat ant mounds near Light Pole 81.

28. Monitor bottle palm with chlorosis, necrosis, and hollow trunk in the eastern Penzance portion. (Pic 28)



29. Address exposed wiring between Light Poles 29 and 30.

30. Repair irrigation leak causing oversaturation near Light Pole 20.

31. Improve bed definition and address struggling Firebush and necrotic ixora in the main entrance center median.



32. Address struggling turf along the walkway on the west side of the main lake.

33. Address turf hotspot near Light Pole 71.

34. Address struggling shrubs at the northwest gazebo. (Pic 34)



35. Address large turf chlorosis near Light Pole 79. (Pic 35)



36. Address yellow turf near Light Pole 82.

37. Monitor Foxtail palms around the lake perimeter for lethal bronzing.

38. Address turf hotspots at the southwest gazebo.

39. Provide proposal for missing Green Island Ficus at the southwest gazebo.

40. Address expanded turf yellowing near Light Pole 91. (Pic 40>)



Zone 1

41. Address brown turf zone in southeast lake corner.

42. Address turf desiccation/possible brown spot near Light Pole 94.

43. Consider replacement of undersized Green Island Ficus in the southeast lake Gazebo. (Pic 43)



44. Correct soft edging and turf encroachment at the southeast gazebo.

45. Address turf hotspot in front of the southeast gazebo.

46. Treat ant mound beneath Green Island Ficus south of the southeast gazebo.



47. Address struggling Shady Lady near Light Pole 99.

48. Monitor frost damage near Light Pole 99.

49. Address dried turf at the east/southeast roundabout near Light Pole 101. (Pic 49)



50. Address turf hotspot near Light Pole 102 at the stop sign. (Pic 50)



Zone 2

1. Investigate desiccated turf at Tulio Way following irrigation and sod repair. Near Light Pole 188.

2. Address yellowing turf near Light Pole 172.

3. Trim Mexican petunia near Light Pole 171 in Bibiana. (Pic 3)



4. Remove regrowth from stumps in the Mexican petunias near Light Pole 164.

5. Continue monitoring previously damaged turf near Light Pole 167.

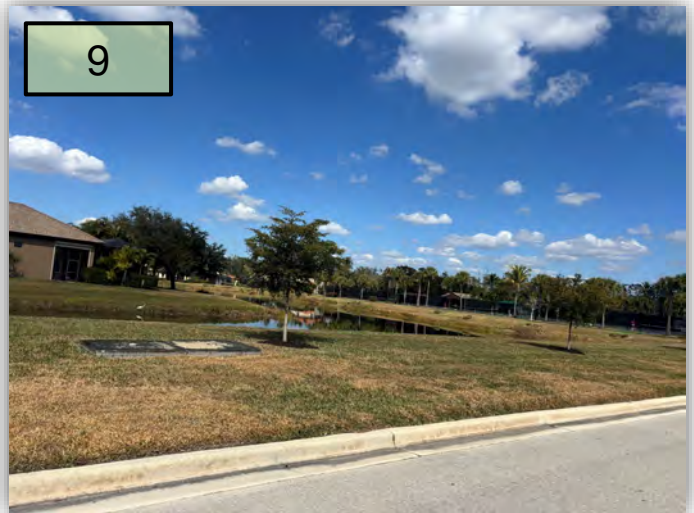
6. Address large turf desiccation area near Light Pole 159. (Pic 6)



7. Address large turf desiccation area near Light Pole 135.

8. Address significant turf desiccation at the Provenza Court intersection.

9. Address yellowing turf north of Provenza along Bibiana. (Pic 9)



10. Address yellowing turf at Bibiana and Paseo Grand corner.

11. Address expanding dying turf between Foxtail palms near Light Pole 226.

12. Address worsening turf necrosis under mahogany near Light Pole 223. (Pic 12)



Zone 3

1. Address yellowing turf near Light Poles 14 and 15 on Palma. (Pic 1)



2. Noting improved turf condition near at the Javiera intersection has improved post irrigation repair. Great work. (Pic 2)



3. Address yellow or dead turf behind shady ladies on Javier Way. (Pic 3>).
4. Remove plastic bands and staking materials from trees near Light Pole 28.



Zone 4

1. Monitor cutback of cold-damaged plants at Sarita roundabout. (Pic 1)



8. Address turf damage at the Felisa Court roundabout. (Pic 8)



2. Trim Pygmy Date Palm at the front of Sarita Court entrance.
3. Remove weeds from the Mercado entrance bed.
4. Address struggling Mexican petunia at Mercado roundabout.
5. Remove compromised Pygmy Date Palm at the Provenza entrance. (Pic 5)



9. Address struggling turf and mower tracks at the Felisa Court roundabout.
10. Address struggling Crotons behind the Provenza monuments.

6. Address struggling Crotons at the Provenza entrance.
7. Prune jasmine and remove necrotic ixora at the Provenza entrance.



Zone 5

1. Address cold-damaged shrubs along Paseo Grand Drive.
2. Address struggling Copperleaf near Light Pole 315.
3. Remove flax lily volunteer near Light Pole 315.
4. Correct bed encroachment from Mexican petunia near Light Pole 316. (Pic 4)
8. Remove Podocarpus volunteer from Firebush south of bridge.
9. Trim branch obstructing walkway south of the bridge.



5. Remove weeds growing through Firebush along Paseo Grand Drive.
6. Treat mealybug infestation on Crotons at the bridge area.
7. Treat mealybug-affected Crotons near the Adelio entrance. (Pic 7)
10. Address desiccated turf and plant material beneath Bismarckia near Light Pole 327.
11. Address turf desiccation between Podocarpus and Clusia near Light Pole 362.
12. Monitor cold damage and dry conditions at the Paseo Drive roundabout.



Zone 6

1. Monitor cold damage around the Dario entrance.
2. Treat weeds near Medjool palms at Dario entrance. (Pic 2>)
3. Remove palm sprouts and address cold damage at Adelio.



Zone 7

1. Address slight turf chlorosis at the Hildago roundabout.
2. Monitor cold damage on Petra Crotons at the Esteban west roundabout. (Pic 2)



3. Remove palm sprouts at the Esteban entrance.
4. Address poor condition of Mexican petunias at the Esteban entrance.
5. Remove volunteer growth within trinnette at the Esteban east roundabout. (Pic 5)



6. Address yellow turf and weeds at the Macario Court roundabout. (Pic 6>)
7. Investigate water accumulation at the Macario Court roundabout.



Zone 8

1. Address yellow or dry turf at the Renata Court roundabout tip. (Pic 1>)
2. Continue monitoring frost damaged plant material in the Renata roundabout. (Pic 2>)
3. Address cold-damaged Crotons in the Falisto roundabout. (Pic 3)



Tab 2

MEMORANDUM

TO:	Paseo Community Development District ("CDD") ("District")	FROM:	Frank Savage
COMPANY:	Rizzetta and Company ("District Management")	DATE:	February 17, 2026
COPY TO:	Kari Hardwick, Belinda Blanton	PROJECT NUMBER:	22168
RE:	Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – February 25, 2026		

For the Paseo CDD BOS meeting scheduled for February 25, 2026, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Lake bank remediation: At the most recent BOS meeting, BAI staff was authorized to solicit proposals for lake bank remediation of Lakes 6, 10, 13 and 14 within the boundary of the District. Accordingly, BAI staff has generated a bid exhibit depicting the current erosion conditions for those lakes, along with restoration details and notes. The bid exhibits are enclosed herein for reference. This information has been provided to at least five qualified contractors and proposals are anticipated to be furnished prior to the BOS meeting. 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: At the most recent BOS meeting, BAI staff requested for Doug Tarn to provide guidance and recommendations regarding the perimeter berm and swale deficiencies identified throughout the District. The prior information was reviewed, and it is recommended the remediation be broken into two phases, with the first phase spanning the portion of the property adjacent to the preserve east of Paseo Drive. Accordingly, a BAI field representative collected additional topography of the anticipated first phase on or around February 12, 2026, so that cross-sections of the existing conditions can be prepared. These data will be utilized, along with other information previously collected, in creation of a Phase 1 bid set, which can be used to obtain proposals for completion of this work. Updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting.
- In addition to those items outlined above herein, BAI staff has investigated and/or 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.
 - Drainage structure cleaning proposals;
 - Phase 2 condominium restoration fluid spill identification;
 - Analysis of drainage design and document review related to the future pickle ball courts.

LAKE BANK RESTORATION EXHIBIT
FOR

PASEO

PART OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 25 EAST
FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS	PROJECT DATUM
11980 PASEO GRANDE BLVD. FORT MYERS, FL 33912	STATE PLANE FLORIDA WEST ZONE (NAD 1983 (NSRS2007) NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

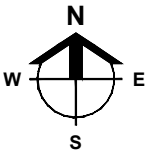
PROJECT ENGINEER	PROJECT MANAGEMENT
CARL A. BARRACO, P.E.	FRANK SAVAGE
DESIGN ENGINEER	PROJECT SURVEYOR
-	-
LEAD DESIGN TECHNICIAN	SITE PLANNING
BRYCE ROCHA	-
DESIGN STAFF	LAND PLANNING
-	-
QUALITY CONTROL	RECORD DRAWINGS
DOUG TARN	-

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

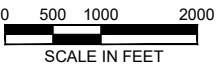
ALL DIMENSIONS ARE IN FEET.



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

ENGINEER OF RECORDS SIGNATURE AND SEAL APPLY TO THE FOLLOWING PLAN SHEETS, EXCLUDING ANY SUPPLEMENTS:

SHEET	DESCRIPTION	XREF	DRAWING NAME
1.0	COVER SHEET AND LOCATION MAP	C	22168A01.DWG
2.0-2.2	LAKE BANK MAINTENANCE EXHIBIT	A,C	22168A02.DWG
3.0	TYPICAL LAKE SECTIONS	-	22168A06.DWG

SUPPLEMENTS:

SHEET	DESCRIPTION
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CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	BASE LINEWORK PLAN & PROFILE	22168A00.DWG
B	SURVEY LINEWORK	22168S00.DWG
C	AERIAL PHOTOGRAPH	PASEO_AERIAL.JPEG

PLAN STATUS

BID EXHIBIT
2026-02-11

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33901
PHONE (239) 461-3170
OFFICE LOCATIONS:
FORT MYERS | PANAMA CITY BEACH
FLORIDA BUSINESS REGISTRATIONS
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PASEO
COMMUNITY
DEVELOPMENT
DISTRICT
9530 MARKETPLACE ROAD
SUITE 206
FORT MYERS, FL 33912
PHONE (239) 936-0913
FAX (239) 936-1815

PROJECT DESCRIPTION

PASEO C.D.D.
LAKE BANK
MAINTENANCE
PART OF SECTIONS 9 & 10
TOWNSHIP 45 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
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INTENSITIES OR DENSITIES MAY
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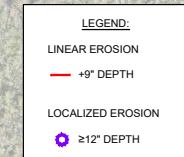
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PLOT BY	BRYCE ROCHA

CROSS REFERENCED DRAWINGS
MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

PLAN STATUS
BID EXHIBIT 2026-02-11

COVER SHEET AND LOCATION MAP	
PROJECT / FILE NO.	SHEET NUMBER
22168	1.0



LAKE BANK EROSION			
LAKE NO.	MORE THAN 9"	MORE THAN 12" DEPTH	LAKE LENGTH (L.F.)
6	697	-	1055
10	222	1	977
13	544	-	1312
14	153	-	2668
TOTAL	1616	1	6012

1. THE INTENT OF THIS EXHIBIT IS TO SUMMARIZE AND DISPLAY THE EXISTING EROSION CONDITIONS OVER THOSE SURFACE WATER MANAGEMENT LAKES WITHIN THE PASEO CDD BOUNDARY, WHILE IDENTIFYING THE PARTY RESPONSIBLE FOR REMEDIATION OF THE IDENTIFIED CONDITIONS. THE INFORMATION PRESENTED IN THIS EXHIBIT IS PROVIDED FOR DISCUSSION PURPOSES ONLY AND IS NOT INTENDED TO BE BINDING IN ANY WAY.
2. THE EROSION CONDITIONS IDENTIFIED HEREIN ARE BASED ON FIELD INSPECTIONS OCCURRING NOVEMBER 07, 2025, AND MAY NOT REPRESENT ALL CURRENT CONDITIONS. IT IS RECOMMENDED THE CONDITIONS ARE VERIFIED, AND UPDATED AS NECESSARY, DURING DRY SEASON AND PRIOR TO COMMENCEMENT OF REMEDIATION ACTIVITIES IN THOSE IMPACTED AREAS.
3. THOSE LOCATIONS NOTED HEREIN AS LINEAR EROSION ARE GENERALLY IDENTIFIED AS "CDD RESPONSIBILITY", AS LINEAR EROSION TYPICALLY DOES NOT OCCUR FROM LOCALIZED UPSTREAM SOURCES. CIRCUMSTANCES WHERE LINEAR EROSION EXISTS AND IS BELIEVED TO BE THE RESULT OF UPSTREAM IMPACTS BY OTHERS CAN BE IDENTIFIED ON A CASE-BY-CASE BASIS, AS APPLICABLE.

PREPARED FOR

PASEO
COMMUNITY
DEVELOPMENT
DISTRICT

PHONE (239) 936-0913
FAX (239) 936-1815

PROJECT DESCRIPTION

PASEO C.D.D.

LAKE BANK MAINTENANCE

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PLOT BY	BRYCE ROCHA

CROSS REFERENCED DRAWINGS

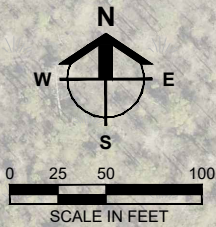
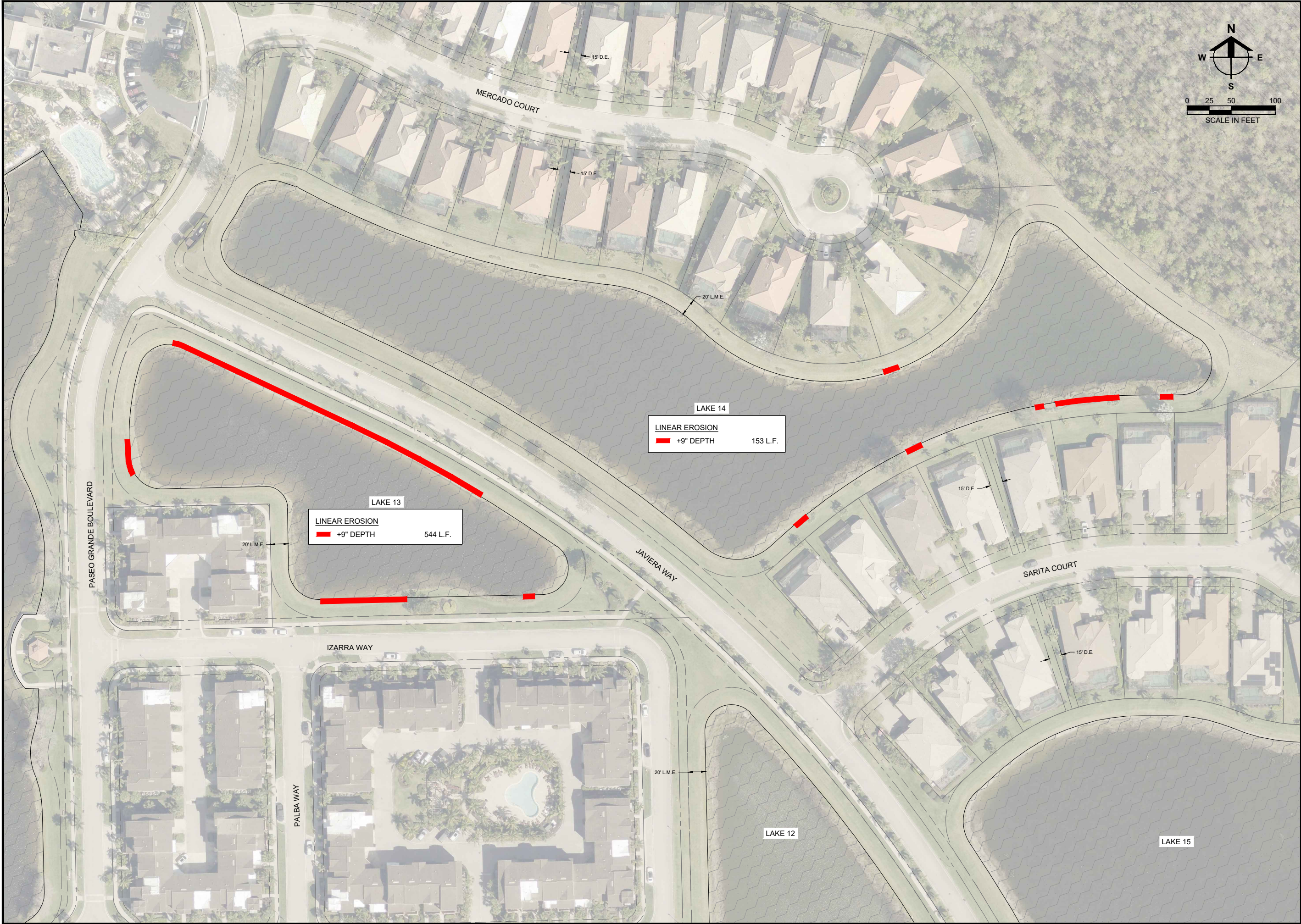
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PLAN STATUS

BID EXHIBIT
2026-02-11

LAKE BANK EROSION MAINTENANCE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22168	2.0



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33901
PHONE (239) 461-1370
OFFICE LOCATIONS:
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ENGINEERING 7995 - SURVEYING LB-6940

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PROJECT DESCRIPTION
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LAKE BANK
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PLOT BY BRYCE ROCHA

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	

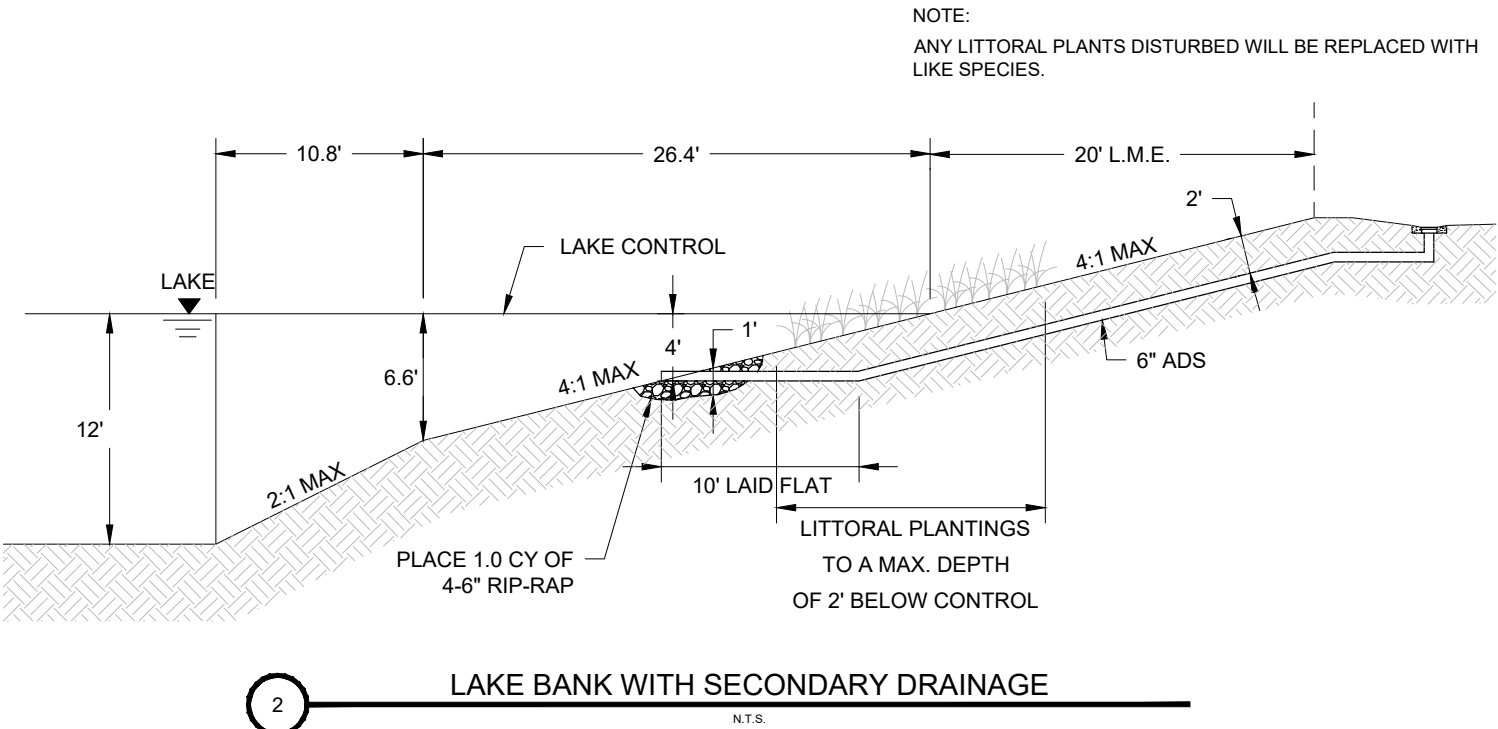
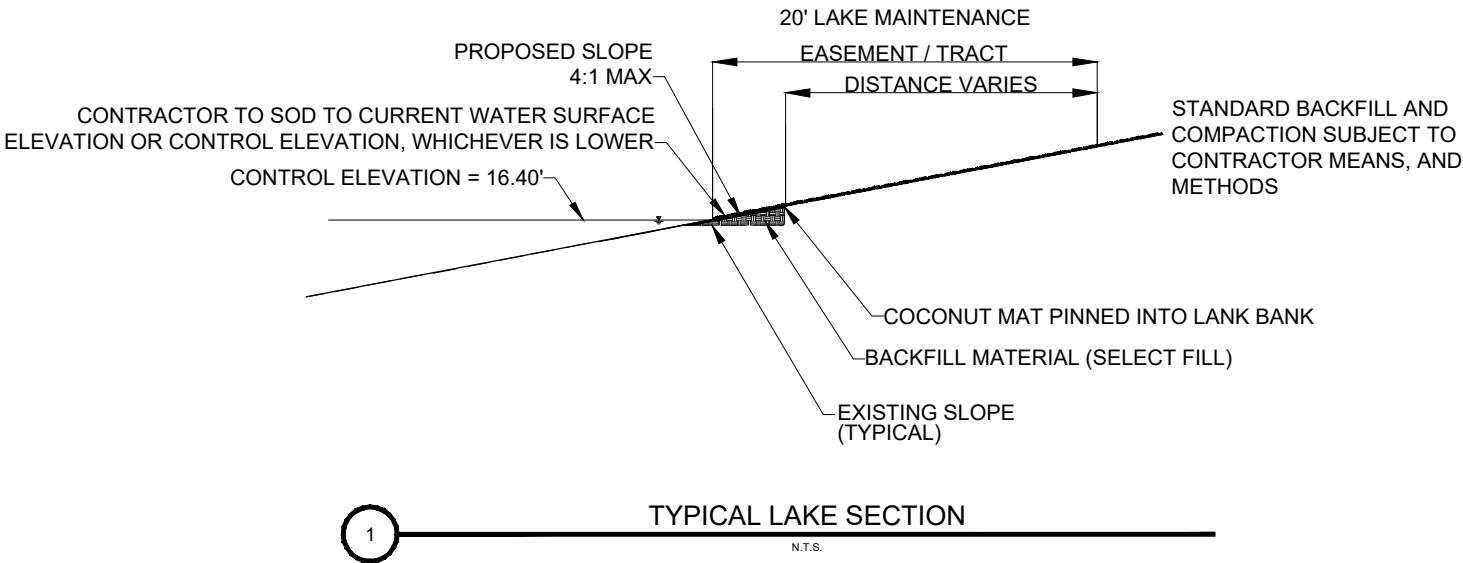
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2026-02-11

**LAKE BANK EROSION
MAINTENANCE
EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
22168	2.2

NOTES:

1. BACKFILL MATERIAL SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO THE PLACEMENT OF THE PROPOSED COCONUT MAT UNLESS EMBANKMENT QUALITY CONTROL METHOD IS SELECTED BY THE OWNER.
2. ANY LITTORAL PLANTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SPECIES.
3. ANY AREAS DISTURBED DURING THE CONSTRUCTION ACTIVITIES SHALL BE RE-GRADED AND RE-SODDED WITH THE SAME SPECIES.
4. CONTRACTOR TO UTILIZE AREAS IDENTIFIED AS “DRAINAGE EASEMENTS” D.E. AND OR LAKE MAINTENANCE EASEMENTS (L.M.E.) IN THIS EXHIBIT FOR ACCESS TO AND FROM LAKE AREAS DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO LAKE BANKS AND CONSTRUCTION ACCESS AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER'S REPRESENTATIVE TO PROTECT OR TEMPORARILY REMOVE ANY IRRIGATION WITHIN THE WORK AREAS.
6. ALL EROSION EQUAL TO OR GREATER THAN 9-INCHES VERTICAL OR STEEPER THAN 3.5' HORIZONTAL TO 1' VERTICAL SHALL BE REPAIRED PER THE CROSS SECTIONS PROVIDED.
7. CONTRACTOR SHALL IN-HAUL SELECT FILL FOR BACKFILL MATERIAL AS NEEDED TO OBTAIN LINES AND GRADES REQUIRED.



PASEO

COMMUNITY
DEVELOPMENT
DISTRICT

9530 MARKETPLACE ROAD
SUITE 206
FORT MYERS, FL 33912

PHONE (239) 936-0913
FAX (239) 936-1815

PROJECT DESCRIPTION

PASEO C.D.D.

LAKE BANK
MAINTENANCE

PART OF SECTIONS 9 & 10
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FILE NAME: 22168LB06.DWG

LOCATION: J:\22168\DWG\LAKE BANK\BID\

PLOT DATE: THU, 2-12-2026 - 3:05 PM

PLOT BY: BRYCE ROCHA

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

BID EXHIBIT
2026-02-11

TYPICAL
LAKE
SECTIONS

PROJECT / FILE NO.

22168

SHEET NUMBER

3.0

Tab 3



Champion Plumbing Sewer & Drain, LLC

11611 Paseo Grande Blvd
Fort Myers, FL 33912

ESTIMATE	#165
TOTAL	\$150,000.00

CONTACT US

11391 Shirley Ln
North Fort Myers, FL 33917

(239) 257-2249
championplumbing1@yahoo.com

ESTIMATE

Services	qty	unit price	amount
Stormwater Services - VacTruck	1.0	\$150,000.00	\$150,000.00
<p>Project Description:</p> <p>-Based on the provided Excel spreadsheet and site data, approximately 140 drainage / stormwater structures within the community have been identified as requiring sediment removal due to accumulated debris. Some drains may require additional flex hose in order to reach and remove sediment.</p> <p>-Bring in additional truck and trailer with flex hose to reach drains that are more that 15ft from the road.</p> <p>Scope of Work:</p> <p>-Champion Plumbing Sewer & Drain LLC will provide labor, equipment, and materials necessary to perform sediment clean-out services on the identified structures, including:</p> <p>-Mobilization of vacuum truck and support equipment</p> <p>-Removal of sediment, debris, and accumulated material from each structure</p> <p>-Proper containment and disposal of removed material in accordance with local and environmental regulations</p> <p>-Visual inspection of each structure following clean-out to confirm removal</p> <p>-Documentation of completed structures (per spreadsheet or daily logs)</p> <p>Estimated Quantity:</p> <p>-Approximately 140 structures (as outlined in the provided Excel spreadsheet).</p> <p>Project Duration:</p> <p>-Estimated 2-4 weeks to complete</p> <p>-Work performed during standard business hours:</p> <p>Monday – Friday, 8-hour workdays</p> <p>Assumptions:</p> <p>-Structures are accessible and free of obstructions (parked vehicles, locked grates, landscaping, etc.)</p> <p>-No structural repairs, pipe replacements, or emergency bypass pumping included unless separately authorized</p> <p>-Sediment conditions are consistent with observations noted in the spreadsheet</p> <p>-Weather delays may affect production schedule</p> <p>Exclusions:</p> <p>-Structural repairs or rehabilitation</p> <p>-Pipe lining or replacement</p> <p>-Traffic control unless specifically requested</p> <p>-Restoration beyond normal surface cleanup</p> <p>Notes:</p> <p>-Actual production rates may vary depending on sediment depth, access conditions, and weather</p> <p>-Additional services or unforeseen conditions will be documented and submitted for approval prior to proceeding</p>			
	1.0	\$0.00	\$0.00

This is an estimate, and price is subject to change. Any work requested outside of the above-mentioned scope of work and any unforeseen issues will require a change-order approved by an owner or authorized signee.

Champion Plumbing is not responsible for any concrete, asphalt, pavers walls, sod, landscaping, sprinklers, water lines, reclaimed water lines, sewer lines, gas lines, communications (internet, cable tv, fiber), re-circulation lines, filtration lines, or any other utility lines, walkways, driveways, and/or any other structural damage to the property.

Please note: After the system is cleaned, Champion Plumbing cannot guarantee that the ground will procreate rainwater during heavy and long down pours due to the fact that the ground cannot handle large volumes of water. Also, if there are roots in the lines and basins it will affect the ground handling large volumes of water.

PAYMENT TERMS: A 50% deposit is required prior to commencement of work to secure scheduling, equipment, and materials. Balance is due in full upon completion. Credit Card payment is subject to an additional fee.

Services subtotal: \$150,000.00

Subtotal	\$150,000.00
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Total	\$150,000.00
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QUOTE

BARRACO & ASSOCIATES, INC

Date
Jan 21, 2026

Quote Number
6535

PottsCo Industrial Services,
LLC
2972 W US Highway 27
CLEWISTON FL 33440
UNITED STATES

Description	Quantity	Unit Price	Amount USD
PASEO DRAINAGE CLEANING - SUPPLY VAC TRUCK AND ALL NECESSARY LABOR TO CLEAN OUT 138 STRUCTURES (CATCH BASINS) AROUND THE PASEO CDD AND DISPOSE OF ALL DEBRIS AT LANDFILL. THIS PRICE INCLUDES ALL LABOR, EQUIPMENT AND DUMPS FEES TO COMPLETE TASK.	1.00	31,000.50	31,000.50
Subtotal			31,000.50
TOTAL TAX			0.00
TOTAL USD			31,000.50

Terms

PAYMENT DUE UPON COMPLETION AND INSPECTION OF THE JOB.



Phone 239-672-0085
Email Driller5866@aol.com
Address Remit to POBox 193 Labelle FL 33975

Proposal

Storm Drain Cleaning

Date:1/20/2026

Proposal#12026

Proposed Date For Service: To Be Determined

Customer Name: Paseo CDD

C/O: Barraco And Associates, Inc

Project Name: Paseo Drainage Structures Cleaning

Job Site Location: Paseo Grande Blvd, Ft Myers FL 33912

Service To be Provided: Mobilize 3600 gallon vacuum truck to site. Remove grate tops from 138 storm drains throughout the community. Vacuum Any and All sludge and debris until drains are clean using high pressure wash if needed. Reinstall heavy grate tops after totally clean. Overflow of water in our truck tank will be flowed back into onsite pond and or lakes. Haul away and dispose of Debris, Sludge, Clean our truck tank after disposal. All Mobilization, Labor, Fuel Fees, Disposal Fees Are Inclusive.

Total Cost \$49,800.00

Net 20 days Payment After Completion

Thank You For The Opportunity To Provide Our Services

Prepared By A Alan Rivera Sr

PROPOSAL: P46306

DATE: January 06, 2026

SUBMITTED TO: Barraco and Associates, Inc.

STREET: 2271 McGregor Blvd. Suite 100

CITY, STATE & ZIP: Fort Myers, FL 33901

ATTENTION: Rachel Wright

PHONE: (239) 461-3170

EMAIL: rachelw@barraco.net

JOB NAME: Paseo CDD

We propose to furnish a crew and all necessary equipment to clean and desilt 138 drainage structures as indicated on punch list at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment	(at \$2,700.00 Per Day)	14 day(s)	\$37,800.00
Support Truck	(at \$405.00 Per Day)	14 day(s)	\$5,670.00
Disposal Fee (Includes travel)	(at \$330.00 Per Truck Load)	14 truck load(s)	\$4,620.00
Environmental Fee	(at \$40.00 Per Day)	14 day(s)	\$560.00
Fuel Surcharge (Vac & Support Equip.)	(at \$90.00 Per Day)	14 day(s)	\$1,260.00
ESTIMATED TOTAL:			\$49,910.00

NOTE: One-way travel time applies to all hourly vehicles, with a four-hour minimum. We will remove loose debris from structures only; pipes are not included. If we find contaminated liquids or soils (like oil or fuel), the customer must test and approve them for disposal, and extra costs will apply. We are not responsible for any issues due to pre-existing conditions, installation, or design.

PAYMENT: This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

MATERIALS AND WORKMANSHIP: All materials will meet the specified standards, and all work will be done professionally according to industry practices.

ESTIMATE AND CONDITIONS: The price is based on current conditions and may change if there are unforeseen issues that could not be seen during Shenandoah's field visit or scope changes. The estimate is for guidance only; final costs depend on actual work and conditions. Shenandoah General Construction, LLC may adjust the estimate, as necessary.

EXCLUSIONS: Engineering, permits, testing, and bonds are not included in the pricing unless specifically noted.

INSURANCE: The owner is responsible for carrying necessary insurance, such as fire and tornado. Our workers are fully insured under Workman's Compensation.

WAIVER OF CLAIMS: Both parties waive all tort claims against each other and limit any claims to breach of contract only.

SURCHARGES AND FEES: An Environmental Surcharge of \$30 will be added to all invoices to cover proper waste disposal and environmental compliance. Fuel surcharges are as follows: CCTV Truck \$60/day, Vac Truck \$90/day, Combo Vac & CCTV Truck \$120/day, and Vac & Support Truck \$90/day.

TRAVEL TIME AND CANCELLATIONS: Same-day job cancellations may be subject to an \$800.00 cancellation fee.

2530 Highland Ave
239-356-8963



Fort Myers, FL 33916
shenandoahus.com

SIGNATURE: DANIEL KILGORE

SHENANDOAH GENERAL CONSTRUCTION, LLC
DANIEL KILGORE

TITLE
Estimator

DATE
01/06/2026

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

DATE: _____

COMPANY NAME: _____

REPRESENTATIVE: _____

TITLE: _____

Tab 4

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Office@Pinnaclelandscapes.com

Date	Estimate #
2/6/2026	5313

Description	Qty	Cost	Total
Drench 120 Foxtail Palms showing deficiency to address the apparent Potassium, pH and Micronutrient requirements of Foxtail Palms, we are recommending an application of Potassium plus Micronutrient.			
Cost to apply a supplemental fertilizer to 120 Foxtail palms showing deficiency	120	53.00	6,360.00
Come visit us at www.Pinnaclelandscapes.com!!	Total		\$6,360.00

Customer Signature

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
2/6/2026	5314

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

Description	Qty	Cost	Total
Drench 345 Foxtail Palms to address the apparent Potassium, pH and Micronutrient requirements of Foxtail Palms, we are recommending an application of Potassium plus Micronutrient. Cost to apply a supplemental fertilizer to 345 Foxtail palms	345	53.00	18,285.00
Come visit us at www.Pinnaclelandscapes.com!!	Total		\$18,285.00

Customer Signature _____

Tab 5

PROFESSIONAL SERVICES AGREEMENT

SECTION 1 – GENERAL

THIS IS AN AGREEMENT made as of _____, 2026, between **Paseo Community Development District** (“CLIENT”) and **Passarella & Associates, Inc.** (“CONSULTANT”).

This Agreement is for GIS Services for the Paseo CDD (“Project”) located in Lee County, Florida.

CLIENT and CONSULTANT in consideration of their mutual covenants herein agree in respect of the performance or furnishing of professional ecological services (“Services”) by CONSULTANT with respect to the Project and the payment for those services by CLIENT as set forth below.

CLIENT and CONSULTANT each is hereby bound and the partners, successors, executors, administrators, assigns and legal representatives of CLIENT and CONSULTANT are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, assigns and legal representatives of such other party, in respect to all covenants, agreements, and obligations of this Agreement.

SECTION 2 – SCOPE OF SERVICES

Execution of this Agreement by CONSULTANT and CLIENT constitutes CLIENT’S written authorization to CONSULTANT to proceed on the date first above written with the Services described in Exhibit A, (“Scope of Services”) and in the other exhibits listed below. This Agreement will become effective on the date first above written.

SECTION 3 – COMPENSATION

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled “Scope of Services,” the CLIENT shall compensate the CONSULTANT as provided in Exhibit B.

For Reimbursable Expenses, in addition to payments provided for CONSULTANT and CONSULTANT’S Sub-Consultants, CLIENT shall pay CONSULTANT for reimbursable expenses incurred by CONSULTANT as set forth in Exhibit B.

Invoices for CONSULTANT’S services, Sub-Consultants, and Reimbursable Expenses will be prepared in accordance with CONSULTANT’S standard invoicing practices and will be submitted to CLIENT by CONSULTANT at least monthly. The amount billed for these services will be calculated on the basis set forth in Exhibit B. Invoices are due and payable on receipt.

If CLIENT fails to make any payment due to CONSULTANT for services and expenses within thirty days after receipt of CONSULTANT’S invoice, CONSULTANT may, after giving seven day’s written notice to CLIENT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses and charges. In the event of a disputed or contested billing, only that portion so contested may be withheld from payment, and the undisputed portion will be paid.

If either the CLIENT or CONSULTANT terminates this Agreement, CONSULTANT will be paid for all services performed or furnished in accordance with this Agreement by CONSULTANT through the date of termination on the basis specified in Exhibit B including any costs reasonably incurred by CONSULTANT that are directly attributable to the termination. CONSULTANT will be paid for the charges of CONSULTANT’S Sub-Consultants employed to perform or furnish services to the extent such

services have been performed or furnished in accordance with this Agreement through the effective date of the termination. CONSULTANT also will be paid for all unpaid Reimbursable Expenses.

SECTION 4 – STANDARD OF PERFORMANCE

The standard of care for all professional consulting and related services furnished by CONSULTANT under this Agreement will be the care and skill ordinarily used by members of the CONSULTANT's profession practicing under the same or similar circumstances at the same time and in the same locality. CONSULTANT makes no warranties, expressed or implied, under this Agreement or otherwise, in conjunction with CONSULTANT's services.

SECTION 5 – LIMITATION OF LIABILITY

CONSULTANT's total liability to CLIENT for any loss or damage, including but not limited to special and consequential damages arising out of or in conjunction with the performance of services or any other cause, including CONSULTANT's professional negligent acts, errors, or omissions, shall not exceed the CONSULTANT's compensation, and CLIENT hereby releases and holds harmless CONSULTANT from any liability above such amount.

SECTION 6 – COUNTERPARTS

This Agreement may be executed in counterparts, each of which may be an original, but all of which together shall constitute one and the same agreement. Any counterpart may be delivered by facsimile transmission or by electronic communication in portable document format (.pdf) and the Parties agree that their electronically transmitted signatures shall have the same effect as manually transmitted signatures.

SECTION 7 – EXHIBITS

This Agreement is subject to the provisions of the following Exhibits (if checked) which are attached to and made a part of this Agreement:

- | | |
|------------|---|
| Exhibit A. | <input checked="" type="checkbox"/> "Scope of Services" |
| Exhibit B. | <input checked="" type="checkbox"/> "Compensation" |
| Exhibit C. | <input checked="" type="checkbox"/> "Consultant's Hourly Rate Schedule" |
| Exhibit D. | <input checked="" type="checkbox"/> "Reimbursables" |

IN WITNESS WHEREOF, the parties warrant and represent that they are authorized to enter into this Agreement for Professional Services. CLIENT hereby authorizes the performance of the services in Exhibit A and agrees to pay the charges resulting therefrom as identified in Exhibit B. As CLIENT or CLIENT's legal representative, I have read, understand, and agree to the business terms and conditions contained herein including the CONSULTANT's Limited Liability printed on Page 1 of this Agreement.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

CLIENT:

Paseo Community Development District

Signature
By: _____
Name Typed or Printed
Title: _____

Address for giving notices:

Paseo Community Development District
c/o Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
Phone: (239) 936-0913
Fax: () -

Attest: _____
Signature

(IF CORPORATION, AFFIX CORPORATE SEAL)

OR

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who is personally known to me or who has produced _____ as identification.

Notary Public
Name typed, printed or stamped

(Seal)

CONSULTANT:

Passarella & Associates, Inc.

Signature
By: Kenneth C. Passarella
Name Typed or Printed
Title: President

Address for giving notices:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
Phone: (239) 274-0067
Fax: (239) 274-0069

EXHIBIT A

Exhibit A consisting of two (2) pages referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2026.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:

CLIENT _____

CONSULTANT _____

SCOPE OF SERVICES

<u>Task</u>	<u>Description</u>
1.0	2026 GIS Services
1.1	Consultant will update GIS database and data layers and create an enhanced ESRI Web Experience application for Paseo Community Development District. Data layers include: LEEPA Parcel Data <ul style="list-style-type: none">• Parcel ID Number• Parcel Owner• Owner's Address• Site Address• Mailing Address• Approximate Acreage• Hyperlink to County Property Appraiser's website (where available)• Ownership Category (update latest parcel sales from County) Streetlights <ul style="list-style-type: none">• Location (new locations provided by Client)• ID Number (update ID numbers per Client)• Hyperlink (Lighting Design Plan) Dog Waste Stations <ul style="list-style-type: none">• Location (new locations provided by Client)• ID Number (provided by Client) Fountain Panel <ul style="list-style-type: none">• Location (provided by Client)• ID Number (provided by Client)

Task**Description**

Lake Bank Maintenance

- Location
- Type
- Completion Date
- Size
- Hyperlink to Maps/Reports (provided by Client where available)

Drainage Pipes (Maps/Inspection Reports to be provided by Client)

- Location
- Type
- Size
- ID Number (where available)
- Hyperlink to Inspection Reports (where available)

Drainage Structures (Maps/Inspection Reports to be provided by Client)

- Type
- ID Number (where available)
- Hyperlink to Inspection Reports (where available)

Labels

- Condo Buildings/Quadplex (provided by Client)
- Drainage Structures
- Pump Stations
- Lift Stations
- Well Locations
- Streetlights
- Manholes
- Stop Signs
- Fountains
- Lakes
- Lot Numbers
- LEEPA Address

Miscellaneous

- Create new toolbar location and functionality (per Client)
 - Create Fixed Viewing Panel for PDF printing (per Client)
-

EXHIBIT B

Exhibit B consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2026.

Initial:

CLIENT _____

CONSULTANT _____

COMPENSATION

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services," the CLIENT shall compensate the CONSULTANT as follows:

Task	Description	Fee Type	Amount
1.0	2026 GIS Services	T&M	\$8,500.00
Total:			\$8,500.00

Fee Type Definition:

Time and Materials (T & M): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's hourly rate schedule in effect at the time the services are rendered. The current hourly rate schedule is included as Exhibit C of this Professional Services Agreement. CONSULTANT shall provide CLIENT with CONSULTANT's annual increases to the current standard billing rate 30 days prior to incurring costs under any rate increases.

EXHIBIT C

Exhibit C consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2026.

Initial:

CLIENT _____

CONSULTANT _____

CONSULTANT'S HOURLY RATE SCHEDULE

Senior Design III	\$210.00/hr.
Senior Design II	\$190.00/hr.
Senior Design I	\$170.00/hr.
Design Tech III	\$150.00/hr.
Design Tech II	\$135.00/hr.
Design Tech I	\$115.00/hr.
Reimbursable Expenses	Cost

EXHIBIT D

Exhibit D consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2026.

Initial:

CLIENT _____

CONSULTANT _____

CONSULTANT'S REIMBURSABLES

Bond (line dwg. with no aerials or other graphics)	\$10.00 (24x36); \$20.00 (36x48); \$25.00 (36x62) Other sizes – \$1.67 per square foot *Mounted Billed at Cost
Aerial Photos	\$30.00 (24x36); \$60.00 (36x48); \$75.00 (36x62) Other sizes - \$5.00 per square foot *Mounted Billed at Cost
Color Photos	\$2.75 (8x11); \$3.00 (8x14); \$3.50 (11x17)
Xerox	\$0.15 (8x11); \$0.25 (8x14); \$0.35 (11x17)
Courier	Billed at Cost
FedEx/Overnight Delivery	Billed at Cost

Tab 6

PRESSURE WASHING BID COMPARISON

	Amount	Over/Under Budget	(\$37,058)
Fresh Finish	\$39,450.00	\$2,392.00	
Gorilla Kleen	\$63,420.00	\$26,362.00	
Premier	\$24,000.00	(\$13,058.00)	
*ProClean	\$39,933.00	\$2,875.00	
Rolling Suds	\$59,946.87	\$22,888.87	

*2025 Vendor



ESTIMATE

E1829

Estimate Date: Jan 29, 2026

Expiry Date: Jul 30, 2026

FROM:

Fresh Finish Pressure Washing

License: 2102486

1751 Maple Avenue

Fort Myers, FL, 33901

Email: sean@freshfinishpressurewashing.com

Phone: (239) 980-2221

TO:

Paseo Cdd

Attn: Kari Hardwick

Paseo Drive

Fort Myers, FL, 33912

Phone: (239) 989-0299

JOB LOCATION:

Paseo Cdd

Paseo Drive

Fort Myers, FL, 33912

Phone: (239) 989-0299

JOB:

#	Services	Qty	Price	Discount	Total
1	Pressure Washing of Paseo CDD Flat work (see desc.)	1.00	\$39,450.00	\$0.00	\$39,450.00

Pressure washing of Paseo CDD curbs, gutters, sidewalks, pavers, crosswalks, roundabouts, gazebos, maintenance area, and lift station driveways as specified.

This scope of work includes professional pressure washing of designated Paseo CDD roadway and pedestrian infrastructure. Services include cleaning of all roadway curbs and gutters, sidewalks, curb cut-out parking areas, community entrance and exit pavers, roundabout pavers and curbs, paver crosswalks, and cul-de-sac roundabout curbing.

Additionally, cleaning will be performed on four gazebos, curb ramps located within the public right-of-way that connect crosswalks to non-CDD owned sidewalks, the CDD maintenance building parking area, and driveways leading into three lift stations. (The lift station located near the sports courts is excluded from this scope.)

All surfaces will be cleaned using appropriate pressure washing methods to remove dirt, organic growth, and surface buildup while maintaining the integrity of the materials and surrounding areas.

Subtotal \$39,450.00

Grand Total (\$) \$39,450.00

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!

Gorilla Kleen LLC
P.O. Box 25427
Sarasota, FL 34277



Estimate

Date	Invoice #
	31602

Billing Inquiries (941) 952-1000

Bill To

Rizzetta & Company
11611 Paseo Grande Blvd
Fort Myers, FL 33912

Service Location

11611 Paseo Grande Blvd
Fort Myers, FL 33912

Quantity	Description	Price	Amount
	Commercial Services - All CDD sidewalks cleaned including the curb ramps that fall within the Right of Way and connect crosswalks to Non-CDD owned sidewalks.(Marked in red on the attached map) We are not cleaning sidewalks that are considered part of the condo association. *		
	Commercial Services - All Curbs and Gutters cleaned throughout the community, including landscape curbing, roundabout curbs, cul-de-sac roundabout curbs (Marked in Blue on the attached map) *		
	Commercial Services - All Pavers cleaned including the Community Entrance and Exit, cut out parking areas, four Gazebos, paver crosswalks and two roundabouts. *		
	Commercial Services - All concrete cleaned at 3 of the four lift stations (The one near the sports courts is not included) plus the maintenance parking area. *		
	Commercial Services - Grand total for all items listed on this quote.	63,420.00	63,420.00
	Please note: The cleaning will not remove oil stains, the cleaning will remove mold, mildew and		

Payment is due 30 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT
SUBTOTAL
TAX
TOTAL
PAYMENTS
BALANCE

Thank you for your business

Gorilla Kleen LLC
P.O. Box 25427
Sarasota, FL 34277



Estimate

Date	Invoice #
	31602

Billing Inquiries (941) 952-1000

Bill To

Rizzetta & Company
11611 Paseo Grande Blvd
Fort Myers, FL 33912

Service Location

11611 Paseo Grande Blvd
Fort Myers, FL 33912

Quantity	Description	Price	Amount
	<p>dirt, however the cleaning will not remove stains due to irrigation or water run off. If the concrete has greyed due to aging it may still look grey.</p> <p>The project will take approximately 20 to 28 days to complete. This work would be done Monday through Friday. (No weekends)</p> <p>All cars will need to be removed from the parking spaces where we are cleaning prior to service. We can make a detailed plan in advance to indicate which buildings need to have cars removed on given days. We will skip any spaces that have cars not removed.</p> <p>All products, equipment, labor and any associated cost are included in this quote.</p> <p>All vendors should be notified when entering through the gate not to park on the curbs (Tires on the curb)</p> <p>All employees are direct employees of Gorilla Kleen LLC and are not sub-contracted.</p> <p>**We can use water from the neighborhood Fire Hydrants as we will secure a legal water meter from the local municipality. (At our cost)</p> <p>**Please note: Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service and will change the associated cost.</p> <p>**An inspection by a designated representative of the property should be completed within 48</p>		

Payment is due 30 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT
SUBTOTAL
TAX
TOTAL
PAYMENTS
BALANCE

Thank you for your business

Gorilla Kleen LLC
P.O. Box 25427
Sarasota, FL 34277



Estimate

Date	Invoice #
	31602

Billing Inquiries (941) 952-1000

Bill To

Rizzetta & Company
11611 Paseo Grande Blvd
Fort Myers, FL 33912

Service Location

11611 Paseo Grande Blvd
Fort Myers, FL 33912

Quantity	Description	Price	Amount
	hours of the completion of work and any job-related issues must be reported in writing. **A deposit of 25% (\$15,855.00) is required, and must be received prior to the first day of service		

Payment is due 30 days from date of service.
Deposits and progress payments may be required on large volume jobs.

DISCOUNT	
SUBTOTAL	
TAX	
TOTAL	\$63,420.00
PAYMENTS	\$0.00
BALANCE	\$63,420.00

Thank you for your business

Premier Pressure Cleaning LLC

PO Box 61105
Ft. Myers, FL 33906
(239) 410-2923

PROPOSAL

Date	Proposal #
1/29/2026	4349

To:
Paseo CDD c/o Rizzetta & Co, Inc. 9530 Marketplace Road #206 Ft. Myers, FL 33912

Qty	Description	Cost	Total
	Pressure Clean roadway curbs and gutters, sidewalks, curb cut out parking areas, community entrance and exit pavers, roundabout pavers & curbs, paver crosswalks, the CDD maintenance building parking area, and driveways into three lift stations. (Including cul-de-sac round-about curbs, four gazebos, and curb ramps that fall within the Right of Way and connect crosswalks to non-CDD owned sidewalks. There are four lift stations on property, the one near the sports courts is not included.)	24,000.00	24,000.00

Signature _____ ... Date _____

Total	\$24,000.00
--------------	--------------------

Accept

Decline

Estimate

Date: Feb 11, 2026
No. 13098

ProClean

(941) 271-0542 Office
nate@procleaneverything.com



Presented To:

Paseo (Fort Myers)
Kari Hardwick
11611 Paseo Grande Boulevard
Fort Myers, FL 33912
239-936-0913 Ext. 0299 Business
khardwick@rizzetta.com

Date of Est.	Description of Service	Amount
Feb 11, 2026	(Paseo CDD Highlighted) Sidewalks/ Walkways Surface Cleaning & Algaecide Treatment	\$19,750.00
	(Paseo CDD Highlighted) Community Street Gutter/Curbing Surface Cleaning & Algaecide Treatment	\$7,575.00
	Entry Guard House Roof Soft-Wash (Preventative Algaecide Treatment Method)	\$100.00
	(2 Additional Community Street Gutters Both Sides) (NO Sidewalks): 54,074 ft Street Gutters (.18 per ft)	\$9,733.00
	Front Entrance Paver Surface Cleaning & Algaecide Treatment	\$1,875.00
	2 Paver Round About Surface Cleaning (Courtesy): Paseo Grand Blvd.	\$400.00
	Lift Stations Surface Cleaning	\$500.00

Total \$39,933.00

*ProClean is Not Liable for : Pre-existing Lanai Cage Frame Oxidized or Flaking Paint and/or Brittle Oxidized Screens including Pre-existing Screen Damage.

*ProClean is Not Liable for Pre-existing exterior Home conditions, Discoloring of Organic Pigment Paints, Drywall Exterior Ceilings, Improper Seals on Doors/Windows, Exterior Electric outlets or Non Exterior Rated Furniture and or Personal Items within Lanai.

*ProClean is Not Liable for affected Plants during a Roof Soft-Wash application, or organic pigment painted or oxidized gutter discoloration

*ProClean is Not Liable for Any Pre-existing Concrete/Paver issues.

*Let our Technitions know if any of these are Present Prior to us Beginning the Job. We take Pride in our Work and Care for your Home.



ESTIMATE

Rolling Suds Power Washing Naples & Ft. Myers
3673 Exchange Ave #4 Naples FL 34104
Sales Representative - Brett Swistak
(239) 510-9490

Estimate #
Date
Total

2228-1
Wed Feb 11, 2026
\$59,946.87

Prepared For:

Paseo CDD Paseo CDD
Paseo
Fort Myers, Florida 33912
(239) 936-0913
khardwick@rizzetta.com

Service Location:

Paseo CDD
Paseo
Fort Myers, Florida 33912
(239) 936-0913

Description	QTY	Price	Amount
Street Gutters Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your surfaces using our powerful but safe cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed.	95624.00	\$0.08	\$7,649.92
Sidewalks *Includes sidewalks, curb cut out parking area pavers, crosswalk pavers, maintenance building parking area, lift station driveways, community entrance pavers, roundabout pavers, four gazebo area pavers, and round-a-bout pavers, and numerous curb ramps specified on GIS* Our expert cleaning service will carefully remove any mold, mildew, algae, and dirt from your sidewalks and entryways using our powerful but safe surface cleaning solution. Once we're done, we'll rinse your surfaces with water, leaving them looking and feeling refreshed.	239908.00	\$0.08	\$19,192.64
Parking Lot Curbs This covers cleaning all island curbs, maintenance area curbs, and D-curbs removing mold, mildew and dirt and rinsing to leave a clean finish!	56109.00	\$0.59	\$33,104.31

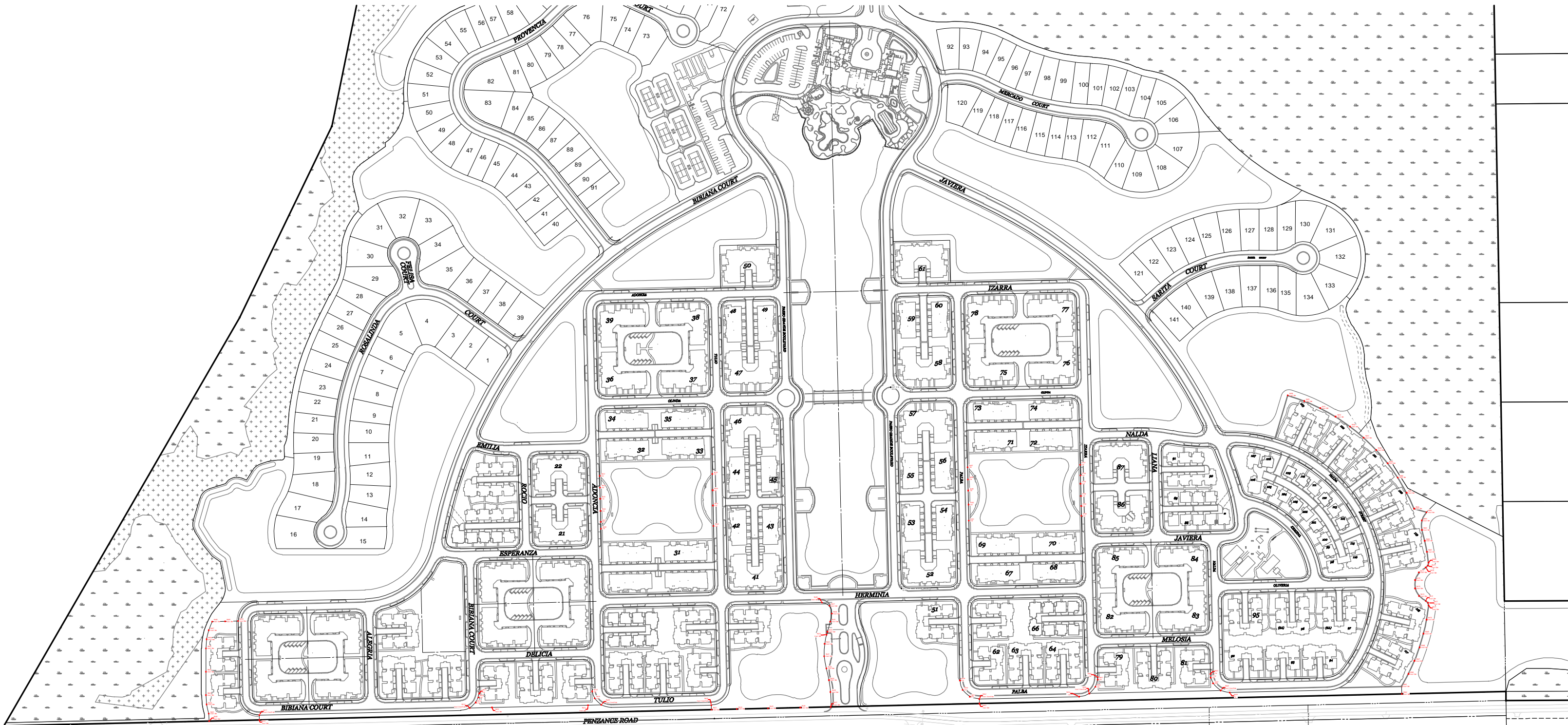
Residential Terms Please understand that we run a tight schedule, cushions, planters, lamps, electronics, towels, rugs, and all personal artifacts need to be brought inside prior to commencement of work. Rolling Suds Power Washing Naples Fort Myers assumes no responsibility for any of these items. If on site workers need to spend time moving around furniture and putting away personal artifacts a \$250 charge will be applied to the final invoice. Rolling Suds Power Washing Naples Fort Myers is not responsible for any leaks due to faulty seals on doors or windows nor any pre-existing damages. Please disclose these areas prior to commencement of work. We assume no liability for these conditions. Rolling Suds Power Washing Naples Fort Myers reserves the right to use any before and after photos of the property unless otherwise discussed.	1.00	\$0.00	\$0.00
		Sub total	\$59,946.87
		Total	\$59,946.87

Terms:
Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

Notes:

Thank you for your business

Tab 7

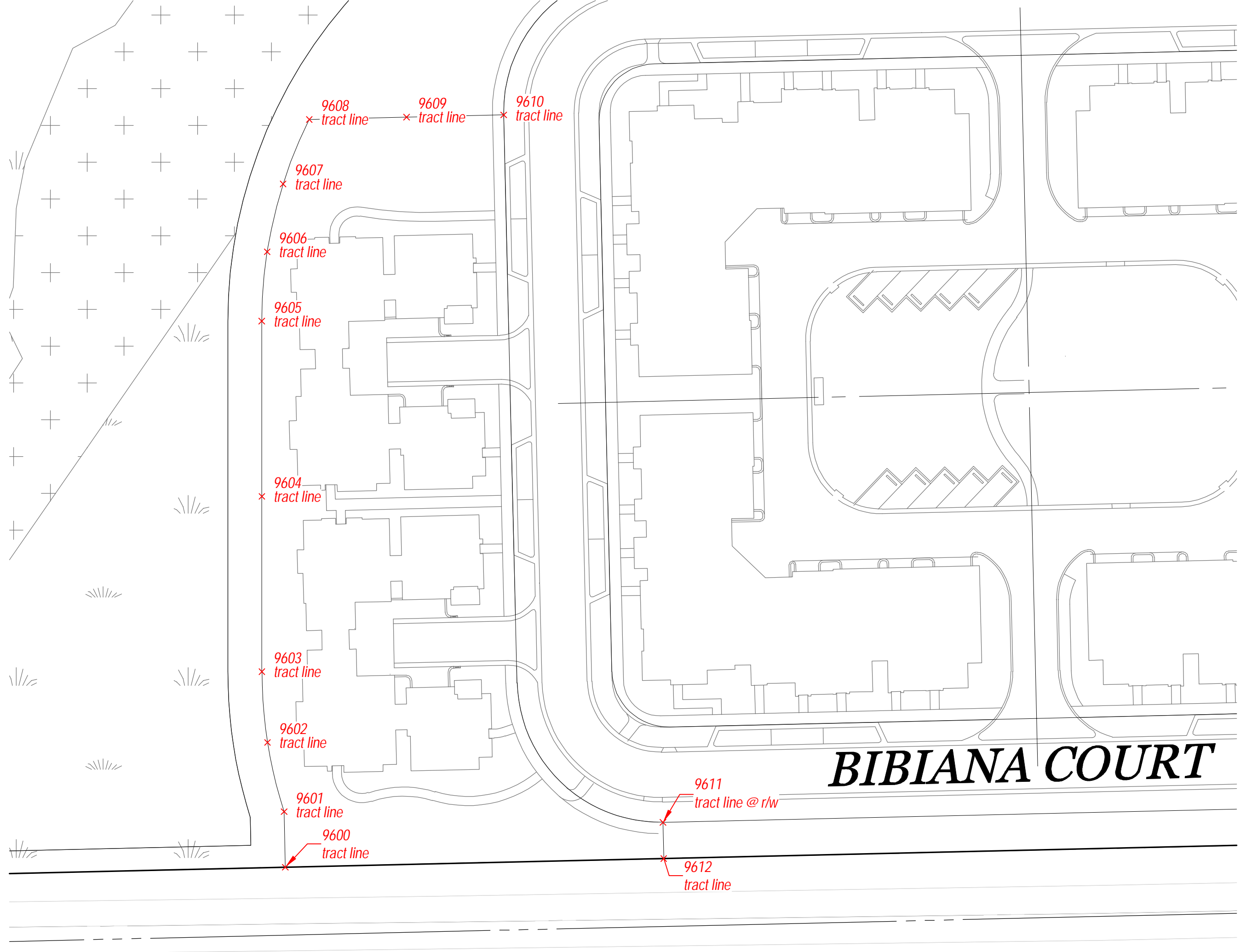


DATE: 01-23-2026

PASEO - #22051 (OUT OF SCOPE)

CDD LANDSCAPE OVERLAP AREAS

UPLOAD FOR GPS:
J:\22051\survey\UPLOADS\GPS\PASEO_GPS.txt < CONTROL + STAKEOUT POINTS



BIBIANA COURT

DELICIA

9614
tract line @ r/w

9617
r/w

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9615
r/w

9613
tract line

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r/w

9619
r/w

9620
tract line @ r/w

9621
tract line

PENZANCE

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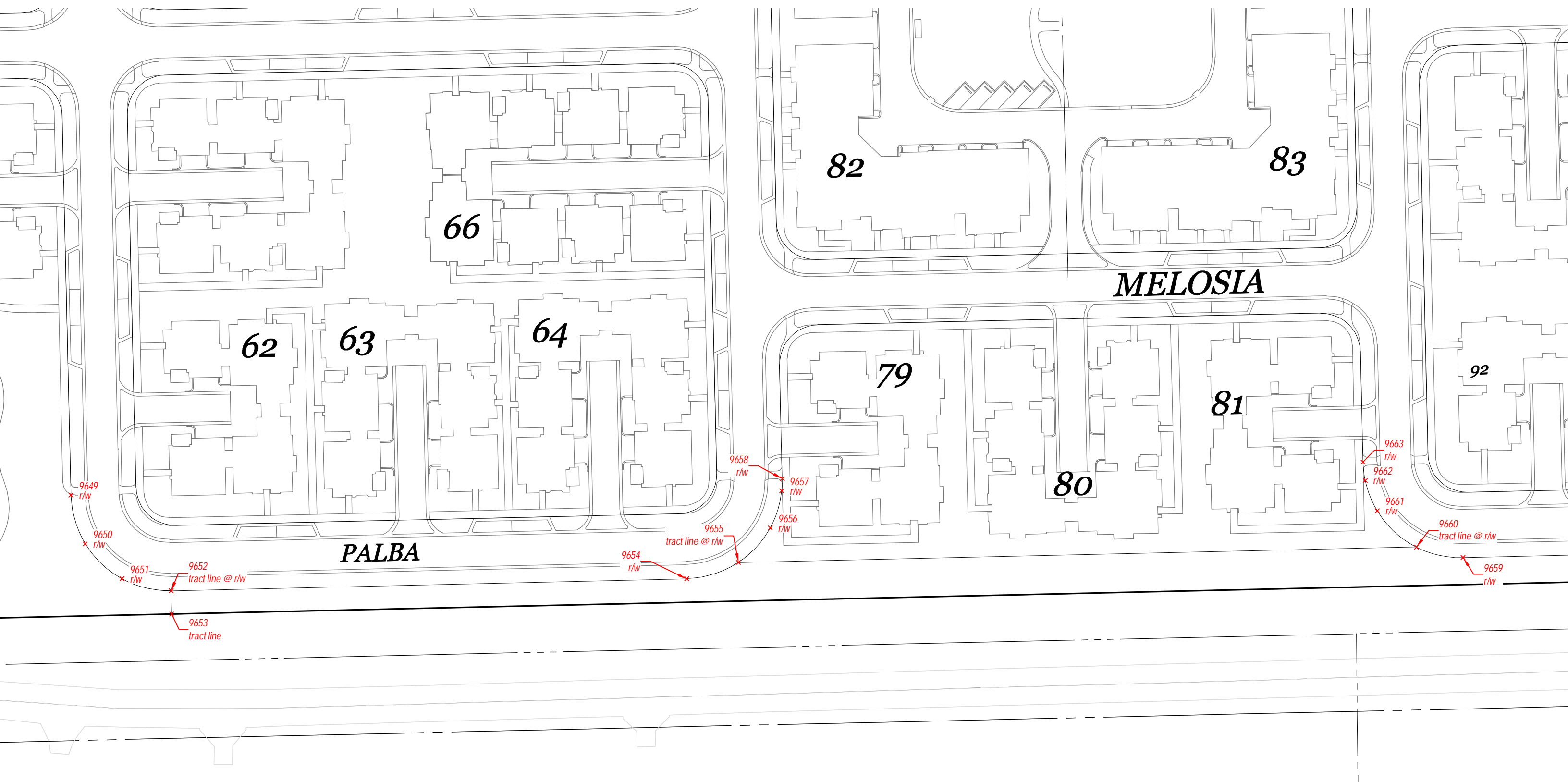
9625
× tract line

9624
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9622
tract line @ r/w

9623
× tract line

TULIO



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MELOSIA

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PALBA

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tract line

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9660
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44

ADONCIA

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PALBA

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9701
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IZARRA

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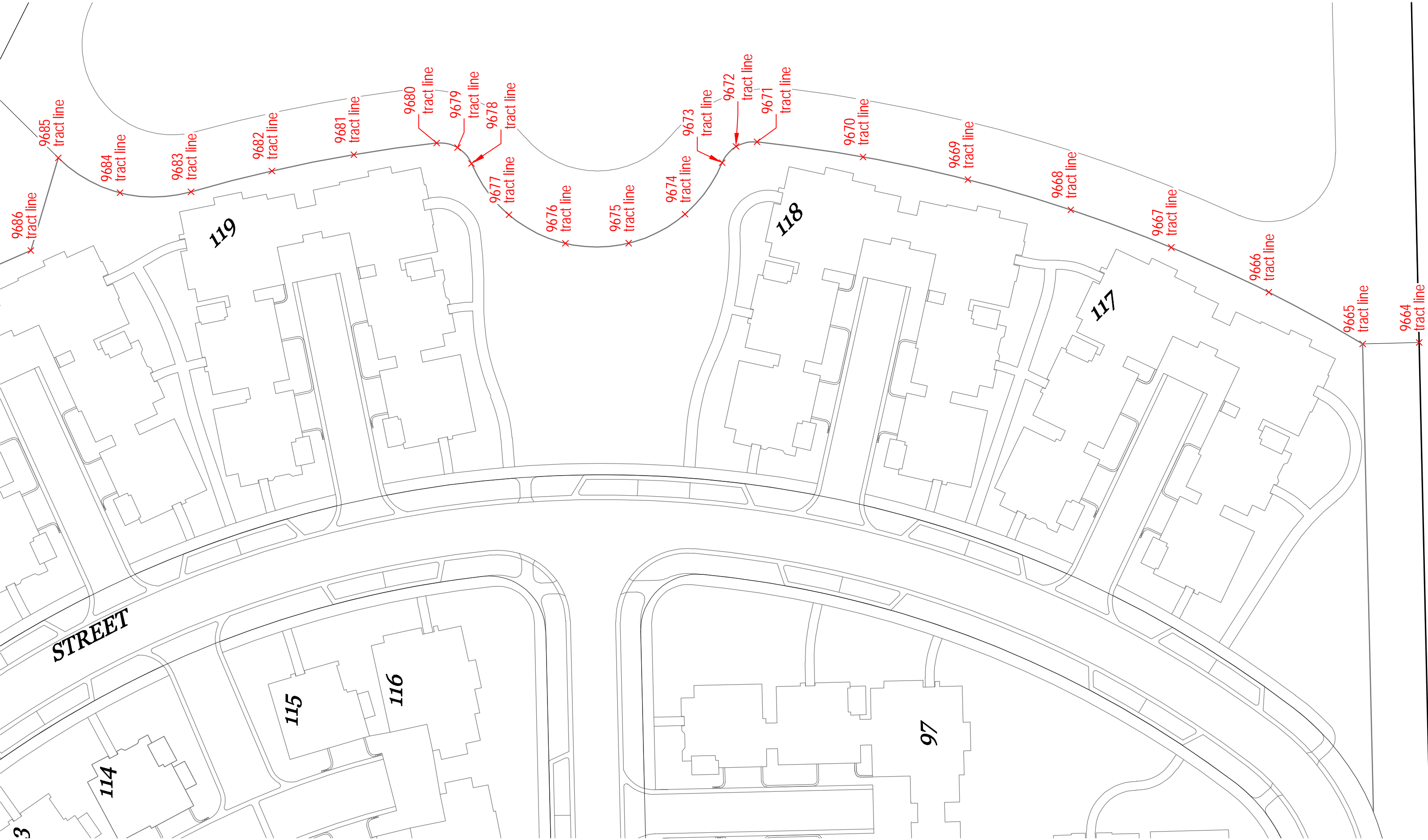
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STREET

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X tract line

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9681
X tract line

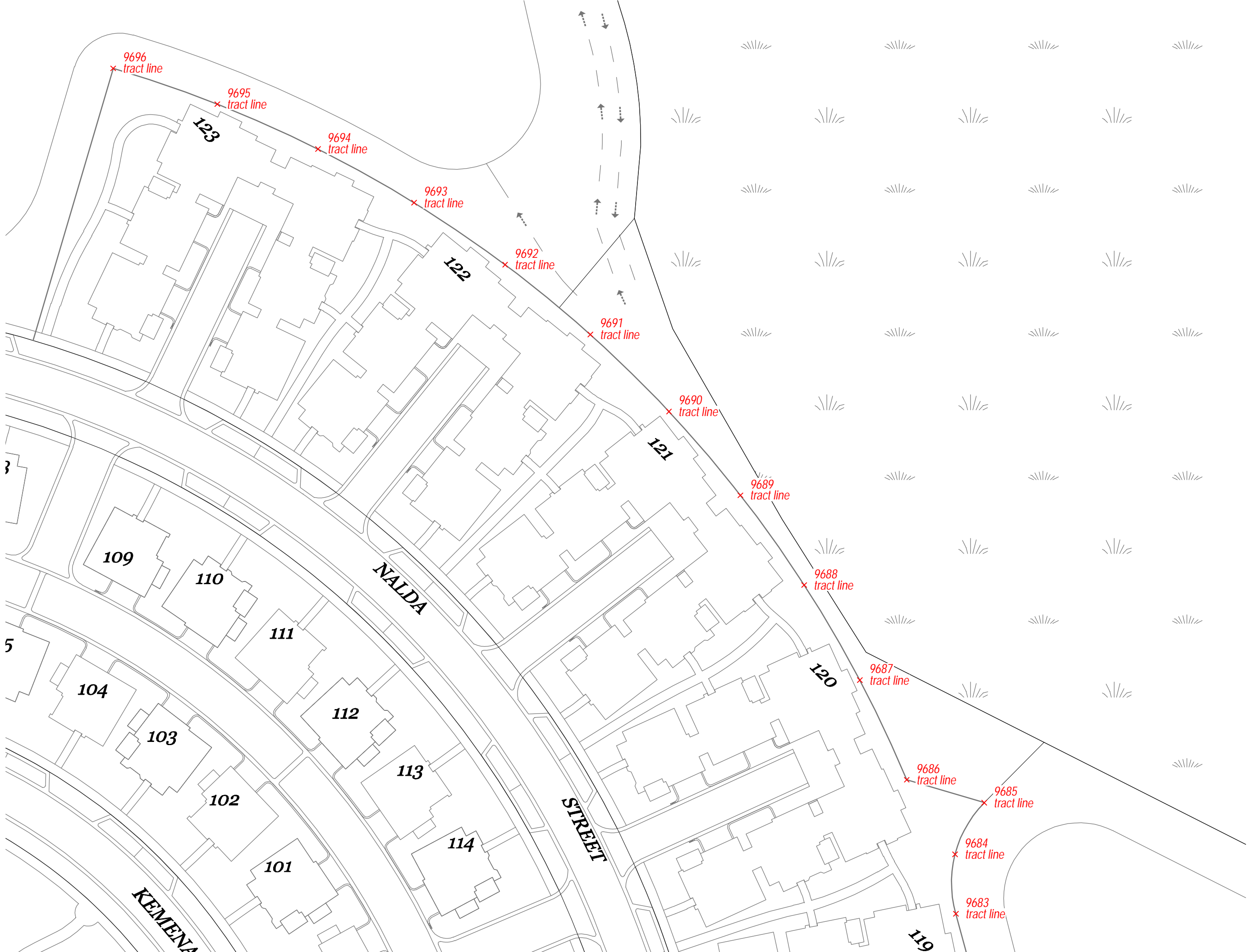
9682
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9685
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9684
X tract line

9683
X tract line

Tab 8

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 regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, January 28, 2026, 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

Also present were:

Belinda Blandon	Sr. District Manager, Rizzetta & Company, Inc.
Kari Hardwick	District Coordinator, Rizzetta & Company, Inc.
Karla Armstrong	District Counsel
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Spencer Gonzales	Landscape Inspection Services, Rizzetta & Company, Inc.
Frank Savage	Barraco & Associates, Inc. (via Teams)
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

Ms. Blandon opened the floor to public comment.

Mr. Craig addressed the Board regarding concerns related to Condo Association construction agreements.

Mr. Cirrone thanked the Board for staking of the landscape responsibility areas. He further expressed his concern related to Condo Association construction agreements.

Mr. Cabell asked to move into District Counsel's report in order to address the public comments received.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cabell advised of his understanding of the status of the Addendum to the Use Agreement as approved at the last meeting. Ms. Hardwick confirmed.

Ms. Johnson provided an extensive overview of the Addendum and follow up actions by Staff, advising that the Addendum to the Use Agreement with the Condo Association has not been executed by the Association.

Ms. Armstrong provided an update regarding the bicycle accident lawsuit. She discussed the Stock parcel with Board; after discussion, the Board directed Counsel to proceed with providing a maintenance agreement to the County for the District to continue to maintain the parcel.

Ms. Blandon advised that the District was put on notice regarding a slip and fall on sidewalk pavers; she advised that the fall actually occurred on a sidewalk owned by Condo Association.

B. Landscape Inspection Services

Mr. Gonzales provided an overview of the January 15, 2026 Landscape Inspection Report noting items needing attention and discussing his recommended process for replacing the Red Maple trees noted in the report.

Ms. Johnson reminded Pinnacle Landscape that grub treatment is coming due and asked that a proposal be submitted. Mr. Galeano confirmed that a proposal is being submitted.

The Board discussed the handout provided by a resident regarding the damage to the roundabouts caused by large trucks. They advised that proposals received last year were not feasible and so trail cams will be installed in hopes of catching those responsible.

C. Landscape Liaison

Ms. Johnson provided an overview of proposal executed since the last meeting and advised that monuments will be the next focus. She advised that proposals will be presented with options for full replacement of landscaping and for replacement of only problematic plants. Ms. Johnson provided an update on the Dario Way Shady Lady trees, advising that removal of the stakes and slight grinding of the exposed roots will begin soon, one tree at a time.

D. Condo Assoc. Liaison

Mr. Shimer was not present.

95 E. Master Assoc. Liaison

96 Ms. Johnson advised that she spoke with Mr. Otto of the Master Association
97 regarding the signage proposed by the Condo Association; Mr. Otto advised
98 that this item was tabled at the last meeting and is expected to be discussed
99 at the February meeting.

100
101 Ms. Johnson advised that she has been included and involved with the
102 emails related to the SFWMD permitting for Tract E1 development by the
103 Master Association; she advised that District Engineer, Carl Barraco, will
104 review the proposed drainage plans.

105
106 F. Chairman

107 Mr. Cabell advised that his report was emailed to the Board, he further
108 reported on the FL Class account, and he reviewed proposals executed
109 since the last meeting.

110
111 G. District Engineer

112 Mr. Savage apologized for not having a written report in the agenda
113 package. He advised that the staking of landscape areas between the CDD
114 and Condo Association is complete. The Board requested this item to be on
115 the February agenda for discussion. Mr. Savage reported on updates
116 related to the Tract E1 sale and development as well as the phase II Condo
117 Construction fluid spills on CDD roadways. Mr. Savage provided updates
118 related to ongoing projects: the storm drain structure inspection report is
119 contained within the agenda package and he sent the report out to obtain
120 bids, three companies responded with one being too high, the Board asked
121 that the proposals be included in the February agenda package, Ms.
122 Blandon inquired as to sediment thresholds, Mr. Savage advised that the
123 threshold is six inches and dependent upon pipe intrusion; he reviewed the
124 lake bank inspection report is contained within the agenda package, the
125 Board directed Mr. Savage to obtain proposals for remediation to lake banks
126 6, 10, 13, and 14; the berm inspection is being coordinated by Mr. Tarn, the
127 Board asked that Mr. Tarn provide a recommendation at the next meeting.

128
129 H. District Manager

130 Ms. Blandon provided an overview of the financials and advised that the
131 next meeting will be held on February 25, 2026, at 10:00 a.m. She advised
132 the Board that Mr. Denison is leaving Johnson Engineering and so Mr. Abe
133 Elizarraraz, Environmental Scientist, is taking over the responsibility, she
134 advised that they will be working with Ms. Jessica McPherson who is also
135 an Environmental Scientist. Ms. Blandon reviewed the Water Use Permit
136 issued by SFWMD and provided an overview of what is and what is not
137 permitted as per the permit requirements; she advised the Board that
138 irrigation water cannot be used for any other purpose other than intended
139 by the permit.

FOURTH ORDER OF BUSINESS

Consideration of Elite Painting and Design Proposal for Painting Monument Signs

Ms. Bandon provided an overview of the proposal received and asked if there were any questions. The Board directed Ms. Hardwick to select the color for painting the monuments.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the Elite Painting and Design Proposal for Monument Painting, Totaling \$4,490.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Curb King Proposals for Paver Repairs

Ms. Bandon advised that Curb King provided the proposals contained within the agenda package per their contract for Annual Inspections. She advised that Staff will conduct further reviews to outline hazards and will report back at the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of Southeast Spreading Proposal for Spring Mulch Application

Ms. Bandon provided an overview of the proposal 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 Approved the Southeast Spreading Proposal for Spring Mulch Application, Totaling \$20,904.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Updating of GIS

Ms. Hardwick reviewed the items to be considered for a proposal from Passarella & Associates for the 2026 GIS update. The Board asked that the storm drain structure inspection reports be included in the update.

EIGHTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on December 03, 2025

Ms. Bandon presented the minutes of the Board of Supervisors meeting held on December 03, 2025, and asked if there were any questions, comments, and/or changes. There were none.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on December 03, 2025, for the Paseo Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Months of October, November, and
December 2025**

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of October 1-31, 2025 total \$112,157.43, for the period of November 1-30, 2025 total \$179,209.06, and for the period of December 1-31, 2025 total \$135,902.76. She 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 Months of October 2025, totaling \$112,157.43, November 2025, totaling \$179,209.06, and December 2025 totaling \$135,902.76, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor requests.

Ms. Johnson asked that the roadway safety notice be distributed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board adjourned the meeting at 11:17 a.m., for the Paseo Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chair