

Forest Lake Community Development District



ADVANCED MEETING PACKAGE

REGULAR MEETING

DATE / TIME:

Thursday, September 11, 2025
1:30 P.M.

LOCATION:

Davenport City Hall
1 S Allapaha Ave.
Davenport, FL 33837



*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

**FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

**c/o Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746**



Board of Supervisors
Forest Lake Community Development District.

Dear Supervisors:

A Meeting of the Board of Supervisors of the Forest Lake Community Development District is scheduled for **Thursday, September 11, 2025, at 1:30 P.M.** at the **Davenport City Hall, 1 S Allapaha Ave., Davenport, FL 33837.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records



District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, September 11, 2025
Time: 1:30 P.M.
Location: Davenport City Hall
1 S Allapaha Ave.
Davenport, FL 33837

ZOOM: [LINK***](#)
MEETING ID: 834 3998 7247
PASSCODE: 616169
CALL IN: 1-305-224-1968
PHONE CONFERENCE ID: 8343 998 7247#
PHONE PASSCODE: 616169#
MUTE/UNMUTE: *6

Agenda

For the full agenda packet, please contact ForestLake@AnchorstoneMgt.com

I. Call to Order / Roll Call

II. Audience Comments – Agenda Items - (limited to 3 minutes per individual)

III. Administrative Items

A. Public Hearing on the FY 2025-2026 Operating Budget

❖ Open the Public Hearing

❖ Notice of Publication

[EXHIBIT 1](#)

❖ Presentation of the FY 2025-2026 Budget

[EXHIBIT 2](#)

❖ Public Comments

❖ Close the Public Hearing

B. Consideration for Adoption – Resolution 2025-24 Annual Appropriations Resolution & Adopting the FY 2025-2026 Budget

[EXHIBIT 3](#)

C. Consideration for Adoption – Resolution 2025-25, Providing for the Collection and the Enforcement of Special Assessments for the FY 2025-2026 Budget

[EXHIBIT 4](#)

IV. District Counsel – Kutak Rock

V. Vendor & Staff Updates

A. Discussion of Erosion Matter - Consideration of Proposal for Repair – Steadfast (to be distributed)

[EXHIBIT 5](#)

B. Discussion of RFQ for District Engineer

❖ Alliant Engineering

[EXHIBIT 6](#)

❖ Stantec Engineering

[EXHIBIT 7](#)

C. Consideration of Cooper Pools Proposal for Monthly Maintenance -
Total \$1,750 Monthly. Annual Savings of \$2,700

[EXHIBIT 8](#)

D. Discussion of Towing at Bus Stop Pickup Areas

VI. Business Items

A. Consideration for Ratification:

1. Resort Pools – Pool Motor - \$2,800

[EXHIBIT 9](#)

2. Termination of Resort Pools

[EXHIBIT 10](#)

3. One Month Agreement with Cooper Pools

[EXHIBIT 11](#)

4. Cooper Pools Impeller Repair

[EXHIBIT 12](#)

5. School Now - Website Provider

[EXHIBIT 13](#)

B. Consideration for Approval: The Minutes of the Board of Supervisors
Meeting Held on August 14, 2025

[EXHIBIT 14](#)

C. Consideration for Acceptance – The Unaudited Financial Statements
for the Time Period July 14, 2025 to July 30, 2025

[EXHIBIT 15](#)

D. Consideration for Approval – Cooper Pools – 30 Gallon Chemical Tank
- \$348.13

[EXHIBIT 16](#)

E. Consideration for Adoption Resolution 2025-26, Adopting the Annual
Meeting Schedule

[EXHIBIT 17](#)

F. Presentation & Discussion of Finalized Boltons Towing Agreement &
Towing in the Mornings at Bus Areas

[EXHIBIT 18](#)

G. Discussion of Old Bulleting Board Take Down in the Pool Area

H. Discussion of Fence Project

VII. Audience Comments – New Business – (limited to 3 minutes per individual)

VIII. Supervisors' Requests

IX. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



--- PUBLIC SALES / ACTIONS / SALES ---

FIRST INSERTION

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Forest Lake Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: September 11, 2025
 TIME: 1:30 P.M.
 LOCATION: Davenport City Hall
 1 S Allapaha Ave
 Davenport, FL 33837

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family	574	1	\$1,071.41

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

August 22, 2025

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-002831

PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. SUSANA PEREZ, et al., Defendants.

TO: Susana Perez
 1071 Sugarwood Street
 Davenport FL 33837
 Unknown Spouse of Susana Perez
 1071 Sugarwood Street
 Davenport FL 33837
 Unknown Party in Possession 1
 1071 Sugarwood Street
 Davenport FL 33837
 Unknown Party in Possession 2
 1071 Sugarwood Street
 Davenport FL 33837

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

Lot 75, FOREST LAKE PHASE 1, according to the plat thereof, recorded in Plat Book 183, Page 17, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days

from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this day of AUG 08, 2025.

Stacy M. Butterfield
 as Clerk of the Circuit Court of Polk County, Florida
 (SEAL) By: Ruthy Pacheco
 DEPUTY CLERK

Anthony R. Smith, Esquire,
 the Plaintiff's attorney,
 Tiffany & Bosco, P.A.,
 1201 S. Orlando Ave,
 Suite 430,
 Winter Park, FL 32789
 August 22, 29, 2025 25-01240K

FIRST INSERTION

NOTICE OF RULEMAKING FOR PARKING AND PARKING ENFORCEMENT BY SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Saddle Creek Preserve of Polk County Community Development District ("District") on **Tuesday, September 23, 2025, at 2:00 p.m., at the Hampton Inn Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida 33809.**

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt Rule No. SCP-R0005, the Amended and Restated Rules Relating to Parking and Parking Enforcement ("Policy"). The purpose and effect of the Policy is to provide for efficient District operations as provided for in Section 190.035, *Florida Statutes*. Specific legal authority for the Policy includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5), 190.012(2)(d), and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in Business Observer on August 15, 2025.

The public hearing will provide an opportunity for the public to address the Policy. A copy of the Policy and any material proposed to be incorporated by reference may be obtained by contacting the District Manager, Heath Beckett, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 ext. 536; Email: hbeckett@

vestapropertyservices.com ("District Manager's Office").

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker or telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least three (3) business days before the hearing by contacting the District Manager's Office. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's Office. Heath Beckett, District Manager
 Saddle Creek Preserve of Polk County Community Development District
 August 22, 2025 25-01230K

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Polk County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Anchor Stone Management, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.forestlakecd.org/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. 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), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager

25-01251K

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025CA002656A000BA AMERICAN BRIDGE DEVELOPMENT LLC, Plaintiff, vs.

JOSE J. CRESPO, deceased and all others claiming by through or under JOSE J. CRESPO, deceased, ANTONIA RODRIGUEZ and TROPICANA RESORT CONDOMINIUM ASSOCIATION, INC., Defendant,

TO: JOSE J. CRESPO, deceased and all others claiming by through or under JOSE J. CRESPO, deceased and ANTONIA RODRIGUEZ, and all others claiming by through or under ANTONIA RODRIGUEZ

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:

Unit 414 of Tropicana Resort, a Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4020, Page(s) 274, of the Public Records of Polk County, Florida, and any amendments thereto, together with its undivided share in the common elements, a/k/a 43420 Highway 27, Unit 414, Davenport, FL 33837.

has been filed against you and you are required to serve a copy of your written defenses, if any,

to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before September 17, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 11 day of August 2025.
 Stacy M. Butterfield
 Clerk of the Circuit Court
 (SEAL) By: A. Nieves
 As Deputy Clerk

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,
 4767 New Broad Street,
 Orlando, FL 32814,
 telephone number (407) 514-2692
 August 22, 29; Sept. 5, 12, 2025
 25-01238K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY

Case No.: 2024-CA-4341 THOMAS D. GLASS AND CAROLYN M. GLASS REVOCABLE TRUST, THOMAS D. GLASS AND CAROLYN M. GLASS, CO-TRUSTEES UTD 07/24/2023 MICHAEL SHORT and BILLIE JEAN SHORT, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated July 22, 2025, and entered in case number 2024-CA-4341 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein THOMAS D. GLASS AND CAROLYN M. GLASS REVOCABLE TRUST, THOMAS D. GLASS AND CAROLYN M. GLASS, CO-TRUSTEES UTD 07/24/2023 is the Plaintiff and MICHAEL SHORT and BILLIE JEAN SHORT are the Defendant(s). Stacy M. Butterfield, CPA as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 23, 2025, the following described property as set forth in said Final Judgment, to wit:
 Lot 63, of unrecorded PALMORE ESTATES, described as:

The North 155 feet of the South 800 feet of the West 266 feet of the East 444.9 feet of the SE ¼ of Section 23, Township 27 South, Range 23 East, Polk County, Florida.

Property Address: 6222 Herford Dr. Lakeland FL 33810
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Jim Loncarski, Esquire
 Florida Bar # 528811
 JL LAW PLLC
 801 West Bay Drive, Suite 312
 Largo, Florida 33770
 Phone (727) 488-5869
 Facsimile (727) 342-7222
 E-mail: JL@jim-law.com
 August 22, 29, 2025 25-01226K

FIRST INSERTION

RENEWED NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
 CIVIL DIVISION
Case No.
2025CA000117000002025CA 000117000000

ARVEST BANK Plaintiff, vs. JOSE FRANCISCO MORALES JR AKA JOSE FRANCISCO MORALES AKA JOSE MORALES, SEJLA CEJVANOVIC, et al. Defendants.

TO: SEJLA CEJVANOVIC
 CURRENT RESIDENCE UNKNOWN
 LAST KNOWN ADDRESS
 484 LILY LANE
 DAVENPORT, FL 33837

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 541, ASTONIA, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 185, PAGES 7 THROUGH 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 484 LILY LANE, DAVENPORT, FL 33837 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 9/8/2025,

(or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: JUL 31 2025.

CLERK OF THE COURT
 Honorable Stacy M. Butterfield
 255 North Broadway
 Bartow, Florida 33830-9000
 (COURT SEAL) By:
 /s/ Asuncion Nieves
 Deputy Clerk

Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney,
 P.O. Box 800,
 Tampa, Florida 33601,
 (813) 229-0900
 F327446/2428274/MTS
 August 22, 29, 2025 25-01227K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION

CASE NO. 2024CA002527000000 BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. JOHN DAVID GLOTFELTY AND CARMEN GLOTFELTY, et. al. Defendant(s).

TO: CARMEN GLOTFELTY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 8 BLOCK "D", SYLVESTER SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 40, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 8 DESCRIBED THE FOLLOWING: ASSUMING THE NORTH LINE OF SAID LOT 8 TO BE DUE EAST AND WEST, BEGIN AT THE WESTERLY MOST CORNER OF SAID LOT 8 AND RUN THENCE SOUTH 70°49'19" EAST A DISTANCE OF 15.0 FEET, THENCE RUN SOUTH 35°26'19" EAST A DISTANCE OF 25.0 FEET, THENCE RUN SOUTH 34°24'19" EAST A DISTANCE OF 31.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7, THENCE RUN NORTH-EASTERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID LOT 7 AND ALONG THE SOUTHERLY LINE OF SAID LOT 8 A DISTANCE OF 33.86 FEET, THENCE RUN NORTH 04°56'17" WEST A DISTANCE OF 98.94 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, SAID POINT BEING 47.63 FEET WEST OF

THE NORTHEAST CORNER OF SAID LOT 8, THENCE RUN WEST ALONG SAID NORTH LINE A DISTANCE OF 27.37 FEET, THENCE RUN SOUTH 38°47'36" WEST ALONG THE WESTERLY LINE OF SAID LOT 8 DISTANCE OF 77.0 FEET TO THE POINT OF BEGINNING. AND LOT 9, BLOCK "D", SYLVESTER SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 40, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Default Date: September 19, 2025
 WITNESS my hand and the seal of this Court at Polk County, Florida, this 13 day of August, 2025.

Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY: A. Nieves
 DEPUTY CLERK

Robertson, Anschutz, Schneid,
 Crane & Partners, PLLC
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 24-186955
 August 22, 29, 2025 25-01228K

FIRST INSERTION

NOTICE OF SALE
 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 532025CC00270A000BA YES SPRING HILL, LLC, Plaintiff, vs. TAMMY LARAE SMITH, SHAYLA LARAE SHANE, JOSHUAH CURRAN, and PERSONAL PROPERTY TRUST #135 Defendants.

Notice is hereby given that, pursuant to the Default Final Judgement of Foreclosure entered in this cause, in the County Court of Polk County, Stacy M. Butterfield, Polk County Clerk of the Court, will sell the property situated in Polk County, Florida, described as:

1993 JEFR mobile home bearing the Vehicle Identification Number 12611325F.
 Property Address:
 135 Areca Drive, Lot No. 135,
 Mulberry, Florida 33860.

at public sale, to the highest and best bidder, for cash, at by electronic sale, accessed through the Polk County Clerk's website at www.polk.realforeclose.com at 10:00 A.M. on the

23rd day of September 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Respectfully submitted,
 ATLAS LAW, PLLC
 Ryan J. Vatalaro, Esq.-
 Fla. Bar #125591
 Patrick M. Boylan, Esq.-
 Fla. Bar #1049768
 1313 N. Howard Avenue
 Tampa, Florida 33607
 813.241.8269
 efling@atlaslaw.com
 Attorneys for Plaintiff
 August 22, 29, 2025 25-01236K

--- PUBLIC SALES ---

FIRST INSERTION

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Forest Lake Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 11, 2025
TIME: 1:30 P.M.
LOCATION: Davenport City Hall
1S Allapaha Ave
Davenport, FL 33837

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Anchor Stone Management, LLC 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.forestlakecdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.
District Manager
August 29, 2025 25-01302K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT (AMENITY FACILITIES POLICY)

In accordance with Chapters 120 and 190, Florida Statutes, the Stuart Crossing Community Development District ("District") hereby gives the public notice of its intent to develop a rule entitled Amenity Facilities Policy ("Proposed Rule") to govern the operation of the District's amenities. The Proposed Rule number is AMENITY-2026-1.

The Amenity Facilities Policy will address such areas as (i) policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) violation and penalty policies (collectively, the "Amenities Policies and Fees").

The purpose and effect of the Amenities Policies and Fees is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes (2024), as amended. A public hearing, will be conducted by the District on October 6, 2025, at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive Lakeland, Florida 33809 at 1:00 p.m.

Additional information regarding the public hearing may be obtained from the District's website, <https://stuartcrossingcdd.net> or by contacting the District Manager, Kristen Suit, at suitk@whhassociates.com or by calling (561) 571-0010. A copy of the Proposed Rule may be obtained, without cost, by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010.

Kristen Suit
District Manager
August 29, 2025 25-01306K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

EXHIBIT 2

[RETURN TO AGENDA](#)



FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT



**PROPOSED OPERATING BUDGET
OCTOBER 1, 2025 – SEPTEMBER 30, 2026**

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

BUDGET DEVELOPMENT

FLORIDA STATUTE 189.016

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

(A Balanced Budget)

FOREST LAKE

COMMUNITY DEVELOPMENT DISTRICT

BOARD BUDGET DEVELOPMENT:

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

FOREST LAKE

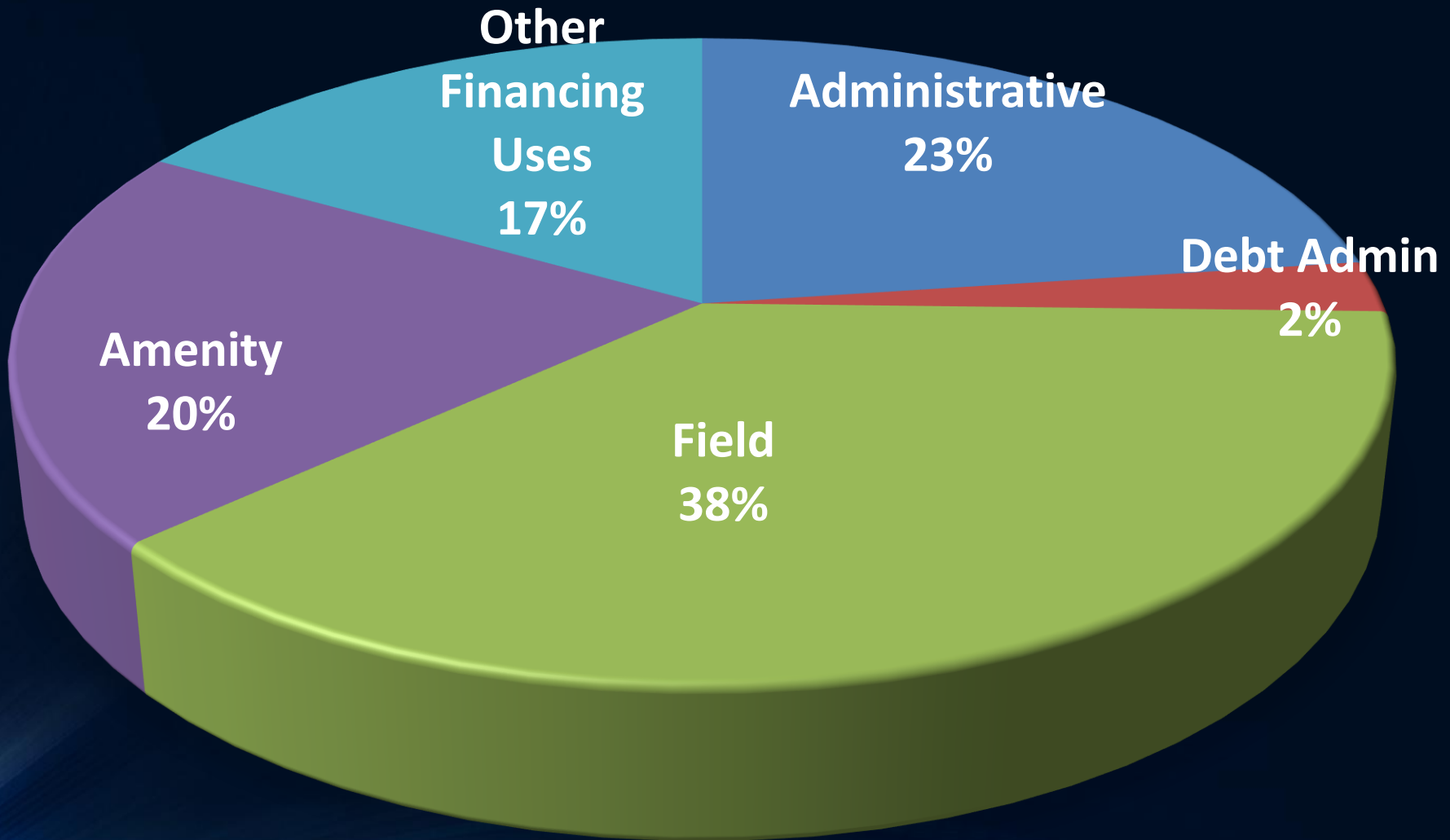
NO INCREASE IN TOTAL ASSESSMENTS

Overall Decrease of \$39,655



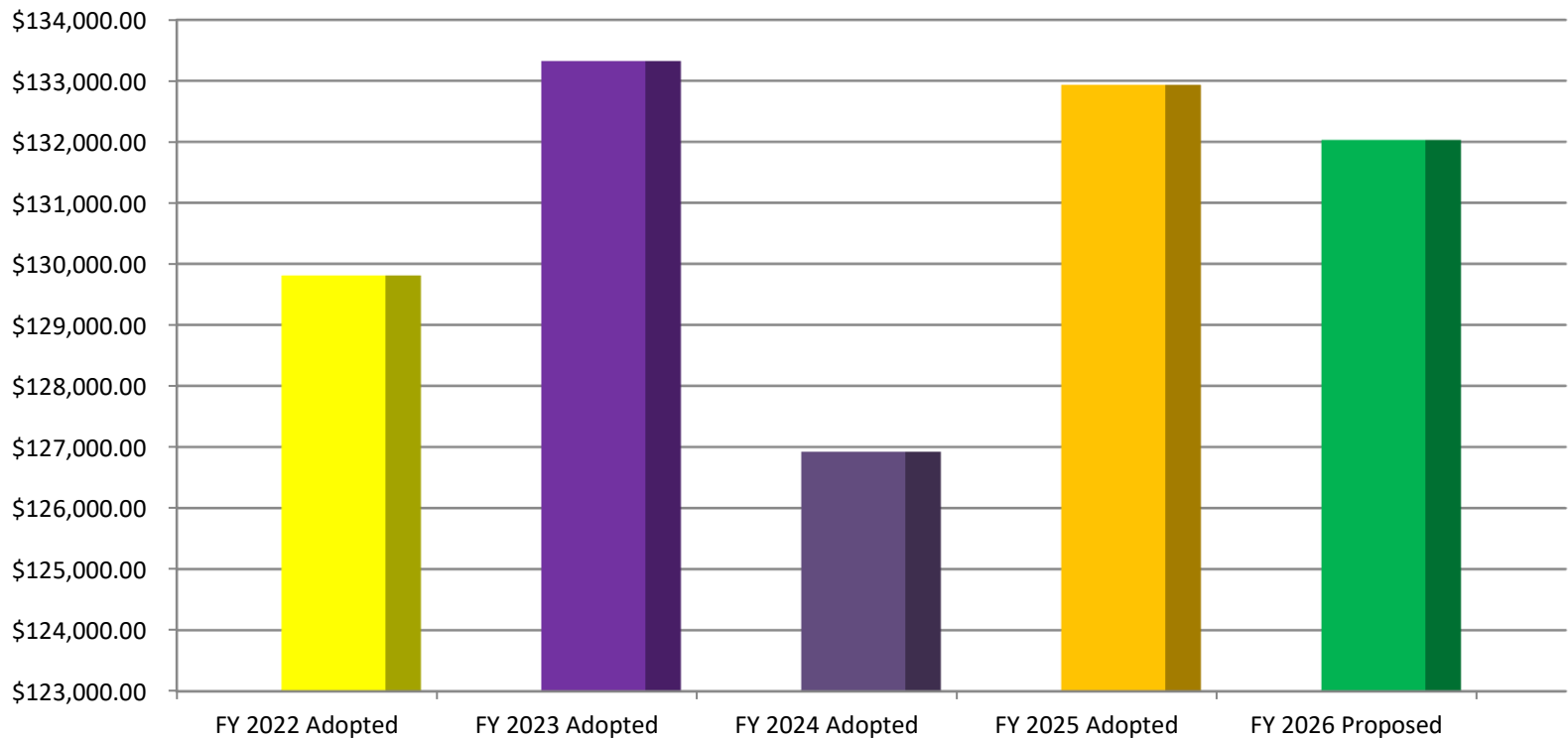
FOREST LAKE CDD

FY 2026 Expenditure Summary: \$578,091



FOREST LAKE CDD

Administrative: \$132,032



FOREST LAKE CDD

Administrative: 23%, \$902 Decrease

Major Highlights:

Audit Fees – Increase of \$200 as confirmed with Auditor – District Going out for RFP

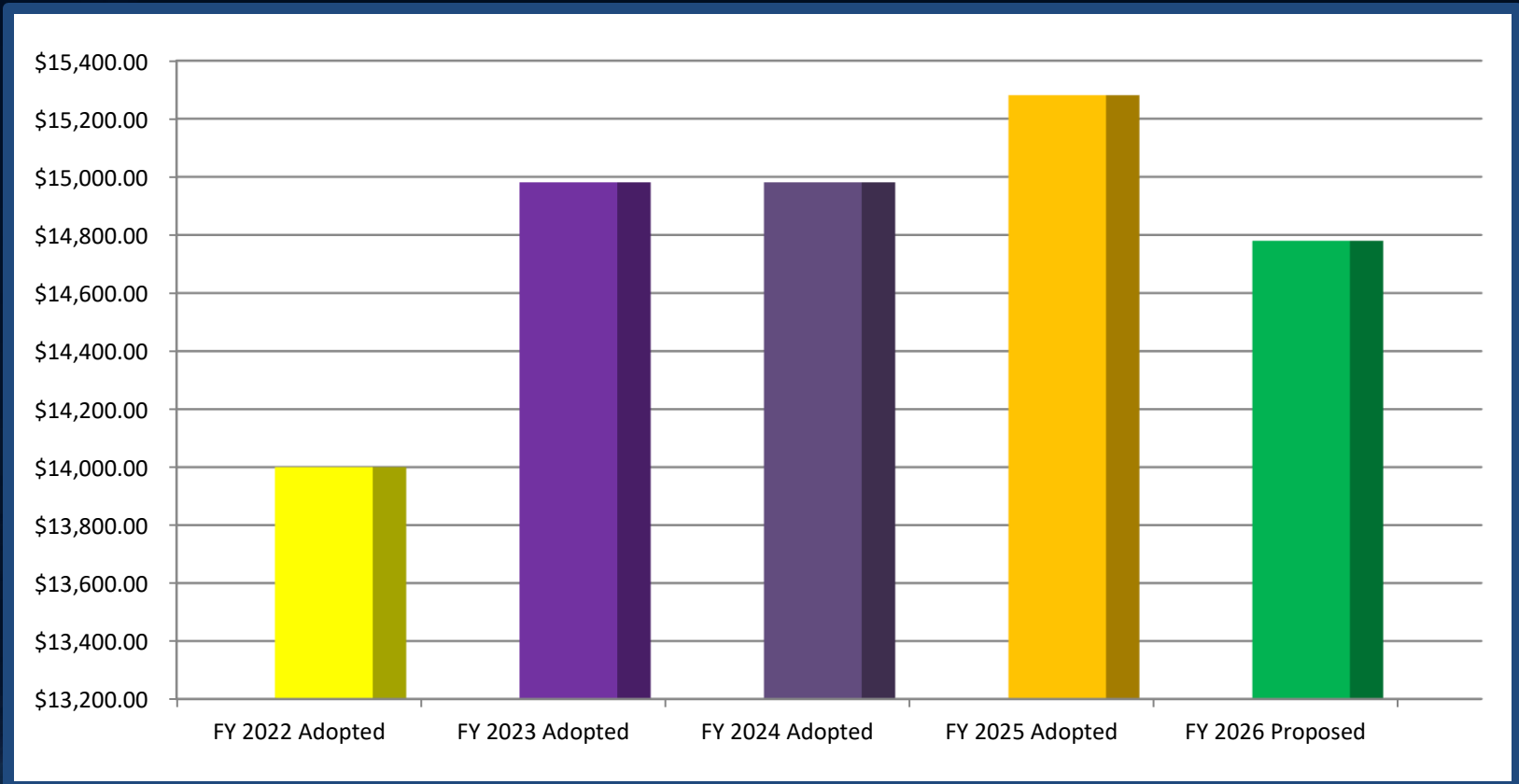
Assessment Administration – Decrease of \$1,000 due to new contract with Anchor Stone

Management Fees – Decrease of \$1,200 due to new contract with Anchor Stone

Insurance - Increase of \$1,098 as confirmed with EGIS the carrier

FOREST LAKE CDD

Debt Service \$14,780



FOREST LAKE CDD

Debt Service: 2.56%, \$501 Decrease

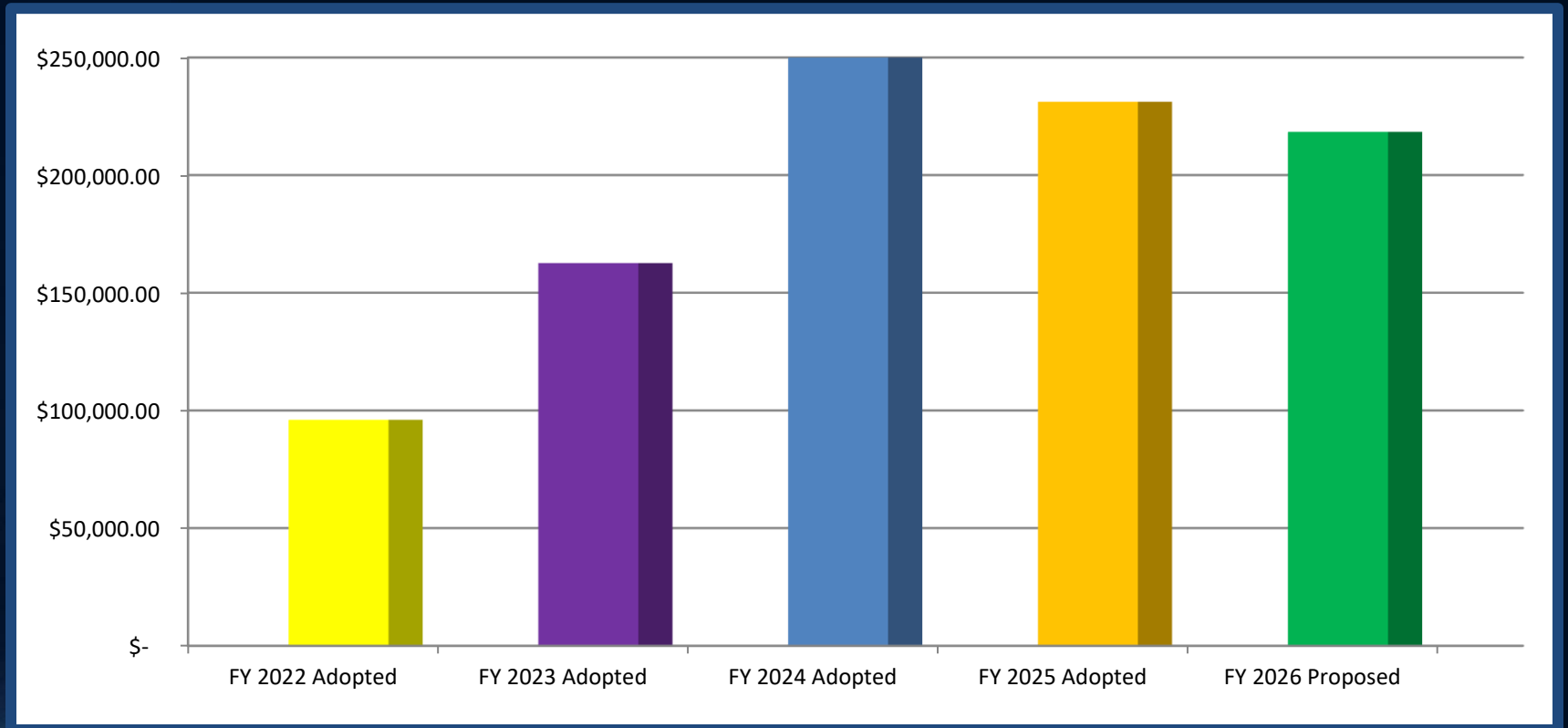
Major Highlights

Dessimation – Decrease of \$1,300 due to new Anchor Stone contract

Trustee Fees – Increase of \$799 as confirmed with trustee US Bank

FOREST LAKE CDD

Field : \$218,378



FOREST LAKE CDD

Field : 38%, \$12,769 Decrease

Major Highlights:

Property Insurance – Decrease of \$1,039 as confirmed with the insurance carrier

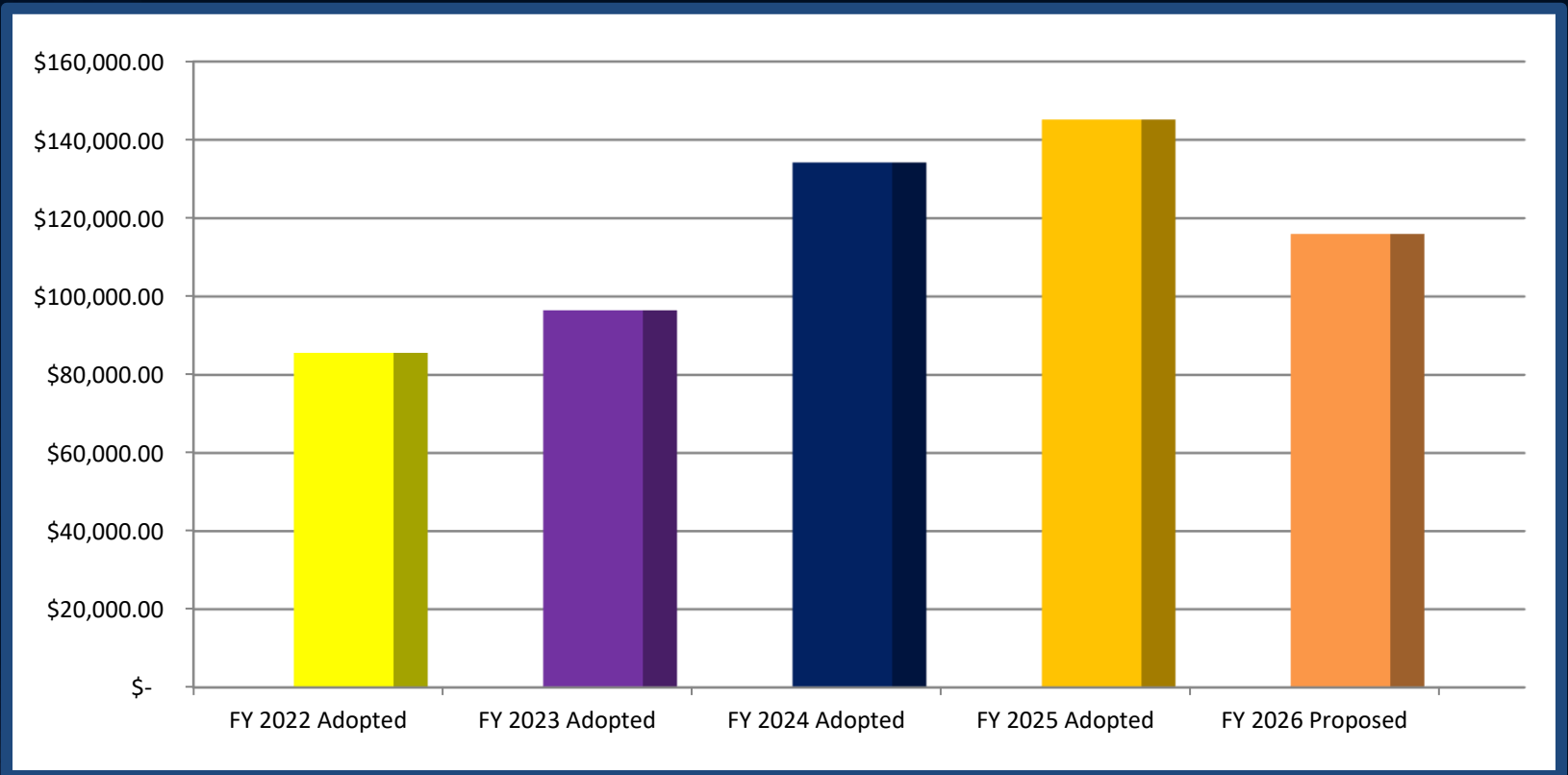
Field Management – Decrease of \$1,530 due to new contract with Anchor Stone

Landscape Maintenance – Decrease of \$22,462 due to new contract with Anchor Stone

Landscape Replacement - Increase to account for annuals and mulch

FOREST LAKE CDD

Amenity: \$115,989



FOREST LAKE CDD

Amenity : 20%, Decrease of \$29,186

Major Highlights:

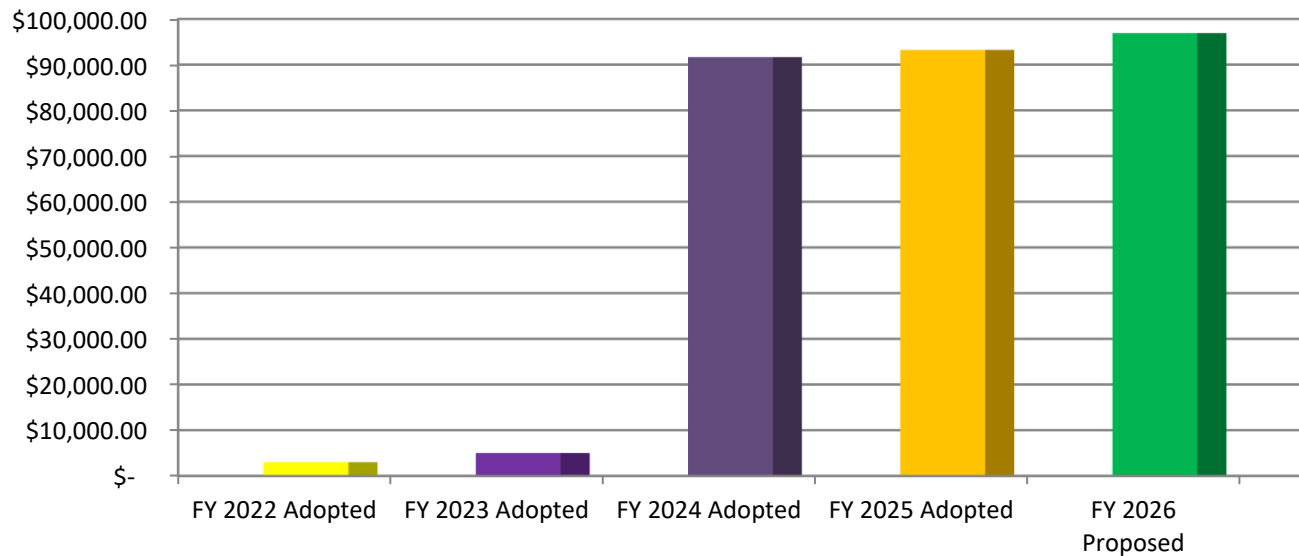
Playground Lease – Decrease of \$28,686 due to payoff of playground lease!!!

Amenity Management – Decrease of \$500 due to new contract with Anchor Stone

FOREST LAKE CDD

Other Financing Sources & Uses (Reserves)

\$96,912



FOREST LAKE CDD

OPERATING RESERVES

The Government Finance Officers Association (GFOA)

Recommends that local governments maintain operating reserves equal to two months of operating revenues or regular general fund operating expenditures

Why – Sustainability & Cash Flow

The fiscal year of the local government – the CDD – operates on a fiscal year of October 1 – September 30. Assessment revenues are distributed to the District beginning late November with the majority of assessments received late December thru the end of January

CAPITAL ASSET RESERVES

Financial Planning – A reserve study provides a detailed analysis of the current status of the reserve fund and outlines a funding plan to ensure that sufficient funds are available for future major repairs and replacements. This assists in the avoidance of unexpected financial burdens of the District.

Asset Management: The study includes a physical analysis of District assets, such as roofs, and mechanical systems, while assessing their condition and estimating their remaining useful life.

FOREST LAKE CDD

Other Financing Uses : 17%, Increase
of \$3,693

Major Highlights:

Capital Reserves Transfer – Increase of \$3,693 to
account for increase adjustment to fund the
reserves

FOREST LAKE CDD

Assessments

STATEMENT 6						
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT						
ADOPTED FY 2024-2025 BUDGET						
ANNUAL ASSESSMENTS						
		GENERAL FUND MAINT		SERIES 2020 BONDS	SERIES 2022 BONDS	ANNUAL TOTAL, GROSS
Unit Type	Unit Count		Unit Count			
Single Family - Phase 1	203	\$ 1,157.24	203	\$ 1,451.61		\$ 2,608.85
Single Family - Phase 2	185	\$ 1,157.24	185	\$ 1,303.76		\$ 2,461.00
Single Family	46	\$ 1,157.24	46		\$ 1,303.76	\$ 1,157.24
Single Family	70	\$ 1,157.24	70		\$ 1,344.09	\$ 2,501.33
Single Family	70	\$ 1,157.24				\$ 1,157.24
	574		504			

- QUESTIONS?

**FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2026
PROPOSED ANNUAL BUDGET**

Forest Lake

Community Development District



**STATEMENT 1
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
PROPOSED FY 2025-2026 BUDGET**

	Adopted Budget FY2024	Adopted Budget FY2025	Proposed FY2026 Budget	FY 25-26 Variance
1 Revenues				
2 O&M Assessments/Other Income				
3 Assessments - Tax Roll	617,756	617,756	578,091	(39,665)
4 Miscellaneous Income	0	0	0	0
5 O&M Assessments/Other Income Total	617,756	617,756	578,091	(39,665)
6 Revenues Total	617,756	617,756	578,091	(39,665)
7 Expenditures				
8 Administrative				
9 Supervisor Fees	12,000	12,000	12,000	0
10 Engineering	15,000	15,000	15,000	0
11 Attorney	30,000	30,000	30,000	0
12 Annual Audit	6,600	6,600	6,800	200
13 Assessment Administration	5,000	6,000	5,000	(1,000)
14 Arbitrage	900	900	900	0
15 Dissemination	6,000	6,300	5,000	(1,300)
16 Trustee Fees	8,081	8,081	8,880	799
17 Management Fees	40,124	45,000	43,800	(1,200)
18 Information Technology	1,800	1,890	1,890	0
19 Website Maintenance	1,200	1,260	1,260	0
20 Postage & Delivery	1,000	1,050	1,050	0
21 Insurance	6,397	6,334	7,432	1,098
22 Copies	500	500	500	0
23 Legal Advertising	5,000	5,000	5,000	0
24 Other Current Charges	1,500	1,500	1,500	0
25 Office Supplies	625	625	625	0
26 Dues, Licenses & Subscriptions	175	175	175	0
27 Administrative Total	141,902	148,215	146,812	(1,403)
28 Field Expenditures				
29 Property Insurance	14,118	16,045	15,006	(1,039)
30 Field Management	16,695	17,530	16,000	(1,530)
31 Landscape Maintenance	127,000	95,902	73,440	(22,462)
32 Landscape Replacement	12,000	16,000	28,262	12,262
33 Streetlights	42,410	42,410	42,410	0
34 Electric	7,260	7,260	7,260	0
35 Water & Sewer	1,000	1,000	1,000	0
36 Sidewalk & Asphalt Maintenance	2,500	2,500	2,500	0
37 Irrigation Repairs	7,500	7,500	7,500	0
38 General Repairs & Maintenance	12,000	15,000	15,000	0
39 Contingency	7,500	10,000	10,000	0
40 Field Expenditures Total	249,983	231,147	218,378	(12,769)
41 Amenity Expenses				
42 Amenity - Electric	13,794	15,173	15,173	0
43 Amenity - Water	4,066	4,066	4,068	2
44 Playground Lease	28,688	28,688	0	(28,688)
45 Internet	1,500	1,500	1,500	0
46 Pest Control	528	648	648	0
47 Janitorial Services	9,600	10,400	10,400	0
48 Security Services	33,500	33,500	33,500	0
49 Pool Maintenance	19,800	23,700	23,700	0
50 Amenity Management	5,250	10,000	9,500	(500)
51 Amenity Repairs & Maintenance	10,000	10,000	10,000	0
52 Contingency	7,500	7,500	7,500	0
53 Amenity Expenses Total	134,226	145,175	115,989	(29,186)
54 Other Expenditures				
55 Capital Reserves - Transfer	91,645	93,912	96,912	3,000
56 Other Expenditures Total	91,645	93,912	96,912	3,000
57 Expenditures Total	617,756	618,449	578,091	(40,358)
58 Excess Revenue Over / (Under) Expenditures	0	(693)	0	693

**STATEMENT 2
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED RESERVE (O&M)**

	Adopted Budget FY2024	Adopted Budget FY2025	Proposed FY2026 Budget
Revenues			
Contributions and Surplus Funding			
Carry Forward Surplus	0	91,645	0
Reserve Contribution	0	0	0
Contributions and Surplus Funding Total	0	91,645	0
Revenues Total	0	91,645	0
Expenditures			
Asset Reserves			
Chair Lift Replacement	0	10,500	0
Mailbox Coverings	0	65,000	0
Traffic Enhancements	0	16,000	0
Pool Furniture	0	10,000	0
Asset Reserves Total	0	101,500	0
Expenditures Total	0	101,500	0
Excess Revenue Over / (Under) Expenditures	0	(9,855)	0
Other Financing Sources/(Uses)			
Transfers			
Transfer In/(Out)	91,645	93,219	96,912
Transfers Total	91,645	93,219	96,912
Other Financing Sources/(Uses) Total	91,645	93,219	96,912
Total Capital Reserve Contribution / (Usage)	91,645	83,364	96,912

STATEMENT 3
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. EAU ASSIGNMENT

Lot Size	O&M Unit Count	EAU Value per Unit	Total EAUs	EAUs %
Single Family	574	1	574	100.00%
Total:	574		574 [A]	100.00%

2. O&M BUDGET & TOTAL ASSESSMENT

Total O&M Expenditures - Less Other Revenues, Net	578,091	from STMT 1
Plus: Early Payment Discount (4%)	24,600	
Plus: County Collection Fees (2%)	12,300	
Total Assessment, gross	614,990	[B]

3. O&M ASSESSMENT PER EAU

Total Assessment, gross	614,990	[B]
Total EAU	574.00	[A]
O&M Assessment per EAU, gross	1,071.41	[B] / [A]

4. O&M ASSESSMENT ALLOCATION 2026

Lot Size	EAU Value per Unit	O&M per Unit, Gross	O&M Unit Count	Total O&M Assmt, Gross
Single Family	1	\$ 1,071.41	574	\$ 614,990
Total:			574	\$ 614,990 [B]

5. CHANGE IN O&M ASSESSMENTS, FY 2025 VS FY 2026

Lot Size	FY 2025 per Unit, Gross	FY 2026 per Unit, Gross	\$ Change	% Change	Change per Month
Single Family	\$ 1,157.24	\$ 1,071.41	\$ (85.83)	-7.42%	\$ (7.15)

STATEMENT 4
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS

7	Expenditures		
8	Administrative		
9	Supervisor Fees		
	Compensation paid to elected CDD Board Supervisors for attendance at noticed meetings, as authorized by Florida Statutes.	\$	12,000.00
10	Engineering		
	Professional fees for the District Engineer, including general consultation, construction oversight, and preparation of required regulatory reports.	\$	15,000.00
11	Attorney		
	Legal services provided by the District's Attorney, including meeting attendance, legal opinions, and contract preparation/review.	\$	30,000.00
12	Annual Audit		
	Annual independent financial audit of the District, as required by Florida Statutes and conducted by a licensed CPA firm.	\$	6,800.00
13	Assessment Administration		
	Services related to the calculation, certification, and administration of the District's annual special assessments.	\$	5,000.00
14	Arbitrage		
	Required calculations to ensure compliance with IRS arbitrage rebate regulations on tax-exempt bond proceeds.	\$	900.00
15	Dissemination		
	Annual requirement for preparation and filing of mandated disclosure reports to bondholders and the MSRB's EMMA system.	\$	5,000.00
16	Trustee Fees		
	Annual fees paid to the bond trustee for administration of debt service accounts and disbursement of bond funds.	\$	8,880.00
17	Management Fees		
	Monthly payment to the District Management firm for administration, financial services, meeting coordination, and recordkeeping.	\$	43,800.00
18	Information Technology		
	Technology support and infrastructure costs including software licensing, secure cloud data storage, and financial systems access.	\$	1,890.00
19	Website Maintenance		
	Costs for maintaining and updating the District's official website to comply with accessibility standards and transparency laws.	\$	1,260.00
20	Postage & Delivery		
	Costs associated with printing, shipping, and delivery of District correspondence, agenda packets, and official notices.	\$	1,050.00
21	Insurance		
	Premiums for required general liability, property, and public officials' liability insurance coverage for the District.	\$	7,432.00
22	Copies		
	Cost of printing, photocopying, and document reproduction needed for District operations and official records.	\$	500.00
23	Legal Advertising		
	Required legal advertisements in newspapers for meetings, budget hearings, and other public notices under Florida law.	\$	5,000.00
24	Other Current Charges		
	Miscellaneous operational expenses that do not fall under other specific categories but are necessary for District administration.	\$	1,500.00
25	Office Supplies		
	Expenditures for consumable office materials such as paper, pens, printer toner, and general administrative supplies.	\$	625.00
26	Dues, Licenses & Subscriptions		
	Annual dues for memberships and required licenses or subscriptions for professional compliance and industry resources.	\$	175.00
27	Administrative Total	\$	146,812.00
28	Field Expenditures		
29	Property Insurance		
	Premiums for insurance coverage on District-owned property, including buildings, amenities, and other physical assets.	\$	15,006.00
30	Field Management		
	On-site oversight and coordination of field operations, vendor performance, and maintenance activities across District property.	\$	16,000.00
31	Landscape Maintenance		
	Routine grounds maintenance including mowing, edging, trimming, and fertilization of common areas and right-of-ways. Contract does not include amount	\$	73,440.00
32	Landscape Replacement		
	Replacement of dead, damaged, or overgrown plant material to maintain aesthetic and safety standards within the District.	\$	28,262.00
33	Streetlights		
	Monthly utility and maintenance expenses related to District-owned streetlighting to ensure proper roadway and pedestrian visibility.	\$	42,410.00
34	Electric		
	Electric utility costs associated with common areas, amenity centers, irrigation systems, streetlights, and other District facilities.	\$	7,260.00
35	Water & Sewer		
	Water and sewer service costs for irrigation systems, restrooms, and other District-maintained infrastructure.	\$	1,000.00
36	Sidewalk & Asphalt Maintenance		
	Repairs and upkeep of sidewalks, roadways, and other paved surfaces within the District to ensure safety and functionality.	\$	2,500.00
37	Irrigation Repairs		
	Maintenance and repair of the District's irrigation systems, including valves, pumps, lines, and controllers.	\$	7,500.00
38	General Repairs & Maintenance		
	General upkeep and repair of District facilities and assets, including fencing, signage, structures, and equipment.	\$	15,000.00
39	Contingency		
	Unanticipated or miscellaneous expenses that may arise during the fiscal year and are not allocated under a specific line item.	\$	10,000.00
40	Field Expenditures Total	\$	218,378.00

41	Amenity Expenses		
42	Amenity - Electric		
	Electric utility costs for the operation of amenity facilities such as the clubhouse, pool, and recreational areas.	\$	15,173.00
43	Amenity - Water		
	Water utility charges for the amenity center, including restrooms, irrigation, and other facility-related usage.	\$	4,068.00
44	Playground Lease		
	Lease payments for playground equipment installed on District property under a financing or rental agreement. Lease has been paid off	\$	-
45	Internet		
	Internet service fees for the amenity facility, supporting resident access, security systems, and staff operations.	\$	1,500.00
46	Pest Control		
	Scheduled pest control treatments and termite protection for the amenity center and other District facilities.	\$	648.00
47	Janitorial Services		
	Custodial services for the cleaning and upkeep of the amenity center, including restrooms, common areas, and pool deck.	\$	10,400.00
48	Security Services		
	Costs associated with contracted security personnel or patrol services for monitoring the amenity and common areas.	\$	33,500.00
49	Pool Maintenance		
	Ongoing servicing of the community pool, including chemical treatments, cleaning, inspections, and routine upkeep.	\$	23,700.00
50	Amenity Management		
	Contracted personnel to manage day-to-day operations of the amenity center, assist residents, and enforce facility rules.	\$	9,500.00
51	Amenity Repairs & Maintenance		
	General repairs and maintenance of amenity facilities and equipment, including lighting, fixtures, and recreational assets.	\$	10,000.00
39	Contingency		
	Funds reserved for unexpected expenses related to the amenity center or common area operations not otherwise budgeted.	\$	7,500.00
53	Amenity Expenses Total	\$	115,989.00
54	Other Expenditures		
55	Capital Reserves - Transfer		
	Funds transferred to the Capital Reserve account to support future repair, replacement, or refurbishment of District infrastructure and major assets in accor	\$	96,912.00
56	Other Expenditures Total	\$	96,912.00
57	Expenditures Total	\$	578,091.00

**STATEMENT 5
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS
ANNUAL DEBT SERVICE REQUIREMENT & ASSESSMENTS**

	SERIES 2020 BONDS	SERIES 2022 BONDS
Revenues		
Assessments		
Special Assessments On-Roll, Net	498,338	142,650
Assessments, Interest, and Other Income Total	498,338	142,650
Revenues Total	498,338	142,650
Expenditures		
Bond Debt Service and Prepayments		
Principal Expense - 5/1	185,000	35,000
Interest Expense - 5/1	156,888	53,409
Interest Expense - 11/1	153,881	52,578
Bond Debt Service and Prepayments Total	495,769	140,988
Expenditures Total	495,769	140,988
Excess Revenue Over / (Under) Expenditures	2,569	1,663

Total Debt Service Budget, Net	498,338	142,650
Early Payment Discount @ 4%	21,206	6,070
County Collection Cost @2%	10,603	3,035
Total DS Assessment, Gross	530,146	151,755

Assessments, per Unit, GROSS		SERIES 2020 BONDS	SERIES 2022 BONDS
Unit Type	Unit Count		
Single Family - Phase 1	203	1,451	
Single Family - Phase 2	185	1,304	
Single Family	116		1,304

STATEMENT 5.1.
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2020
DEBT SERVICE SCHEDULE

Date	Principal	Interest	ANNUAL Total
11/1/2024		\$ 159,250.00	\$ 495,796.88
5/1/2025	\$ 180,000	\$ 159,250.00	\$ -
11/1/2025		\$ 156,887.50	\$ 496,137.50
5/1/2026	\$ 185,000	\$ 156,887.50	\$ -
11/1/2026		\$ 153,881.25	\$ 495,768.75
5/1/2027	\$ 190,000	\$ 153,881.25	\$ -
11/1/2027		\$ 150,793.75	\$ 494,675.00
5/1/2028	\$ 200,000	\$ 150,793.75	\$ -
11/1/2028		\$ 147,543.75	\$ 498,337.50
5/1/2029	\$ 205,000	\$ 147,543.75	\$ -
11/1/2029		\$ 144,212.50	\$ 496,756.25
5/1/2030	\$ 210,000	\$ 144,212.50	\$ -
11/1/2030		\$ 140,800.00	\$ 495,012.50
5/1/2031	\$ 220,000	\$ 140,800.00	\$ -
11/1/2031		\$ 136,400.00	\$ 497,200.00
5/1/2032	\$ 230,000	\$ 136,400.00	\$ -
11/1/2032		\$ 131,800.00	\$ 498,200.00
5/1/2033	\$ 235,000	\$ 131,800.00	\$ -
11/1/2033		\$ 127,100.00	\$ 493,900.00
5/1/2034	\$ 245,000	\$ 127,100.00	\$ -
11/1/2034		\$ 122,200.00	\$ 494,300.00
5/1/2035	\$ 255,000	\$ 122,200.00	\$ -
11/1/2035		\$ 117,100.00	\$ 494,300.00
5/1/2036	\$ 265,000	\$ 117,100.00	\$ -
11/1/2036		\$ 111,800.00	\$ 493,900.00
5/1/2037	\$ 275,000	\$ 111,800.00	\$ -
11/1/2037		\$ 106,300.00	\$ 493,100.00
5/1/2038	\$ 290,000	\$ 106,300.00	\$ -
11/1/2038		\$ 100,500.00	\$ 496,800.00
5/1/2039	\$ 300,000	\$ 100,500.00	\$ -
11/1/2039		\$ 94,500.00	\$ 495,000.00
5/1/2040	\$ 315,000	\$ 94,500.00	\$ -
11/1/2040		\$ 88,200.00	\$ 497,700.00
5/1/2041	\$ 325,000	\$ 88,200.00	\$ -
11/1/2041		\$ 81,700.00	\$ 494,900.00
5/1/2042	\$ 340,000	\$ 81,700.00	\$ -
11/1/2042		\$ 74,900.00	\$ 496,600.00
5/1/2043	\$ 355,000	\$ 74,900.00	\$ -
11/1/2043		\$ 67,800.00	\$ 497,700.00
5/1/2044	\$ 365,000	\$ 67,800.00	\$ -
11/1/2044		\$ 60,500.00	\$ 493,300.00
5/1/2045	\$ 380,000	\$ 60,500.00	\$ -
11/1/2045		\$ 52,900.00	\$ 493,400.00
5/1/2046	\$ 400,000	\$ 52,900.00	\$ -
11/1/2046		\$ 44,900.00	\$ 497,800.00
5/1/2047	\$ 415,000	\$ 44,900.00	\$ -
11/1/2047		\$ 36,600.00	\$ 496,500.00
5/1/2048	\$ 430,000	\$ 36,600.00	\$ -
11/1/2048		\$ 28,000.00	\$ 494,600.00
5/1/2049	\$ 450,000	\$ 28,000.00	\$ -
11/1/2049		\$ 19,000.00	\$ 497,000.00
5/1/2050	\$ 465,000	\$ 19,000.00	\$ -
11/1/2050		\$ 9,700.00	\$ 493,700.00
5/1/2051	\$ 485,000	\$ 9,700.00	\$ 494,700.00
	\$ 8,210,000	MADS	\$ 498,337.50

STATEMENT 5.2.
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022
DEBT SERVICE SCHEDULE

Date	Principal	Interest	Total
11/1/2024		\$ 54,240.63	\$ 139,193.75
5/1/2025	\$ 35,000.00	\$ 54,240.63	-
11/1/2025		\$ 53,409.38	\$ 142,650.01
5/1/2026	\$ 35,000.00	\$ 53,409.38	\$ -
11/1/2026		\$ 52,578.13	\$ 140,987.51
5/1/2027	\$ 35,000.00	\$ 52,578.13	-
11/1/2027		\$ 51,746.88	\$ 139,325.01
5/1/2028	\$ 40,000.00	\$ 51,746.88	-
11/1/2028		\$ 50,746.88	\$ 142,493.76
5/1/2029	\$ 40,000.00	\$ 50,746.88	-
11/1/2029		\$ 49,746.88	\$ 140,493.76
5/1/2030	\$ 40,000.00	\$ 49,746.88	-
11/1/2030		\$ 48,746.88	\$ 138,493.76
5/1/2031	\$ 45,000.00	\$ 48,746.88	-
11/1/2031		\$ 47,621.88	\$ 141,368.76
5/1/2032	\$ 45,000.00	\$ 47,621.88	-
11/1/2032		\$ 46,496.88	\$ 139,118.76
5/1/2033	\$ 50,000.00	\$ 46,496.88	-
11/1/2033		\$ 45,153.13	\$ 141,650.01
5/1/2034	\$ 50,000.00	\$ 45,153.13	-
11/1/2034		\$ 43,809.38	\$ 138,962.51
5/1/2035	\$ 55,000.00	\$ 43,809.38	-
11/1/2035		\$ 42,331.25	\$ 141,140.63
5/1/2036	\$ 55,000.00	\$ 42,331.25	-
11/1/2036		\$ 40,853.13	\$ 138,184.38
5/1/2037	\$ 60,000.00	\$ 40,853.13	-
11/1/2037		\$ 39,240.63	\$ 140,093.76
5/1/2038	\$ 65,000.00	\$ 39,240.63	-
11/1/2038		\$ 37,493.75	\$ 141,734.38
5/1/2039	\$ 65,000.00	\$ 37,493.75	-
11/1/2039		\$ 35,746.88	\$ 138,240.63
5/1/2040	\$ 70,000.00	\$ 35,746.88	-
11/1/2040		\$ 33,865.63	\$ 139,612.51
5/1/2041	\$ 75,000.00	\$ 33,865.63	-
11/1/2041		\$ 31,850.00	\$ 140,715.63
5/1/2042	\$ 80,000.00	\$ 31,850.00	-
11/1/2042		\$ 29,700.00	\$ 141,550.00
5/1/2043	\$ 85,000.00	\$ 29,700.00	-
11/1/2043		\$ 27,362.50	\$ 142,062.50
5/1/2044	\$ 90,000.00	\$ 27,362.50	-
11/1/2044		\$ 24,887.50	\$ 142,250.00
5/1/2045	\$ 90,000.00	\$ 24,887.50	-
11/1/2045		\$ 22,412.50	\$ 137,300.00
5/1/2046	\$ 100,000.00	\$ 22,412.50	-
11/1/2046		\$ 19,662.50	\$ 142,075.00
5/1/2047	\$ 105,000.00	\$ 19,662.50	-
11/1/2047		\$ 16,775.00	\$ 141,437.50
5/1/2048	\$ 110,000.00	\$ 16,775.00	-
11/1/2048		\$ 13,750.00	\$ 140,525.00
5/1/2049	\$ 115,000.00	\$ 13,750.00	-
11/1/2049		\$ 10,587.50	\$ 139,337.50
5/1/2050	\$ 120,000.00	\$ 10,587.50	-
11/1/2050		\$ 7,287.50	\$ 137,875.00
5/1/2051	\$ 130,000.00	\$ 7,287.50	-
11/1/2051		\$ 3,712.50	\$ 141,000.00
5/1/2052	\$ 135,000.00	\$ 3,712.50	\$ 138,712.50
	\$ 2,020,000	MADS	\$ 142,650.01

EXHIBIT 3

[RETURN TO AGENDA](#)



RESOLUTION 2025-23
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Forest Lake Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Forest Lake Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF SEPTEMBER 2025.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT 4

[RETURN TO AGENDA](#)



**FOREST RESOLUTION 2025-24
[FY 2026 ASSESSMENT RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Forest Lake Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 11TH DAY OF SEPTEMBER, 2025.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

EXHIBIT 5

[RETURN TO AGENDA](#)







EXHIBIT 6

[RETURN TO AGENDA](#)



THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

RESPONSE TO REQUEST FOR QUALIFICATIONS
FOR ENGINEERING SERVICES



ALLIANT

SEPTEMBER 3, 2025



SUBMITTED TO:

The Forest Lake
Community Development District

Anchor Stone Management, LLC
District Managers Office
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746



SUBMITTED BY:

Alliant Engineering, Inc.

Mr. Jeff Sprouse, PE
3901 Coconut Palm Drive
Suite 102
Tampa, Florida 33619

Forest Lake
COMMUNITY DEVELOPMENT DISTRICT



Anchor Stone Management, LLC
District Managers Office
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746

RE: Response to Request for Qualifications
The Forest Lake Community Development District

Dear District Manager and Members of the Evaluation Committee:

Alliant Engineering, Inc. is pleased to submit our Statement of Qualifications in response to your Request for Qualifications for professional engineering services. We appreciate the opportunity to introduce our firm and express our interest in supporting The Forest Lake Community Development District in achieving its infrastructure and development goals.

Our team of licensed engineers, planners, and technical professionals brings decades of combined experience and a collaborative approach to every project. We pride ourselves on being responsive, detail-oriented, and committed to the long-term success of the communities we serve.

Commitment to the District

Alliant Engineering understands the unique needs of Community Development Districts and the importance of balancing growth with sustainability, fiscal responsibility, and resident satisfaction. We have successfully partnered with similar districts to deliver infrastructure improvements, roadway enhancements, stormwater upgrades, and utility coordination—all while maintaining transparency and accountability.

Enclosed with this letter, you will find our Statement of Qualifications, which includes:

- ❖ Firm profile and organizational structure
- ❖ Relevant project experience
- ❖ Key personnel resumes
- ❖ Approach to project delivery and client service
- ❖ References from similar engagements

We welcome the opportunity to support The Forest Lake Community Development District as their District Engineer. Please feel free to contact us should you require additional information or have any questions.

Thank you for considering our qualifications.

Sincerely,
Alliant Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Wayne Sprouse", with a long horizontal flourish extending to the right.

Wayne "Jeff" Sprouse, PE, Client Manager

☎ 813.954.4337 ✉ jsprouse@alliant-inc.com

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At Alliant, strong relationships are the cornerstone of our business. We’ve seen firsthand how trust and collaboration lead to better project outcomes—enhancing our clients’ reputations and creating future opportunities. That’s why we’ve spent over 30 years cultivating meaningful connections across the public and private sectors nationwide. Our clients continue to choose Alliant because of the relationships we build and the results we deliver.

Alliant is made up of talented professionals from diverse disciplines, backgrounds, and experience levels. As a team of employee-owners, we’re committed to delivering complex engineering and design solutions that meet demanding schedules and budgets—without compromising on performance or quality. Our core values of excellence, collaboration, and integrity drive everything we do, bringing lasting value to our clients, communities, and team members.

For more than three decades, we’ve remained focused on the values that define us. By keeping these principles at the forefront, we create opportunities for our people and serve our clients with the same entrepreneurial spirit and integrity that have shaped our success since day one.

Alliant’s Team Guiding Principles:

- ▶ We innovate before, during, and after design to deliver the best solutions for our clients.
- ▶ We communicate openly with clients, employees, sub-consultants, and stakeholders to keep projects on task, on schedule, and within budget.
- ▶ We are dedicated to both our business and the communities we serve.
- ▶ We deliver successful, high-quality projects – every time.
- ▶ We stay grounded and focused, always listening and always working hard.



COMMUNITY

Our community is where we live, work, and play—it’s at the heart of who we are at Alliant. It includes our industry, our neighbors, and the world around us. Supporting and strengthening our communities isn’t just part of our work—it defines our purpose.



EXCELLENCE

We are committed to always doing our best—and being the best at what we do. Excellence guides our work, drives our standards, and defines the results we deliver.



CREATE VALUE

We solve challenges with purpose and precision, delivering the best solutions for our clients. The value we create extends far beyond project completion—leaving a lasting impact on communities and stakeholders.



COLLABORATION

We take on big challenges by working together—partnering closely with our clients, teaming with industry partners, and supporting one another. Through collaboration, we achieve more and deliver better outcomes.



FUTURE FOCUSED

We’re always looking ahead—to the next idea, the next solution, and the next opportunity to build better, more resilient communities. Innovation and long-term thinking guide everything we do.



INTEGRITY

Our success is built on trust. Clients and partners count on us to do business the right way—with honesty, accountability, and a commitment to doing what’s right every time.

ENGINEER POINT OF CONTACT AND PROPOSED TEAM
**Response to RFQ for Engineering Services for The Forest Lake
Community Development District, Polk County, Florida**

Public Notice Date: August 15, 2025

Solicitation No. 25-01218K

Engineer Point of Contact:

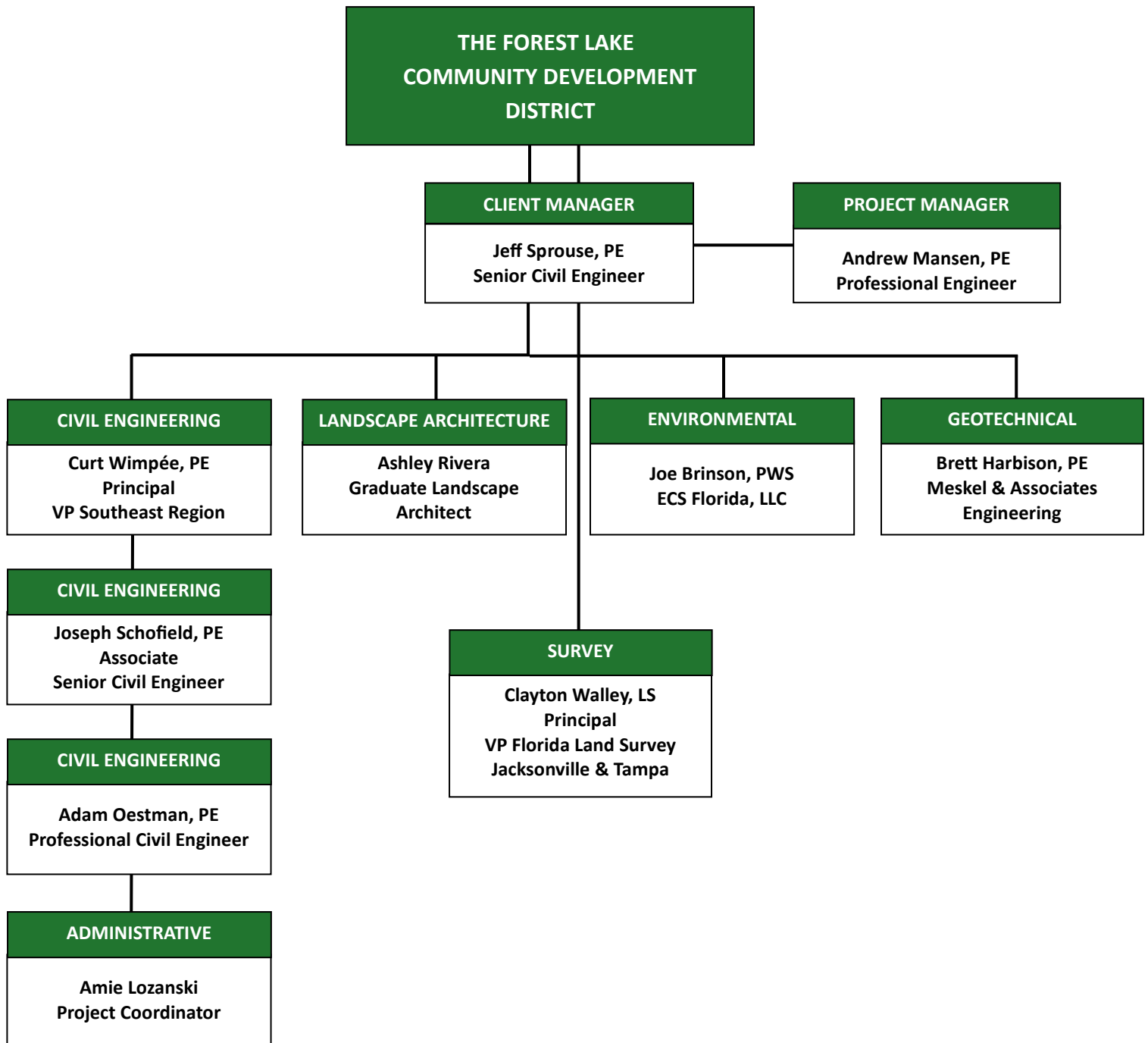
Jeff Sprouse, PE / Client Manager

(813) 954-4337

Alliant Engineering, Inc.

jsprouse@alliant-inc.com
PROPOSED TEAM

Check		FIRM NAME	ADDRESS	ROLE IN THIS CONTRACT
Prime	Subcontractor			
X		Alliant Engineering	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Project Management, Civil Engineering, and Landscape Services
	X	ESC Florida, LLC	4524 N. 56th Street Tampa, Florida 33610	Environmental Services
	X	Meskel & Associates Engineering	2202 N. West Shore Boulevard Suite 200 Tampa, Florida 33607	Geotechnical Services
	X	Alliant Florida, Inc. (A wholly owned subsidiary of Alliant Engineering, Inc.)	3901 Coconut Palm Drive, Suite 102 Tampa, Florida 33619	Land Survey Services

Exhibit 1. Organizational Chart of Proposed Team


JEFF SPROUSE, PE – CLIENT MANAGER**YEARS EXPERIENCE**

28 years overall, and 1 year with Alliant.

EDUCATION

- ◆ BS, Nuclear Engineering, Mississippi State University
- ◆ FDEP Stormwater Management Inspector #40208
- ◆ Advanced MOT Certified
- ◆ 40-Hour OSHA Hazmat Certified
- ◆ US Navy Engineering Lab Technician
- ◆ Nuclear Power Plant Operations

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (60821)

Mr. Jeff Sprouse, PE brings over 28 years of diverse experience in both design and construction across a broad range of civil infrastructure projects. His areas of expertise include land development, water resources, municipal water systems, sanitary sewer design and rehabilitation, stormwater management, and roadway design and construction. Mr. Sprouse has also contributed to vertical construction, structural fabrication and erection, and the design and integration of SCADA systems for sanitary sewer and stormwater treatment facilities—such as Alum Injection Systems. In addition to his technical expertise, Mr. Sprouse has extensive experience in construction supervision and project management for roadway, water, sanitary sewer, site, drainage, and structural projects. He has served as both Project Manager and Design Engineer on numerous similar assignments, consistently combining deep technical knowledge with practical, hands-on leadership.

ANDREW MANSEN, PE – PROJECT MANAGER**YEARS EXPERIENCE**

14 years overall, and 3.5 year with Alliant.

EDUCATION

- ◆ BS, Civil Engineering, California State University, Sacramento, CA

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (91277)

Mr. Andrew Mansen is a Civil Engineer with 14 years of experience in civil design. He holds a Bachelor of Science in Civil Engineering from California State University, earned in 2011. Mr. Mansen has contributed to the design, review, and management of numerous public and private site development projects across California and Florida, bringing a solid foundation of technical knowledge and a collaborative approach to every project.

JOSEPH SCHOFIELD, PE – SENIOR CIVIL ENGINEER**YEARS EXPERIENCE**

21 years overall, and 3 years with Alliant.

EDUCATION

- ◆ MBA, St. Leo University
- ◆ BS, Civil Engineering, University of North Florida (UNF)

Mr. Schofield is a Senior Engineer with over 21 years of experience in civil design and construction oversight. He has contributed design, review, and project management expertise to hundreds of public and private roadway and site development projects across the southeastern United States. Throughout his career, Mr. Schofield has collaborated with numerous state agencies and local municipalities to advance diverse infrastructure initiatives aimed at improving transportation systems nationwide. His extensive experience and commitment to delivering high-quality, community-focused solutions make him a valuable leader on any civil engineering project.

ADAM OESTMAN, PE – PRODUCTION MANAGER**YEARS EXPERIENCE**

6 years overall, and 3 years with Alliant.

EDUCATION

- ◆ BS, Civil Engineering, Murray State University

PROFESSIONAL REGISTRATIONS

Professional Engineer in Florida (98440)

Mr. Oestman brings over six years of experience in the design and construction of private infrastructure projects. His portfolio includes a wide range of commercial, medical, municipal, and residential developments. He has been involved in all phases of project delivery, including land acquisition, contract review, site assessment, land planning, development cost analysis, scheduling, regulatory approvals, preparation of contract documents, and construction administration. His comprehensive expertise ensures efficient and effective project execution from concept to completion.

CURT WIMPÉE, PE – SENIOR CIVIL ENGINEER**YEARS EXPERIENCE**

29 years overall, 10 years with Alliant.

EDUCATION

BS, Civil Engineering
University of Minnesota

PROFESSIONAL REGISTRATIONS

- Professional Engineer in Florida (79764)
- Minnesota (40487)
- Georgia (031340)
- N. Carolina (053415)
- S. Carolina (41355)
- Tennessee (125610)

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers • FCARD • NEFBA • NAIOP • ULI

Mr. Wimpée brings 28 years of experience in municipal engineering, land development, and transportation. His expertise spans a wide range of projects, including localized and regional utility extensions, lift station design, roadway reconstructions for both municipalities and Departments of Transportation, new roadway development, maintenance of traffic (MOT) plans, signage and striping plans, concrete and asphalt pavement design, stormwater management systems, and regional drainage studies. He has also led engineering efforts for residential, mixed-use, and large-scale commercial developments. As Alliant's Principal-in-Charge, Mr. Wimpée is committed to leading project design teams through clear communication, well-defined goals, and ongoing accountability. He also serves as a key liaison between district staff, permitting agencies, and the design team to ensure coordination, efficiency, and successful project delivery.

ASHLEY RIVERA – GRADUATE LANDSCAPE ARCHITECT**YEARS EXPERIENCE**

4 years overall, and 2 years with Alliant.

EDUCATION

- ◆ BS, Landscape Architecture, University of Ana G. Mendez
- ◆ Currently pursuing licensure as a Landscape Architect in Florida

Ashley is a skilled landscape designer with over three years of experience in land development, specializing in marketing graphics, renderings, planting design, and design standardization. With a natural artistic talent and a strong eye for detail, she creates efficient, sustainable outdoor spaces that foster meaningful connections to nature. Ashley is passionate about blending aesthetic vision with practical functionality to deliver thoughtful, innovative landscape solutions. Her work consistently reflects a commitment to sustainability, user experience, and the success of each project she supports.

CLAYTON WALLEY, L.S., PSM – VP FLORIDA LAND SURVEY**YEARS EXPERIENCE**

25 years overall, and 6 years with Alliant.

EDUCATION

- ◆ A.A.S. Industrial Engineering Technology, Paul D. Camp Community College
- ◆ BS Business, Project Management, University of Phoenix

PROFESSIONAL REGISTRATIONS

Licensed Surveyor in Florida (LS7209)

Mr. Walley brings over 25 years of experience in land surveying across multiple states. His expertise includes large-scale boundary and topographic surveys, construction staking, and as-built surveys. Clayton is highly skilled in project management, GPS mission planning and execution, low-altitude UAV data acquisition, and CAD drafting. With a comprehensive understanding of both field and office operations, he plays a critical role in ensuring the accuracy, efficiency, and success of complex surveying projects.

JOE BRINSON, PWS – ENVIRONMENTAL SENIOR PROJECT MANAGER**YEARS EXPERIENCE**

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

- ◆ BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

Mr. Brinson brings over 26 years of experience in environmental consulting, with expertise in wetland permitting, protected species assessments, timber evaluations, greenbelt determinations, and arborist services. As a Senior Environmental Project Manager at ECS, he oversees all phases of environmental project execution, including proposal development, regulatory compliance (including SPEC/NPDES), budgeting, and reporting. His role involves direct client engagement, coordination of field activities, report preparation and review, as well as invoicing and business development. Mr. Brinson's broad technical knowledge and leadership ensure efficient, compliant, and client-focused project delivery.

**BRETT H. HARBISON, PE – DIRECTOR OF TRANSPORTATION AND GEOTECHNICAL SERVICES
PRINCIPAL ENGINEER**

With over 18 years of experience in field operations, laboratory testing, and geotechnical analysis across Florida, Brett leads the complete geotechnical process—from drilling and sampling to laboratory testing and engineering analysis. He has managed geotechnical services for a wide range of Florida Department of Transportation (FDOT) projects, utilizing both Design-Bid-Build and Design-Build delivery methods. As a Certified SmartPile EDC system user, Brett has performed dynamic load testing on numerous pre-stressed, pre-cast concrete driven piles for bridge foundation projects throughout the state.

YEARS EXPERIENCE

27 years overall, and 3 years with ECS, Florida, LLC.

EDUCATION

- ◆ BS, Forest Resource Management / Forest Biometrics, University of Georgia

PROFESSIONAL REGISTRATIONS

Professional Wetland Scientist

Anabelle Island, Green Cove Springs, Florida



Project Overview: Anabelle Island is a thoughtfully planned residential community located in the heart of Clay County, Florida. Once complete, the development will feature 369 single-family homes, a community pool and recreation center with direct access to local trail systems offering residents a blend of comfort, connectivity, and outdoor living.

Alliant's Role: Alliant has been a key partner in the development of Anabelle Island, providing comprehensive civil engineering, surveying, and permitting services across multiple phases of the project.

Impact: Anabelle Island is helping meet the growing demand for housing in one of Florida's fastest-growing regions. Alliant's involvement ensures the community is built on a strong foundation – both literally and figuratively – supporting long-term growth and quality of life for future residents.

PROJECT HIGHLIGHTS

- ▶ Phases 1A & 1B successfully supported construction with close coordination between design and field teams.
- ▶ Phase 2 is currently under construction, with Alliant leading the design and permitting efforts.
- ▶ Agency Coordination: Worked with Clay County and relevant regulatory bodies to ensure timely approvals and compliance.

Beachview Cove, Ormond Beach, Florida



Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs), Permanent Control Points (PCPs), and lot corners; preparing and submitting both preliminary and final plats; and addressing municipal comments through to final approval.

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

The project required multiple approvals, including:

- ▶ Volusia County Master Plan Development Order and Final Development Order
- ▶ City of Ormond Beach utility approval
- ▶ Department of Health Domestic Water Permit
- ▶ FDEP Wastewater Permit
- ▶ FDOT Driveway, Drainage, and Utility Connection Permits
- ▶ FDEP Coastal Construction Field Permit
- ▶ SJRWMD Environmental Resource Permit

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.

Wildlight Community, Nassau County, Florida



CLIENT

AJ Johns and Burnam

Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight’s ongoing expansion.

Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project’s development.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight’s mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.

SERVICES



AdventHealth, 100-Bed Hospital and Medical Office Building - Palm Coast, Florida



SERVICES



CIVIL ENGINEERING



CONSTRUCTION SERVICES



LAND SURVEY



TRAFFIC ENGINEERING

Alliant provided comprehensive civil engineering design, permitting, and coordination services for a new 100-bed hospital and medical office building located at the intersection of Palm Coast Parkway and Bridgehaven Drive.

Our scope included site planning, stormwater and utility design, erosion control measures, and off-site roadway improvements. Alliant also led the completion of the traffic impact study and coordinated closely with Florida Power & Light and other subconsultants to finalize construction documents.

In addition, our team supported multiple public meetings, developed technical specifications, and assisted with agency submittals and permit close-outs to ensure full compliance with City and environmental requirements.

ADDITIONAL SERVICES

- ▶ Construction Engineering / Administration
- ▶ Construction Inspection
- ▶ Environmental Permits
- ▶ ADA Design
- ▶ Survey – Existing Conditions Survey
- ▶ Survey – ALTA Survey
- ▶ Traffic Operations – Traffic Impact Study

Hillsborough County Emergency Vehicle Preemption, Tampa Bay, Florida



Alliant is supporting Hillsborough County, Florida, with a range of traffic operations, smart mobility, and Intelligent Transportation Systems (ITS) initiatives.

Our Tampa team is actively assisting the County's Traffic Management Center with several ongoing work orders. Key efforts include the design and deployment of a county-wide Emergency Vehicle Preemption (EVP) system, covering over 150 emergency vehicles and 600 traffic signals. Additionally, the County is upgrading 120 traffic signals with new Advanced Traffic Controllers (ATCs) and Connected Vehicle Roadside Units (RSUs).

Alliant developed the Request for Proposal (RFP) for these upgrades and is currently supporting acceptance testing and systems engineering documentation for the Advanced Traffic Management System (ATMS). Our team is also assisting with Federal Highway Administration (FHWA) grant applications, including a new School Bus Safety Program that integrates connected vehicle technology.



**Hillsborough
County** Florida

SM

Saddlebrook Landings Apartment Community, Jacksonville, Florida



Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.



Whiteview Village Subdivision, Palm Coast, Florida



Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida’s sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project’s success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.



Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida



In response to the rapid population growth in Panama City Beach and the surrounding Bay County area, Tallahassee Memorial Healthcare, the Florida State University College of Medicine, and The St. Joe Company have partnered to develop a state-of-the-art medical campus on approximately 87 acres in Panama City Beach.

The project is being developed in phases, with plans to ultimately include a 500-bed hospital and a variety of ancillary medical facilities. Phase I features a master plan for a four-story, 60,000-square-foot medical office building designed to provide primary and urgent care services, with future potential for orthopedic, cardiology, and surgical specialties.



As the civil engineer for the project, Alliant’s master planning effort integrates long-term considerations, including roadway expansion and projected growth over the next 10 to 30 years. Particular attention has been given to access, site circulation, and wayfinding—factors that are essential to enhancing the overall patient and visitor experience.

The planning process prioritizes all sensory elements of the user journey—from initial campus visibility and arrival to ease of departure after each visit. In addition, the design responds to the vibrant bicycle and pedestrian activity in Panama City Beach and the critical need for efficient emergency vehicle access. These considerations will help shape a welcoming, accessible, and future-ready corridor as the campus expands to serve the evolving needs of the community.

Once complete, the new healthcare campus will significantly enhance access to medical care for the region’s growing population.

Riverfront Plaza, Jacksonville, Florida



As part of the City of Jacksonville’s ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city’s connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves.

This is more than construction—it’s community building, placemaking, and a bold step toward redefining Jacksonville’s downtown riverfront.



Reverie at Palm Cost Subdivision, Palm Coast, Florida



Alliant serves as the Engineer of Record for the full design and permitting of a 421-home residential subdivision developed under a Community Development District (CDD). The scope includes comprehensive oversight and execution of all engineering design elements, from initial planning through final construction documentation. Alliant also prepared and submitted the Certified Engineer's Report, which included detailed cost estimating to support the CDD bond issuance process.

Project Owner

Sunbelt Land Management

Point of Contact

Ken Belshe

Contact No.

(386) 986-2411



Sweetgrass Apartments, Phase 1, Enhanced Landscape, St. Mary's, GA



Sweetgrass is a 150-acre master planned development located in St. Mary's, Georgia, for Tierra Linda Development, LLC. The community will include 312 Class A multifamily units, 194 townhomes, 143 single-family homes, and 212,600 SF of commercial space. Designed as a walkable, mixed-use neighborhood, Sweetgrass will ultimately be home to approximately 650 families and feature integrated opportunities for housing, employment, shopping, recreation, and civic life.

Alliant's team provided comprehensive project management services in collaboration with the client, architect, and interior designer. Scope of work included enhanced landscape architecture and irrigation design, neighborhood entry monument and security gate, site civil design and permitting, and site electrical engineering (managed subconsultant). The amenity package included the clubhouse and pool deck, outdoor kitchen, shade structures, dog park, mail kiosk, and associated hardscape elements, contributing to a vibrant and functional community environment.

Firm Name	Firm Location	Role
Alliant Engineering, Inc.	Jacksonville, Florida	Project Engineer
Alliant Florida, Inc.	Jacksonville, Florida	Land Surveyor

Trout Creek Community Development District, St. Johns County, Florida



ECS Florida, LLC completed an Arboriculture Assessment for the landscape and tree decline predominantly live oaks with a few magnolias. ECS understood the trees started to decline approximately two years after they were planted. The scope of work included assessing the current condition of landscaping trees along Shearwater Parkway to determine whether conditions required removal and recommend an appropriate course of action for remediation. Investigative methods used were visual inspection of roots and tree, soil pH and nutrient analysis, root excavation, general leaf density analysis, irrigation water pH testing and bulk density testing of the soil.



Firms Involved with This Project

Firm Name	Firm Location	Role
ECS Florida, LLC	Jacksonville, Florida	Environmental

Sawmill Branch Roundabout, Palm Coast, Florida



Collaboration is at the heart of Alliant’s success, and the US 1 & N Old Kings Street and Sawmill Development project is a prime example of that principle in action.

Working seamlessly across disciplines, our team delivered comprehensive design and permitting services in close coordination with FDOT and key project stakeholders. While guiding the transportation improvements through every phase, we simultaneously supported the development of Sawmill Branch—an exciting new residential community featuring 1,000 homes, a community pool, clubhouse, dog park, and playground.

This project exemplifies Alliant’s commitment to building better communities through integrated infrastructure and thoughtful design.

ADDITIONAL SERVICES

- ▶ Construction Engineering / Administration
- ▶ Construction Inspection
- ▶ Environmental Permits
- ▶ Preliminary Design
- ▶ Final Design
- ▶ Roundabout
- ▶ ADA Design
- ▶ Survey – Existing Conditions
- ▶ Survey – Final Plat
- ▶ Traffic Design – Signals / Lighting
- ▶ Traffic Design – Signing and Pavement Markings

Shadow Crest at Rolling Hills Community Development District, Phases 3B and 3C, Green Cove Springs, Florida

Point of Contact

Marilee Giles

Contact No.

(904) 940-5850 x 412

Mr. Schofield served as the District Engineer and Engineer of Record for a CDD infrastructure project supporting a 247-lot single-family platted phase. The project was funded through a bond issuance and required seamless coordination with the primary CDD Engineer responsible for the adjacent Shadow Crest phase, which was under concurrent construction. Monthly board meetings were attended jointly to provide updates on each respective phase.

Shadow Crest included construction of a lift station designed to receive effluent from both developments. Mr. Schofield facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. His responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.



Names of Key Personnel	Role in This Contract	Involvement in Example Projects													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Jeff Sprouse, PE	Client Manager					X							X		X
Andrew Mansen, PE	Project Manager	X	X				X		X				X		X
Joseph Schofield, PE	Senior Civil Engineer	X	X	X			X		X		X		X		X
Adam Oestman, PE	Production Manager			X	X		X	X			X			X	X
Curt Wimpée, PE	Principal VP Southeast Region			X	X			X			X				
Ashley Rivera	Graduate Landscape Architect	X		X				X			X	X			X
Clayton Walley, L.S.	Principal VP Florida Land Survey	X		X			X	X		X		X		X	X
Joe Brinson, PWS	Professional Wetland Scientist												X		
Brett Harbison, PE	Director of Transportation & Geotechnical Services														

Example Project Key

Number	Title of Project	Number	Title of Project
1	Anabelle Island Subdivision	8	Tallahassee Memorial Healthcare Campus Expansion to Panama City Beach, Florida
2	Beachview Cove	9	Riverfront Plaza
3	Wildlight Community	10	Reverie at Palm Coast Subdivision
4	AdventHealth	11	Sweetgrass Apartment Community
5	Hillsborough County Emergency Vehicle Preemption	12	Trout Creek Community Development District
6	Saddlebrook Landings Apartment Community	13	Sawmill Branch Roundabout
7	Whiteview Subdivision	14	Rolling Hills Community Development District

CIVIL ENGINEERING:

At Alliant, our team provides expert guidance to help clients navigate the multifaceted challenges inherent in project development. Through the strong, collaborative relationships we've established with both private and sector clients and public agency representatives, we ensure that our clients' objectives are consistently achieved.

Alliant's Civil Engineering and Land Development Services Include:

- ◆ Comprehensive due diligence assessments
- ◆ Site analysis, feasibility studies, and planning
- ◆ Design development and budget forecasting
- ◆ Entitlement processing
- ◆ Preparation of construction documentation
- ◆ Stormwater management system design
- ◆ Grading, drainage, NPDES/SWPPP design and inspection
- ◆ Permitting and coordination with regulatory agencies
- ◆ Construction administration and oversight
- ◆ Project closeout and certification services

We engage closely with clients and stakeholders throughout every phase of the project lifecycle, delivering responsive, detail-oriented, and value-driven oversight from initial planning through final completion.



INTELLIGENT TRANSPORTATION SYSTEM:

Alliant is devoted to providing solutions that will increase the safety and convenience of travel. Our experience with ITS systems dates back to our very first project, and we have continued to develop our services and expertise in this area. Building on a history of success, Alliant is committed to introducing new technological solutions to address the challenges facing modern transportation systems.

The scope of Alliant's intelligent transportation services capabilities includes:

- ◆ ITS planning
- ◆ Systems engineering
- ◆ Communications and design
- ◆ Systems implementation and integration
- ◆ System evaluation
- ◆ System architecture

Our history of ITS success dictates our strategy of always looking forward to new solutions.

LANDSCAPE ARCHITECTURE:



Growing New Landscape Solutions: Through extensive planning and design, we help clients enhance their communities through landscape architecture. Whether it's a garden or streetscape, our team has the creative and analytical skills to map out an area and design features that will enhance its value, function, and enjoyment by the community. Our team guides clients from start to finish through submitting proper documents with agencies and developing construction plans so the project can be completed without delays or added costs.

Alliant's landscape architecture services include:

- ◆ Master planning
- ◆ Site analysis and planning
- ◆ Visualization and public presentation
- ◆ Agency coordination and submittals
- ◆ Construction drawings
- ◆ Construction administration

We work with public and private clients nationwide to build functional, well-designed spaces that meet every project's objectives on time and budget.

ROADWAY DESIGN:

Creating safe and efficient roads for our community has been a major focus since the inception of Alliant. From planning and preliminary design to traffic control and work zone safety, our team will make sure clients' roadway projects are delivered with high-quality work, on schedule, and within budget.

Alliant's roadway design services span:

- ◆ Preliminary design
- ◆ Final design
- ◆ Highway engineering
- ◆ Maintenance of Traffic (MOT)
- ◆ Municipal engineering
- ◆ Local road design (city, county, and state aid)
- ◆ Utilities
- ◆ Construction and cost estimating
- ◆ Public involvement

As leading roadway design and transportation planning specialists, we have built, planned, designed, and administered an incredible variety of public streets, highways, and more.

CONSTRUCTION ADMINISTRATION:

Alliant offers Construction Administration services to developers and municipalities through the construction phase of projects we design. During this phase, our team will coordinate with contractors and consultants to monitor and review the progress of construction.

Alliant's construction administration services include:

- ◆ Coordination with consultants and overall project management
- ◆ Representation of client interests throughout the construction process
- ◆ Review and management of submittal packages
- ◆ Oversight of construction-phase permitting requirements
- ◆ Evaluation and approval of change orders

LAND SURVEY:

Alliant is dedicated to delivering accurate and timely surveying services to support the successful execution of our clients' projects. Whether providing next-day service, construction staking, or preparing a final plat for public approval, our team ensures precision and responsiveness at every state. We offer a comprehensive suite of surveying services to clients in both the public and private sectors. As one of the first disciplines engaged at the outset of a project – and often one of the last to ensure proper closeout – surveying plays a critical role in the overall project lifecycle.

Alliant's land survey services go beyond expectations:

- ◆ Boundary surveys
 - ALTA/NSPS land title surveys
 - Certificate of survey
- ◆ Topographic surveys
 - Design location/existing conditions survey
 - Hydrographic survey
 - Underground survey (utilities, areaways)
- ◆ Record surveys
 - Subdivision (plat, RLS, CIC, right-of-way plat)
 - Memorial plat
- ◆ Construction surveys
 - Establish horizontal and vertical site control
 - Staking horizontal and vertical site control
 - Volume measurements

We provide dependable, accurate land surveying services that adapt to your project's timeline and unique needs.

MAINTENANCE OF TRAFFIC (MOT):

The Alliant Maintenance of Traffic (MOT) team works hand-in-hand with contractors and owners to develop innovative construction staging plans for complex projects throughout the Midwest and Western United States. Our expertise in construction staging, traffic control, temporary pedestrian facilities, public outreach, stakeholder engagement, and plan implementation allows our clients to rest easy knowing their project has the safest and most cost-effective construction phasing possible.

Alliant's Maintenance of Traffic (MOT) specialty services include:

- ◆ Construction staging
- ◆ Traffic control
- ◆ Traffic Management Plans (TMP)
- ◆ Incident Management Plans (IMP)
- ◆ Temporary pedestrian and multimodal facilities
- ◆ Temporary roadways and geometrics
- ◆ Temporary traffic modeling
- ◆ Detour route signal timing
- ◆ Temporary lighting and signal systems
- ◆ Public engagement
- ◆ Work zone traffic control review and refinement

To the traveling public, MOT is the most visible aspect of a construction project. Alliant develops a thorough and efficient approach to construction phasing which increases a project's traffic capacity, minimizes driver confusion, maintains access to the surrounding community, and promotes safety for both the public and construction crews.

TRAFFIC ENGINEERING:

As populations grow, public agencies face increasing pressure to manage rising traffic volumes with solutions that prioritize both safety and efficiency. At Alliant, we understand the critical importance of developing, designing, and implementing infrastructure projects that not only address these challenges but also reflect the unique needs of the communities they serve.

Alliant's traffic engineering and traffic design services include:

- ◆ Traffic, parking, and specialty studies
- ◆ Bicycle and pedestrian facilities planning and design
- ◆ Traffic signal operations and signal timing
- ◆ Traffic modeling
- ◆ Intersection and roadway safety studies
- ◆ Intersection control evaluations
- ◆ Corridor studies
- ◆ Traffic final design
- ◆ Project management

Our traffic engineering services and designs are trusted nationwide to deliver safe, reliable, and community-focused infrastructure that supports sustainable growth.

WATER RESOURCES:

Stormwater Solutions that Exceed Expectations: Transportation and land development projects often require effective drainage system design. Our water resources team collaborates seamlessly with our environmental experts to deliver practical stormwater solutions that meet water quality requirements and support project success. Leveraging strong relationships with permitting agencies, we also ensure compliance with local and regulatory floodplain standards.

Alliant's water resources and stormwater services include:

- ◆ Hydrologic and hydraulic modeling
- ◆ Stormwater design
- ◆ Culvert design
- ◆ Bridge hydraulics
- ◆ Stream restoration
- ◆ Detention design
- ◆ Water quality management best practices
- ◆ Floodplain analysis and permitting

Our water resources team collaborates closely with Alliant's environmental experts to deliver exceptional stormwater planning and design—ensuring compliance with the highest regulatory standards.

SOLUTIONS FOR EVERY SECTOR:

With a wide range of services and professionals on staff, Alliant is uniquely prepared to support clients from all backgrounds. From landscape architecture and surveying to roadway design and traffic engineering, we offer the capabilities needed to execute each stage of your plan efficiently. As an employee-owned firm, our team is personally invested in the success of every project. Employee ownership fosters a deeper connection to our work, driving us to deliver thoughtful solutions, build lasting relationships, and approach each challenge with pride and accountability.



Throughout our history, Alliant has been fortunate to work with clients in both the public and private sectors. Our diverse team and experience give us the knowledge and flexibility to address the unique goals and constraints that are common among organizations in each realm. With a full line of services designed to maximize value and deliver results for every project, you can rely on Alliant to take on your biggest challenges with solutions that prioritize excellence and integrity.

Visit our website for even more available services. www.alliant-inc.com

ADDITIONAL INFORMATION-COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE
Alliant’s Continued Growth in the Community Development District Segment:

Alliant Engineering, Inc. recognizes that Community Development Districts (CDDs) are special-purpose units of local government established to plan, finance, construct, and maintain public infrastructure within residential communities. These Districts play a vital role in supporting sustainable development and enhancing residents’ quality of life.

Over the past several years, Alliant has continued to expand its presence and reputation in the CDD sector, providing dependable engineering services across Florida. Below is a list of communities currently supported by Alliant:

District Name	Location	Year Alliant Became the District Engineer
Tison’s Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
The Trails	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Eagle Point CDD	Manatee County, Florida	2025

Our growth in this segment began with the successful partnership of Tison’s Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve several additional districts—expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025, this positive trajectory has continued, as we remain committed to the thoughtful growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we’ve built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has not previously performed work for this district.

At Alliant, relationships aren't just part of the job—they're the reason we're chosen time and time again. For over 30 years, we've built lasting partnerships across both public and private sectors, knowing that strong connections lead to smoother projects, stronger outcomes, and greater opportunities for our clients. We protect what we build—because when our clients succeed, so do we.

Public Sector Solutions Built on Experience and Trust

In public projects, the right team makes all the difference. At Alliant, we deliver exactly that. Each project is led by a seasoned professional and backed by a team of dedicated experts who bring a pragmatic, results-driven approach. We prioritize respect, accountability, and quality—ensuring your project's success while making your job easier from start to finish.

We take pride in enhancing lives through public infrastructure projects, creating safer, more accessible communities for everyone. With a future-focused mindset and innovative solutions, we guide projects from initial planning and programming through design, construction, and ultimately, integration into the community. Our comprehensive approach ensures that every aspect is thoughtfully managed, including meaningful public involvement, so local stakeholders understand the long-term value.

Private Sector Support that Goes Beyond the Blueprint

In the private sector, where every decision counts and time is money, having a team you can trust is everything. At Alliant, we're with you from start to finish—handling the design, navigating entitlements, and clearing the path forward. We don't just solve problems—we anticipate them, helping you move faster, smarter, and with confidence.

We understand that maximizing the value of your project while meeting market-driven goals and creating sustainable developments is your top priority. At Alliant, we carefully evaluate design options to ensure they align with your vision while also addressing the needs and requirements of local communities. Our collaborative approach helps you navigate challenges and identify the ideal solution for your project site, balancing innovation, efficiency, and long-term success.

Balancing Vision, Value and Viability

At Alliant, we understand that maximizing value, meeting market-driven goals, and creating sustainable developments are top priorities. That's why we take a thoughtful approach—vetting design options that align with your vision while addressing community needs and regulatory requirements. The result: smart, balanced solutions tailored to your project site and long-term success.



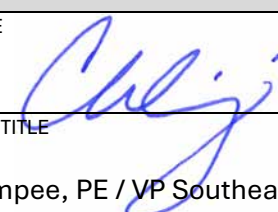
FIRM LICENSURE AND PREQUALIFICATIONS

Alliant is fully licensed to provide professional engineering services in the State of Florida and is registered with the Florida Department of State as an S-Corporation. Copies of the firm’s licensure, as well as licenses for key personnel, are included in Appendix A.

Alliant maintains a strong record of professional integrity. No judicial or administrative agency, nor any qualification board, has ever investigated Alliant or any of its employees. Furthermore, neither the firm nor its staff—including licensed engineers—has ever been subject to an adverse decision or settlement related to a violation of ethical standards.

OTHER TECHNICAL SKILLS REFERENCE

- ▶ 6.1 – Traffic Engineering Studies
- ▶ 6.2 – Traffic Signal Timing
- ▶ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ▶ 6.3.2 – Intelligent Transportation Systems Implementation
- ▶ 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- ▶ 7.3 – Signalization
- ▶ 8.1 – Control Survey
- ▶ 8.2 – Design, Right-of-Way, and Construction Surveying
- ▶ 8.4 – Right-of-Way Mapping

AUTHORIZED REPRESENTATIVE	
SIGNATURE	DATE
	September 3, 2025
NAME AND TITLE	
Curt Wimpee, PE / VP Southeast Region	

To fully meet the criteria outlined in the RFQ, we offer the following additional information. This supplemental content further demonstrates Alliant Engineering’s qualifications, expertise, and capacity to successfully perform all anticipated work under contract in the role of District Engineer.

COMPREHENSIVE EXPERTISE AND PROVEN COMMITMENT

Alliant Engineering, Inc. delivers professional design and project management services across a broad spectrum of disciplines, including municipal infrastructure, land development, transportation, traffic engineering, landscape architecture, and surveying. Our foundation is a diverse, multidisciplinary team of talented professionals dedicated to delivering high-quality design, management, and construction services.

Founded in 1995, Alliant brings over 30 years of experience serving both public and private clients. Our collaborative, integrated management approach enables us to efficiently execute projects while maintaining an exceptional level of quality. We consistently add value by pairing unmatched civil engineering expertise with innovated, forward-thinking solutions.

In addition to our technical qualifications, we possess a deep understanding of the infrastructure challenges faced by smaller communities. The key staff proposed for this project are recognized experts in their fields and are well equipped to provide the ongoing engineering services required of a District Engineer.

Key Program – Level Roles: To ensure the successful delivery of services, Alliant provides structured program leadership supported by the following critical roles:

- ▶ **Client Manager / Project Lead:** Responsible for assembling tailored project teams, providing overall project insight, and serving as the primary point of contact for the District. Jeff Sprouse, PE has been selected as Client Manger due to his 28 years of experience and deep understanding of Community Development District (CDD) project dynamics. Jeff will attend district meetings (when necessary) and oversee both construction and engineering services.
- ▶ **Quality Management Oversight:** Jeff will also ensure all team members are fully trained in Alliant’s Quality Management Process and that these protocols are rigorously applied across all individual projects.

Project Manager: Tasked with assigning appropriate team members to individual work orders and ensuring consistency in formatting, deliverables, and technical standards across all projects. This role also serves as a key technical resource for the entire project team.

Our team is structured for agility and accountability, enabling us to execute work orders efficiently while ensuring high-quality, on-time delivery.



Client Manager

Jeff Sprouse, PE



Project Manager

Andrew Mansen, PE

CERTIFIED MBE

Alliant's teaming partner **Meskel & Associates Engineering (MAE)** is a certified Women owned DBE and JSEB firm based in Jacksonville, FL with additional office in Lake City and Tampa. MAE specializes in geotechnical engineering, drilling, and laboratory testing services and brings strong local knowledge and technical expertise to the team. MAE's certifications are included at the end of this RFQ.

WILLINGNESS AND ABILITY TO MEET TIME AND BUDGET REQUIREMENTS

Alliant is fully committed to delivering projects on time and within budget. We facilitate all formal reviews in an organized and timely manner to maintain project momentum. Regular progress meetings are conducted to provide clear updates and proactively address design issues that are critical to the project schedule—for both the District and the broader project team.

To support this commitment, we implement our Quality Management Plan (QMP), which is tailored for each individual project and followed rigorously throughout the design process to ensure consistency, accuracy, and efficiency. Efficient project execution goes beyond sound engineering and project management—it also requires a deep understanding of the permitting landscape. Alliant has successfully completed a wide range of projects and brings extensive experience working with regulatory agencies across Florida. Our long-standing relationships with permitting authorities enable us to navigate approvals smoothly and avoid unnecessary delays.

Additionally, our strong network of subconsultants and contractors allows us to anticipate construction needs and align design decisions with real-world implementation. By leveraging our knowledge of construction methods and building systems, we can optimize designs for constructability and cost efficiency.

COMMUNICATION WITH THE DISTRICT

Fast-tracked projects demand continuous, proactive communication and close collaboration with the District and its oversight team. At Alliant, we prioritize transparency and responsiveness to ensure all stakeholders remain aligned throughout the project lifecycle. To support this, we will propose a draft meeting schedule for review and refinement during the project kickoff meeting. We envision three key levels of communication touchpoints:

- ◆ **Design Review Meetings** – Structured sessions to review major design milestones, gather feedback, and ensure alignment with District goals.
- ◆ **Over-the-Shoulder Reviews** – Informal, real-time check-ins with District staff to discuss design elements as they are developed, allowing for early input and course correction.

- ◆ **Progress Meetings** – Regularly scheduled updates to review timelines, track deliverables, and address any emerging issues promptly.

This multi-tiered communication strategy helps foster accountability, accelerates decision-making, and supports timely delivery of high-quality work.

DESIGN REVIEW

Alliant implements a structured, collaborative design review process to ensure quality, consistency, and alignment with project goals. Out reviews are conducted at key milestones and are supported by a clear schedule developed during project kickoff.

OTSR

To promote transparency and real-time collaboration, OTSRs will be scheduled between major project milestones. These informal working sessions provide the District with visibility into the evolving design and create opportunities to offer input throughout the process. The primary purpose of OTSRs is to present “in-progress” design plans, address specific issues as they arise, and facilitate timely decisions that could affect the project schedule or scope. As appropriate, key stakeholders may also be included to ensure alignment and gather multidisciplinary feedback. Whenever possible OTSRs will be conducted face-to-face to support more productive discussions, faster resolutions, and stronger communication among team members.

PROGRESS MEETINGS

Alliant utilizes regular progress meetings to ensure the District remains fully informed and actively involved in all aspects of the project. These meetings serve as a vital platform to discuss current issues, address “hot topics”, track key decisions, and outline upcoming action items.

In many cases, progress meetings also function as informal “mini” OTSRs, allowing us to present specific portions of the design for real-time feedback. This dynamic approach encourages “collaboration on the fly”, enabling the District to weigh in on design elements early and often – minimizing surprises and significantly reducing the risk of rework.

To support clear communication and accountability, most meetings will include:

- ◆ A pre-distributed agenda
- ◆ Meeting minutes
- ◆ An action item log

These materials will be shared with both Alliant's internal team and District staff, ensuring everyone – regardless of attendance – is informed of key decisions and next steps. Additionally, Alliant will establish streamlined systems and protocols for electronic file sharing, supporting collaborative design review and real-time input across all stakeholders.

RECENT, CURRENT, AND PROJECTED WORKLOADS

At Alliant, client satisfaction is directly tied to our ability to meet schedule commitments—without compromising on quality. To support this, we proactively manage our workload and maintain staffing levels that exceed immediate needs. This intentional buffer allows us to remain highly responsive while consistently delivering exceptional results.

Jeff Sprouse, PE, will serve as the primary point of contact and is fully empowered to allocate support staff and resources as needed to meet project demands. Upon receipt of a work assignment from the District, a detailed project schedule will be developed in collaboration with key stakeholders. Responsibilities and deadlines will then be assigned to appropriate Alliant team members to ensure timely delivery of all project deliverables.

To further support workload management:

- ◆ Alliant project managers meet weekly to review current and upcoming projects, assess staff capacity, and align resources accordingly.
- ◆ We maintain a high-level project design schedule that forecasts anticipated project commitments against available staffing on a monthly basis.
- ◆ This process allows us to identify potential constraints early and adjust staffing or schedules proactively – helping us remain agile and reliable even during peak periods.

By combining resource planning with transparent communication and early stakeholder engagement, Alliant is well-positioned to consistently meet or exceed the District’s expectations on every project.

Exhibit 2 – Below illustrates the estimated time allocation for each of the key team members that would be assigned to the project. While these percentages may fluctuate from week to week based on external factors, Alliant is committed to allocating the necessary resources when and where they are needed most.

Exhibit 2 – Projected Schedule

Staff	20%				40%				60%				80%				100%			
Client Manager	[Green]																			
Project Manager	[Green]																			
Water Resources	[Green]																			
Professional Land Surveyor	[Green]																			
Roadway Design	[Green]																			
Construction and Inspection	[Green]																			
Contract Administration	[Green]																			



Percent Committed



CDD



Excess Availability

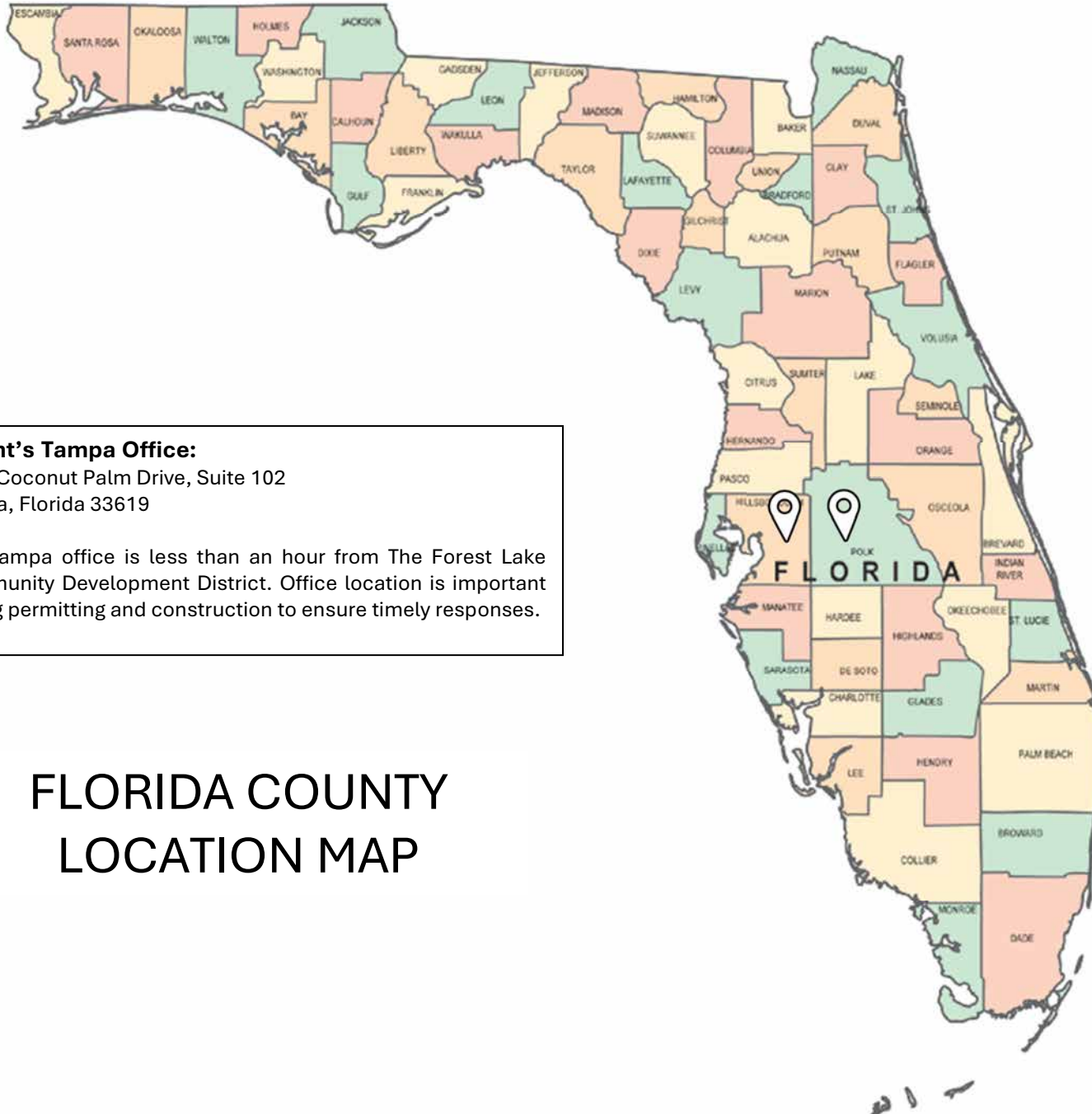
CONSULTANT’S PAST EXPERIENCE AND PERFORMANCE

The Alliant team brings extensive experience and a strong track record of delivering high-quality professional services to municipalities and special districts across Florida. We are honored by the opportunity to support your future initiatives, just as we have done with numerous public agencies throughout the state. Alliant has proudly served the Southeast region from our Jacksonville, Florida office since 2015. Throughout this time, we have developed long-standing partnerships with local governments, delivering reliable civil engineering services under ongoing contracts. Curt Wimpée, PE, Alliant’s Southeast Regional Manager, leads our efforts in the region with more than 26 years of experience in municipal engineering and infrastructure development.

In 2017, Alliant was selected to provide city-wide civil engineering services for the City of Bunnell, FL. From the beginning, our team worked closely with city leadership to secure over \$2.5 million in grant funding for infrastructure improvements. These projects included the development of reclaimed watermain systems, stormwater mitigation in flood-prone areas, and CIPP lining for aging gravity sewer infrastructure.

We’ve provided full design and construction administration services, consistently earning the City’s trust through our responsiveness, technical expertise, and collaborative approach. As a result, Alliant was officially appointed City Engineer and City Surveyor—a testament to the strength of our relationship and the quality of our work. We continue to support the City on a daily and weekly basis, helping them manage and advance their infrastructure needs.

Also in 2017, Alliant was selected to provide Professional Engineering Services for St. Johns County, FL. Our team remains actively engaged with County staff to identify and address key project priorities, offering targeted solutions based on their evolving infrastructure goals.

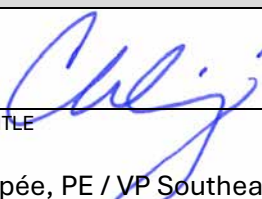
**Alliant's Tampa Office:**

3901 Coconut Palm Drive, Suite 102
Tampa, Florida 33619

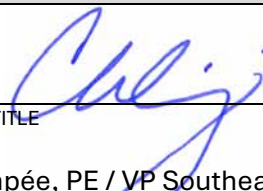
Our Tampa office is less than an hour from The Forest Lake Community Development District. Office location is important during permitting and construction to ensure timely responses.

FLORIDA COUNTY LOCATION MAP


GENERAL QUALIFICATIONS

Alliant Engineering, Inc.				YEAR ESTABLISHED 1995	YEAR ESTABLISHED 41-1818046	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP		
Tampa, Florida 33619				TYPE Corporation		
Jeff Sprouse, PE, Project Manager				SMALL BUSINESS STATUS N/A		
(813) 954-4337		jsprouse@alliant-inc.com		NAME OF FIRM Alliant Engineering, Inc.		
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	18	3	E10	Environmental & Natural Resource Map	4
08	CAD Technician	7	1	H07	Highways	8
12	Civil Engineer	55	9	H11	Housing	7
15	Construction Inspection	5	0	104	ITS	4
16	Construction Manager	1	0	L03	Landscape Architecture	6
23	Environmental Scientist	2	0	P05	Planning	5
38	Land Surveyor	13	0	S09	Structural Design	4
39	Landscape Architect	6	2	S10	Surveying	7
47	Planner	2	0	T03	Traffic & Transportation Engineering	7
57	Structural Engineer	2	0			
60	Transportation Engineer	61	1			
62	Water Resources Engineer	3	0			
TOTAL:		175	16			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million		
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		
AUTHORIZED REPRESENTATIVE						
SIGNATURE 					DATE September 3, 2025	
NAME AND TITLE Curt Wimpée, PE / VP Southeast Region						

GENERAL QUALIFICATIONS

Alliant Florida, Inc.				YEAR ESTABLISHED 2019		YEAR ESTABLISHED 83-2802440	
3901 Coconut Palm Drive, Suite 102				OWNERSHIP			
Tampa, Florida 33619				TYPE			
Clayton Walley, Vice President Florida Land Survey				SMALL BUSINESS STATUS N/A			
(904) 900-3507		cwalley@alliant-inc.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
08	CAD Technician	5	S10	S10	Surveying	6	
38	Land Surveyor	21					
TOTAL:		26					
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	6	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE					DATE		
					September 3, 2025		
NAME AND TITLE							
Curt Wimpée, PE / VP Southeast Region							

GENERAL QUALIFICATIONS

Meskel & Associates Engineering, PLLC				YEAR ESTABLISHED 2008		YEAR ESTABLISHED DVZYP4E9Q3L8	
2202 N. West Shore Blvd., Suite 200				OWNERSHIP			
Tampa, Florida 33607				TYPE S-Corporation			
Antoinette D. Meskel, PE, President, Principal Engineer				SMALL BUSINESS STATUS WOSB, SB, DBE: NAICS 541330, 541380, 541920			
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM			
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number	
		Firm	Branch				
02	Administrative	6		E02	Education Facilities, Classrooms	0.5	
08	CAD Technician	1		E09	Environmental Impact Studies & Assessments	0.5	
15	Construction Inspector	5		E12	Environmental Remediation	0.5	
27/55	Foundation/Geotechnical Engineer	7		E13	Environmental Testing & Analysis	0.5	
30	Geologist	1		H07	Highways, Streets, Airfield Paving, & Parking Lots	3	
48	Project Engineers	5		O01	Office Buildings & Industrial Parks	0.5	
58	Technician/Analyst	6		P12	Power Generation, Transmission, & Distribution	0.5	
	Engineering Intern	2		R04	Recreation Facilities (Parks, Marinas, Etc.)	1.5	
	Drillers	8		S04	Sewage Collection, Treatment & Disposal	1	
				S05	Soils, Geotechnical Studies, & Foundations	4	
				S07	Solid Wastes, Incineration, Landfill	1	
				T02	Testing & Inspection Services	3	
				W02	Water Resources, Hydrology, Ground Water	1	
				W03	Water Supply, Treatment & Distribution	2	
TOTAL: 41							
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	4	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	7	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
AUTHORIZED REPRESENTATIVE							
SIGNATURE 						DATE September 3, 2025	
NAME AND TITLE Antoinette D. Meskel, PE, President, Principal Engineer							

GENERAL QUALIFICATIONS

ECS Florida, LLC				YEAR ESTABLISHED 2017	YEAR ESTABLISHED MNVJKQ85HFG3	
4524 N. 56th Street				OWNERSHIP		
Tampa, Florida 33610				TYPE Limited Liability Company		
Rey Ruiz, PE, SI – Branch Manager				SMALL BUSINESS STATUS N/A		
(904) 519-6990		tina@meskelengineering.com		NAME OF FIRM ECS Florida, LLC		
EMPLOYEES BY DISCIPLINE				PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
Function Code	Discipline	Number of Employees		Profile Code	Experience	Revenue Index Number
		Firm	Branch			
02	Administrative	33	6	H11	Housing (Residential, Multi-Family, Apts., Condos)	8
06	Architect	2		H07	Highways, Streets, Airfield Paving, Parking Lots	7
08	CAD Technician	1		E09	Environmental Impact Studies, Assessments	7
	Construction Materials Manager	10	3	T02	Testing & Inspection Services	6
	Drillers	29	10	C10	Commercial Buildings (low rise), Shopping Centers	6
24	Environmental Scientist	19	4	W01	Warehouses & Depots	5
	Environmental Technician	2		S05	Soils & Geologic Studies, Foundations	4
	Field Technicians	94	17	H10	Hotels, Motels	4
30	Geologist	6	2	O01	Office Buildings, Industrial Parks	4
	Hydrologist			101	Industrial Buildings, Manufacturing Plants	4
36	Industrial Hygiene			E02	Schools & Universities	4
	Lab Technician	14	4	A06	Airports, Terminals & Hangers, Freight Handling	4
	Professional Engineer	25	6	H09	Hospitals & Medical Facilities	4
48	Project Manager	59	25	P02	Petroleum & Fuel (Storage & Distribution)	3
	Soils Engineer			R02	Recreation Facilities (Parks, Marinas, Etc.)	3
				D07	Dining Halls, Clubs, Restaurants	3
				E12	Environmental Remediation	3
				S13	Stormwater Handling & Facilities	3
				H06	Highrise, Air-Rights-Type Buildings	3
				W03	Water Supply, Treatment & Distribution	3
TOTAL:		294	77			
ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number as shown at right)				PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
a. Federal Work	3	1. Less than \$100,000		6. \$2 million to less than \$5 million		
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
c. Total Work	9	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		
AUTHORIZED REPRESENTATIVE						
SIGNATURE 					DATE September 3, 2025	
NAME AND TITLE Joey Broussard, PE – Subsidiary Regional Vice President						

APPENDIX A

CERTIFICATIONS AND LICENSES

ALLIANT ENGINEERING, INC.

September 3, 2025



CERTIFICATIONS AND LICENSES

State of Florida

Woman Business Certification

Meskel Associates and Engineering

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/29/2025 to 04/29/2027



Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
● ● ● SUPPLIER DEVELOPMENT



Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

CERTIFICATIONS AND LICENSES



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
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SPROUSE, WAYNE J
 4810 SUMMERALL ROAD
 PLANT CITY FL 33567

LICENSE NUMBER: PE60821

EXPIRATION DATE: FEBRUARY 28, 2027
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Melanie S. Griffin, Secretary



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BOARD OF PROFESSIONAL ENGINEERS

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MANSEN, ANDREW MORGAN
 4575 GOLF BROOK ROAD
 ORANGE PARK FL 32065

LICENSE NUMBER: PE91277

EXPIRATION DATE: FEBRUARY 28, 2027
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BOARD OF PROFESSIONAL ENGINEERS

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WIMPEE, CURTIS MARCEL
 11410 WILDECROFT TERRACE
 JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764

EXPIRATION DATE: FEBRUARY 28, 2027
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OESTMAN, ADAM VIKTOR
 12844 BEAUBIEN RD
 JACKSONVILLE FL 32258

LICENSE NUMBER: PE78440

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SCHOFIELD, JOSEPH RYAN
 10475 FORTUNE PKWY
 SUITE 101
 JACKSONVILLE FL 32256

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EXHIBIT 7

[RETURN TO AGENDA](#)



Forest Lake Community Development District

**Engineering Services for Forest Lake
Community Development District**





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Stantec Consulting Services Inc.
380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759

September 3, 2025

Attention:

Patricia Thibault
Anchor Stone Management LLC.
255 Pimera Blvd, Suite 160 Lake Mary,
FL 32746

Reference:

Engineering Services For The Highland
Meadows II Community Development
District

Dear Ms. Thibault and Selection Committee Members,

Stantec Consulting Services Inc. is pleased to submit our qualification package for engineering services for the Highland Meadows II Community Development District (District). Stantec is familiar with your needs as we currently provide services to numerous CDDs throughout West-Central Florida. We have the technical and administrative experience and depth of resources to serve the District's engineering and planning needs. Stantec will serve in the general capacity of District Engineer and as an extension of your staff. We are well prepared to provide District engineering services, as required, under a continuing contract.

Stantec is a trusted leader in community development with a history spanning more than six decades of helping communities across the country and beyond achieve their goals. We have a commitment to advance the quality of life around the world. Our capabilities, market presence, and cultures create the opportunity to provide you with a broad range of exemplary services including planning, engineering design, and capital project cost estimating.

The professional and technical engineering assistance the District requires for this engineering services contract includes all facets of engineering, planning, construction, administration/inspection, environmental/ecological, regulatory compliance and drainage system inspection. Our experienced and available team of professionals have successfully provided these types of services to many satisfied clients and look forward to being your go-to engineering services consultant. Stantec brings you the following benefits:

Our team of engineering, planning, and environmental staff identified for this project specialize in all areas required to complete any assignment under this engineering services contract. Stantec offers you the following based on our understanding of your key needs:

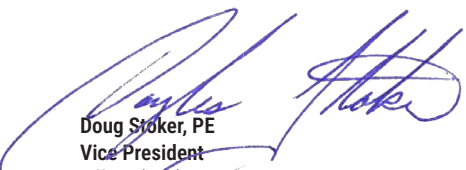
Our Proposed Principal in Charge/
Contract Manager, **Doug Stoker, PE**, has **30+ years of experience** working on multi-disciplinary projects throughout Florida.

- **Small Team, Large Resources, Locally-based** – As your locally based consultant, the Stantec team assigned to this project is available and familiar with the area and type of services required by the CDD.
- **Cost-Conscious Measures** – Knowing that budgets are tight and needs remain constant, our engineers have years of experience in finding innovative, cost-conscious and sustainable solutions.
- **Experience** – The staff assigned to the District have many years of experience with CDDs and in the engineering field. We are familiar with local, regional and state regulatory agencies. We have experience in design, permitting, construction, inspection and regulatory compliance in areas of roadways, drainage, entry features, gate systems, landscaping and other public improvements.

Thomas Burke, PE, and **Greg Woodcock** will be your District Engineer and Project Manager. Each has experience in providing the types of engineering services outlined in the District's request for qualifications. Stantec holds all applicable federal, state and local licensure to perform services under this contract and is a current/active corporation authorized to do business in the State of Florida.

Provided in the following pages are Stantec's qualifications, including resumes of several key staff and project descriptions that highlight our ability to provide you with all necessary engineering services.

Sincerely,



Doug Stoker, PE
Vice President
Office: (727) 531-3505
Mobile: (813) 382-6668
douglas.stoker@stantec.com



Stantec staff volunteering during 'Stantec in the Community' week!

Our Firm

Firm Information and Background

The Stantec community unites more than 28,000 specialists working in over 400 locations. We collaborate across disciplines and industries to make infrastructure, buildings, and energy and resource projects happen. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

At Stantec we understand innovation, collaboration, and a strong vision are necessary to create successful projects. Our goal in each project is to provide social, environmental, and economic benefits in keeping with the physical site conditions, public expectations, and market realities of the project.

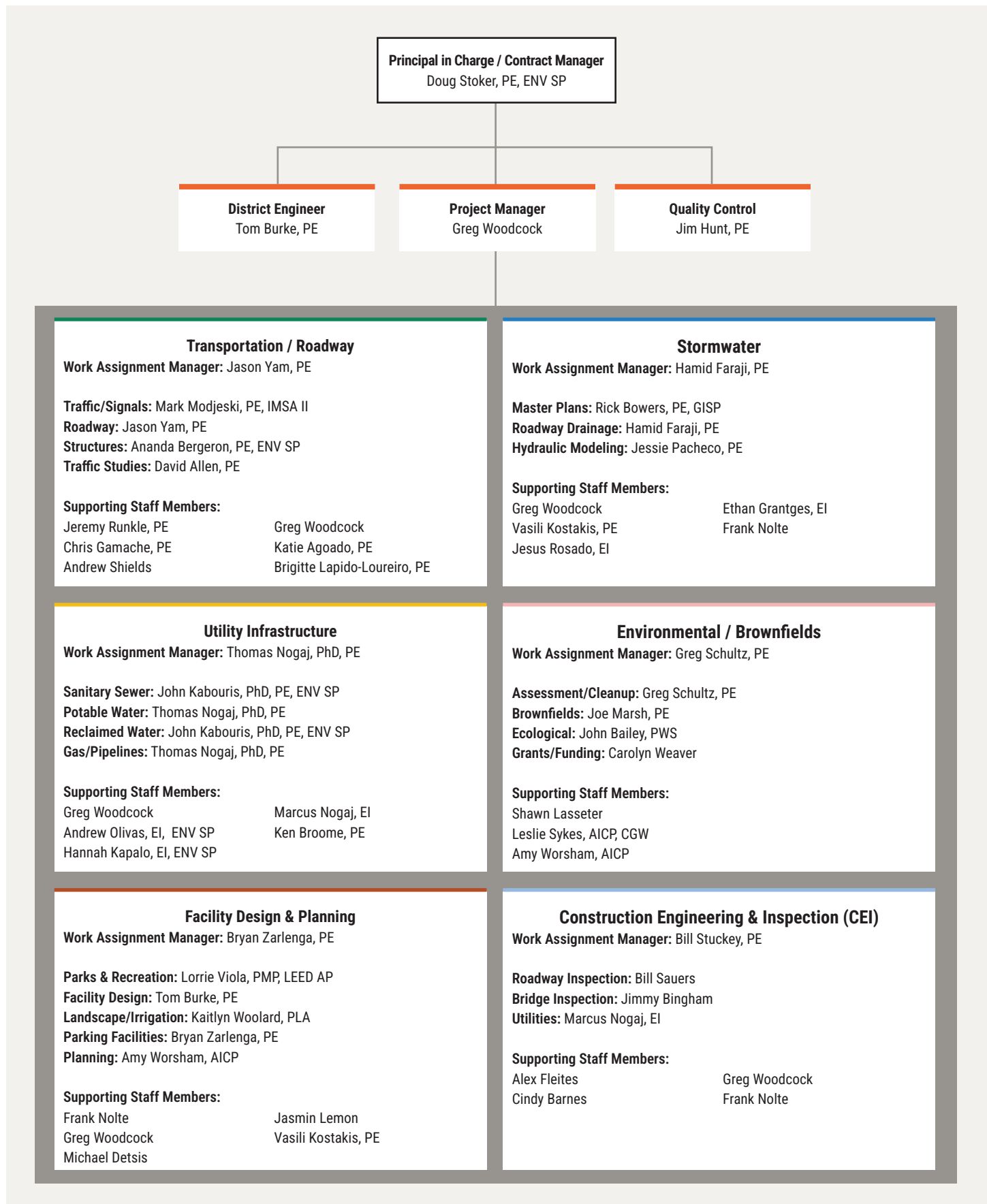
We offer the complete range of professional planning and design services necessary to carry property through planning, approvals and permitting, to design and construction. Stantec's team of experts includes urban planners, civil engineers, and environmental scientists. This team designs distinguished new towns and communities and provides ongoing support to include Community Development District Engineering Contracts. We have earned a strong reputation for helping nationally recognized clients realize the maximum potential of their vision and investment.

We develop spaces of distinct and local character through the following suite of services:

- Transportation engineering and planning
- Trail and recreation facility design
- Site design
- Urban and land planning
- Stormwater management
- Roadway and bridge design
- Water/wastewater facilities design
- Brownfields redevelopment
- Community engagement
- GIS/asset management
- Outdoor advertising regulation services
- Environmental services
- Environmental management
- Landscape architecture
- Traffic operations
- Structural engineering services
- Redevelopment consulting services
- Grant writing
- Water resources
- Right-of-way acquisition and relocation
- Construction inspection and administration
- Utility coordination / relocation design

Ability & Adequacy of Professional Personnel

Organizational Chart



Key Personnel / Work Assignment Managers

Bios of individuals are included below. Full resumes of these key individuals can be found in Section E of the required Standard Form 330, located at the end of this proposal.



Doug Stoker, PE, ENV SP | Principal-in-Charge, Contract Manager

Doug is responsible for the day-to-day operations of the Clearwater and Brooksville offices. With 30+ years of experience, his responsibilities have included contract management, site design, environmental management, urban planning, transportation/roadway engineering, stormwater design/permitting, roadway design, water/wastewater, development review, urban planning, and construction coordination. Doug also serves as the Vice President of his homeowner's association and has experience with reserve studies for funding repair and replacement of asphalt and concrete pavement, pavers, street signs, and site improvements.



Tom Burke, PE | District Engineer

Tom is an environmental engineer experienced in site development and permitting through local, state, and federal agencies; environmental resource permitting through various water management districts; water resources evaluation and management studies; and noise and air quality monitoring, modeling, and permitting. He has served as Engineer-of-Record on development projects ranging from small residential and commercial sites through multiple-lot subdivisions and commercial parks. Construction document experience includes preparation of master site plans, dimension plans, utility plans, paving, grading, and drainage plans, details & specifications, bid document preparation, and permitting. Water resources experience includes surface water hydrology and nutrient loadings studies and design and implementation of large-scale surface water monitoring programs. His air resources experience includes mobile and stationary source emission inventories and dispersion modeling for Developments of Regional Impact (DRIs) studies and developing noise monitoring plans for compliance analysis. Environmental documentation experience includes preparation of Environmental Assessments (EAs) and Environmental Impact Statements (EISs).



Greg Woodcock | Project Manager

Greg has 29 years of experience working on both public and private sector development projects. He has developed projects from conceptual design through construction including all phases of plan development; permitting through local and federal agencies; water resources evaluation and management studies; stormwater modeling and CADD design. He has served as project manager on numerous projects ranging from municipal drainage improvements and parks through large complex watershed restorations. He also has experience with contract document and post-design service experience; cost opinion estimates; detail and specifications; bid document preparation; shop drawing reviews; pay application review, and field inspections and documentation.



Jason Yam, PE | Transportation Work Assignment Manager

Jason has 23 years of experience in roadway and transportation design and project management for local government projects. Most of his career has been spent serving as project engineer or project manager for roadway projects ranging from small rural to large interstate systems. He is extremely knowledgeable in the preparation of roadway plans, signing and pavement marking plans and maintenance of traffic plans. His approach to transportation improvement projects focuses on safety first.

**Hamid Faraji, PE | Stormwater Work Assignment Manager**

Hamid is experienced in highway design and considered an expert in drainage facility design for transportation projects. His drainage experience includes stormwater collection system design, preparation and design of location hydraulic reports, pond siting reports, bridge hydraulic reports, scour analysis, hydrology and hydraulic analysis, computer modeling, and cross drains design. He has extensive experience acquiring permits from the various water management districts and other federal and local agencies throughout Florida.

**Thomas Nogaj, PhD, PE | Utility Infrastructure Work Assignment Manager**

Thomas has 38 years of experience in civil and environmental engineering. He has experience implementing and managing water and wastewater design and construction projects. Specific project experience includes facility planning of water supply and wastewater systems, design drawings and specifications, developing computerized models, designing deep well supplies and water treatment facilities, construction administration, and implementing IT projects including computerized maintenance management systems and custom software development. His research focuses on the "Mathematical Modeling of Carbon Removal in the A-Stage Activated Sludge System."

**Greg Schultz, PE | Environmental/Brownfields Work Assignment Manager**

Greg is a senior environmental engineer and branch manager for Stantec with 30 years of experience assisting private and public-sector clients on environmental due diligence, contamination assessment, remediation, and Brownfield redevelopment projects. He specializes in integrating assessment and remediation of complex Brownfield sites with planned redevelopment to achieve cost-effective and timely site closure while maximizing voluntary cleanup tax credit (VCTC) recovery.

**Bryan Zarlenga, PE | Facility Design & Planning Work Assignment Manager**

Bryan has 32 years of experience in site development, permit expediting, construction phase services and project management. He has served as Project Director/Manager for numerous public facility planning and design projects including site design, concept planning, permitting, technical specifications, contract administration, and construction management. His projects have included parks, schools, fire stations, public utilities, bus terminals, municipal buildings, and special use facilities. Bryan is thoroughly familiar with the west-central Florida area having successfully completed numerous site development projects throughout the region, particularly in Pinellas and Hillsborough Counties.

Additional Key Staff Members**John Bailey, PWS | Ecological Services**

John is a Senior Project Manager for ecological assessments of coastal wetlands and uplands, plant and wildlife surveys, listed species surveys, photo interpretation and vegetation mapping, wetland delineation and hydroperiod elevation assessment, wetland mitigation design, data analysis, environmental permitting, and project management. He was responsible for submission of the USACE package for a 1566-acre portion of the property, preparation of 2 submittals for SWFWMD construction ERPs on smaller portions of the project, response to RAIs, wetland delineation, UMAM analysis, attending agency field reviews and coordination of FWC gopher tortoise relocation and sandhill crane incidental take permits (as a precaution to prevent construction delays in the event of nesting cranes nest in adjacent wetlands).


John Kabouris, PhD, PE, ENV SP | Utility Infrastructure Services

John has 34 years of experience in utility engineering. He has conducted internationally recognized research on computer modelling and stochastic control of biological wastewater treatment processes and on the codigestion of municipal sludge and fat, oil and grease (FOG) under conventional and advanced digestion. He has served as project manager, process engineer, and project engineer in wastewater treatment and solids processing studies, master planning, and design projects and has a long record of leadership service to the Water Environment Federation (WEF). He has been a reviewer and contributing author to WEF manuals, has published in national and international journals and conference proceedings and serves as an associate editor for WEF's journal of Water Environment Research.

Company Licensure

Stantec is a Corporation certified in the State of Florida under document number: F01000005948. Stantec is also authorized to practice engineering, architecture, landscape architecture, and surveying through the State of Florida Department of Business and Professional Regulations and are current with all our certifications.

2024 FOREIGN PROFIT CORPORATION ANNUAL REPORT		FILED															
DOCUMENT# F01000005948		Jan 22, 2024															
Entity Name: STANTEC CONSULTING SERVICES INC.		Secretary of State															
Current Principal Place of Business:		4148604533CC															
410 17TH STREET SUITE 1400 DENVER, CO 80202																	
Current Mailing Address:																	
10220 - 103 AVENUE NW SUITE 300 EDMONTON, T5J 0K4 CA																	
FEI Number: 11-2167170		Certificate of Status Desired: No															
Name and Address of Current Registered Agent:																	
CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301 US																	
<small>The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.</small>																	
SIGNATURE: BARBARA CHRISTMAN FOR CORPORATION SERVICE COMPANY		01/22/2024															
<small>Electronic Signature of Registered Agent</small>		<small>Date</small>															
Officer/Director Detail :																	
<table border="0"> <tr><td>Title</td><td>DIRECTOR, VP, ASST. SECRETARY</td></tr> <tr><td>Name</td><td>STONE, JEFFREY P</td></tr> <tr><td>Address</td><td>61 COMMERCIAL STREET SUITE 100</td></tr> <tr><td>City-State-Zip:</td><td>ROCHESTER NY 14614</td></tr> </table>	Title	DIRECTOR, VP, ASST. SECRETARY	Name	STONE, JEFFREY P	Address	61 COMMERCIAL STREET SUITE 100	City-State-Zip:	ROCHESTER NY 14614	<table border="0"> <tr><td>Title</td><td>DIRECTOR, COO, EXECUTIVE VICE PRESIDENT</td></tr> <tr><td>Name</td><td>LERNER, STUART E</td></tr> <tr><td>Address</td><td>475 FIFTH AVENUE 12TH FLOOR</td></tr> <tr><td>City-State-Zip:</td><td>NEW YORK NY 10017</td></tr> </table>	Title	DIRECTOR, COO, EXECUTIVE VICE PRESIDENT	Name	LERNER, STUART E	Address	475 FIFTH AVENUE 12TH FLOOR	City-State-Zip:	NEW YORK NY 10017
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<table border="0"> <tr><td>Title</td><td>TREASURER</td></tr> <tr><td>Name</td><td>JANG, THERESA</td></tr> <tr><td>Address</td><td>10220 - 103 AVENUE NW SUITE 300</td></tr> <tr><td>City-State-Zip:</td><td>EDMONTON T5J 0K4</td></tr> </table>	Title	TREASURER	Name	JANG, THERESA	Address	10220 - 103 AVENUE NW SUITE 300	City-State-Zip:	EDMONTON T5J 0K4	<table border="0"> <tr><td>Title</td><td>ACCOUNT MANAGER</td></tr> <tr><td>Name</td><td>KENNEDY, MICHAEL A</td></tr> <tr><td>Address</td><td>6920 PROFESSIONAL PARKWAY EAST</td></tr> <tr><td>City-State-Zip:</td><td>SARASOTA FL 34240</td></tr> </table>	Title	ACCOUNT MANAGER	Name	KENNEDY, MICHAEL A	Address	6920 PROFESSIONAL PARKWAY EAST	City-State-Zip:	SARASOTA FL 34240
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<table border="0"> <tr><td>Title</td><td>VP</td></tr> <tr><td>Name</td><td>CASTELLA, RAMON</td></tr> <tr><td>Address</td><td>901 PONCE DE LEON BLVD SUITE 900</td></tr> <tr><td>City-State-Zip:</td><td>CORAL GABLES FL 33134</td></tr> </table>	Title	VP	Name	CASTELLA, RAMON	Address	901 PONCE DE LEON BLVD SUITE 900	City-State-Zip:	CORAL GABLES FL 33134	<table border="0"> <tr><td>Title</td><td>VP</td></tr> <tr><td>Name</td><td>WILHOIT, KRISTOPHER</td></tr> <tr><td>Address</td><td>6920 PROFESSIONAL PARKWAY EAST</td></tr> <tr><td>City-State-Zip:</td><td>SARASOTA FL 34240</td></tr> </table>	Title	VP	Name	WILHOIT, KRISTOPHER	Address	6920 PROFESSIONAL PARKWAY EAST	City-State-Zip:	SARASOTA FL 34240
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City-State-Zip:	SARASOTA FL 34240																
Continues on page 2																	
<small>I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.</small>																	
SIGNATURE: CHRISTOPHER O HEISLER		SECRETARY															
<small>Electronic Signature of Signing Officer/Director Detail</small>		<small>Date</small>															



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ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 12:45:03 PM 2/7/2024

Licensee Information

Name:	STANTEC CONSULTING SERVICES INC. (Primary Name)
Main Address:	410 17 STREET STE 14 DENVER Colorado 80202
County:	OUT OF STATE
License Mailing:	410 17 STREET STE 1400 DENVER CO 80202
County:	OUT OF STATE

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	27013
Status:	Current
Licensure Date:	06/30/2006
Expires:	

Consultants Past Performance

Stantec has provided district engineering services for over 65 CDD's in the state of Florida, and currently provides services to numerous CDDs throughout West-Central Florida. We have the technical and administrative experience and depth of resources to serve the District's engineering and planning needs.

The professional and technical engineering assistance the District requires for this engineering services contract includes all facets of engineering, planning, construction, administration/inspection, environmental/ecological, regulatory compliance and drainage system inspection. We have provided these exact services throughout west-central Florida on an as-needed basis since 1984. We know how to deliver on work assignments both large and small. This has enabled us to think quickly, thoroughly, and efficiently on a variety of levels. This vast experience affords us an unparalleled understanding of the unique challenges facing Florida's communities including uncertainty with respect to climate change.

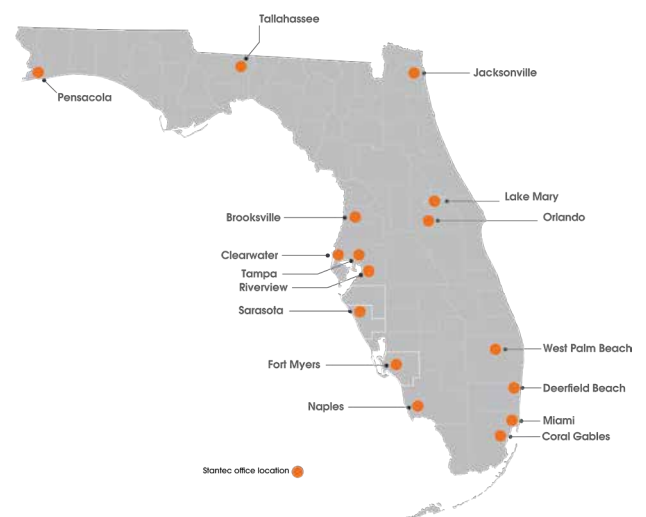
With Stantec, there is no learning curve for the services the District is requesting. As you will see in our response, the assembled Stantec team has extensive experience working with public and private agency clients in support of engineering services contracts. Having worked with Anchor Stone Management and similar clients over many years, the Stantec team offers the District unmatched resources to fulfill your engineering needs.

As required, we are including our applicable project experience within Section F of our Standard Form 330, located at the end of this proposal. Our experienced and available team of professionals have provided these types of services to many satisfied clients and look forward to being your go-to engineering services consultant.

Geographic Locations

All assignments for the Highland Meadows II CDD will be managed from our firm's office in Clearwater with major support from our Brooksville and Riverview offices, as required. Their

Clearwater 380 Park Place Blvd., Suite 300 Clearwater, FL 33759 727.531.3505 (Main)	
Brooksville 20215 Cortez Blvd. Brooksville, FL 34601 352.754.1240 (Direct)	Riverview 3905 Crescent Park Drive Riverview, FL 33578 813.664.4500 (Main)



Minority Business Enterprise Status

Stantec is not a Minority Business Enterprise. However, we are fully committed to the use of minority- and women-owned businesses in conjunction with our contracts, and we meet or exceed any goals set forth by our clients. Stantec provides equal employment opportunities (EEO) to all employees and applicants for employment without regard to race, color, religion, sex, national origin, age, disability, genetics or veteran status. In addition to federal law requirements, specific state or local laws or regulations may identify protected categories in addition to those listed in the policy, such as sexual orientation and/or gender identity. Stantec complies with applicable state and local laws governing non-discrimination in employment in every location in which the company has facilities.

Willingness to Meet Time and Budget Requirements

Project controls encompass the people, processes, and tools used to plan, manage, and mitigate cost and schedule issues and any risk events that may impact projects. The most successful projects have well developed controls in place from start to finish. Such controls are crucial to the efficiency and performance of specific projects and the organization's overall operations. Well-developed controls, monitored through each step of the process, ensure that timing and budget demands are met and that every participant knows their role in context of the project.

Major work tasks will be planned as a series of subtasks, accommodating a bottoms-up approach at the schedule development stage, a proper linkage of predecessor and successor activities, and an effective management tool to track and adjust schedules and to reallocate resources as the work proceeds.

The District Engineer, Project Manager and Work Assignment Managers will hold team meetings throughout the project, with a major emphasis placed on reviewing progress and discussing upcoming milestones. This close coordination and the working relationships among our District Engineer, Project Manager, Work Assignment Managers, and the District Manager also will help ensure timely project completion and general understanding of the Districts goals and budgets.

Project Approach

Stantec offers a single point of contact for cohesive engineering, environmental, construction, and business consulting services. Our integrated approach efficiently addresses your challenges, fostering smart, sustainable growth alongside your communities and environments. We simplify access to multidisciplinary expertise and on-the-ground experience to support your business objectives.

Highland Meadows II CDD faces many challenges and Stantec will assist in developing processes and procedures to protect the District and accomplish the development vision by the board and community staff. Stantec will strive to assist the District to accomplish current goals as well as plan for the future.

With hundreds of available staff members throughout the state, we can **successfully complete** any project and **meet your schedule requirements**.

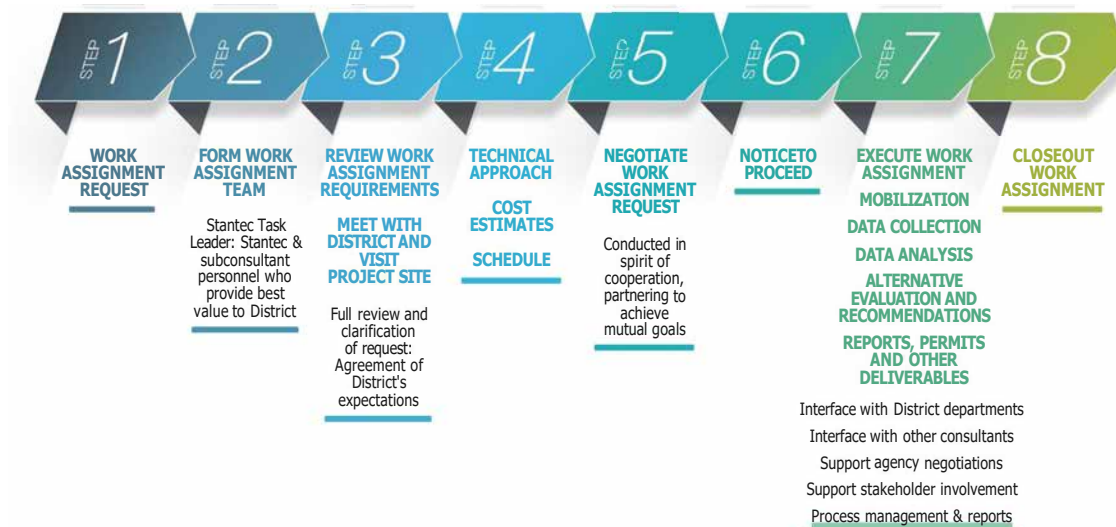
Stantec's Project Execution

We understand, as part of this contract, there is potential to use any number of services for a task assignment. We are ready and willing to provide the District with the skill set and experience necessary to effectively service the District's needs, whatever they entail.

Our proposed approach is founded on the principles of responsiveness to your needs, and our unwavering commitment to quality. This approach has been refined and proven over our more than 70-year history of success on thousands of individual projects under similar Professional Services Continuing Contracts for hundreds of clients, many of which are your neighboring municipalities. In this section, our approach is presented from organizational, management, and task assignment standpoints.

Our approach to providing the District with unparalleled responsiveness and quality includes:

- Selecting a small, flexible team of highly qualified professionals with exemplary skills in their area of expertise. We understand there is a potential to use any one of a number of services for a task assignment as part of this contract.
- Selecting specialty subconsultants as needed for services outside of Stantec's expertise in alignment with the District's needs and values. They will serve as an extension of our team, enabling us to provide the District the services required to complete any assignment.
- Utilizing experienced local staff that have previously provided services to CDDs. Our long history of successful projects stands as proof that we are ready to serve your needs with no learning curve.
- Ensuring our QA/QC plan is implemented for each task, no matter how small.



Quality Control

Stantec's Project Manager will direct project activities to ensure budget, schedule, and quality control; allocate appropriate resources; and regularly communicate project status. Stantec offers the largest combination of pertinent resources available locally with the depth and breadth of personnel to effectively service the District. Specifically, Stantec will: (1) Plan and schedule major work tasks by individual subtasks. This will allow resources to be reallocated, if necessary, to maintain control of the project; (2) Hold internal team meetings, with major emphasis on reviewing progress to date and upcoming milestones.

Quality Assurance – Stantec's goal on each project is to prepare documents free of errors, complete with accurate data, meeting all applicable standards and criteria, and in compliance with the requirements established by the District. The District expects the delivery of contract documents and services that have been thoroughly reviewed by highly qualified professionals whose reviews allow the bidding, construction, and final cost to be within the established budget. They also expect the project to be of high quality and completed on time. These expectations are in complete agreement with our team's goal.



The QA/QC component of the organization is as important as the design and plans production process. Although our design professionals follow stringent internal QC processes, we believe it is critical to have senior professionals in each design discipline perform independent peer reviews to ensure a quality product. Peer reviews focus not only on the technical design standards and project scope requirements, but also on conflicts, cost, and constructability. Stantec has strong company policies on quality, employee workmanship, and error prevention. Our QA/QC process emphasizes the prevention of quality problems such as errors, omissions, etc., and corrects quality problems as early as possible to minimize cost and impacts.

Detailed Schedule Control – We use Microsoft Project to manage schedule performance and plan resource utilization. Major work tasks will be planned as a series of subtasks, accommodating a bottoms-up approach to schedule development, proper linkage of predecessor and successor activities, and an effective management tool to track and reallocate resources as work proceeds. Weekly team meetings will be held by the Project Manager and Work Assignment Managers, with a major emphasis placed on reviewing progress and discussing upcoming milestones. Close coordination and working relationships between our Project Manager, Work Assignment Managers and their District counterparts will also help ensure timely project completion.



Strict Cost Control – Stantec understands the need to be financially responsible and mindful of the District's budget constraints. Once a scope of services has been agreed upon for a given work assignment, Stantec will propose a reasonable fee that reflects the effort required to satisfy the scope with a quality set of project documents.

Engineering Cost Control – When evaluating the true value of the services we provide, Stantec is seen as very competitive for the following reasons:

- Stantec provides nearly all services in-house, resulting in integrated services and cost savings. When subconsultants are necessary, Stantec does not mark up their services.
- Our experienced staff develops comprehensive scopes of work the first time to identify all necessary services for your project. This avoids surprises from change orders or unidentified obstacles during construction.
- Stantec uses focused work teams to complete your projects. Given our depth of resources, we staff these teams with exactly the right mix of talent. Behind these small teams, more than 880 Florida associates specialize in all services to meet your needs. Small teams and big resources save you money.
- The true value of Stantec services comes during construction when our projects are built. Experienced staff ensures our designs are correct the first time, resulting in fewer construction change-orders and delays.
- Over 85% of Stantec's work is for repeat clients who have evaluated Stantec's value compared to other engineering firms and continue to return to Stantec for the premier services we provide.
- Stantec helps clients identify manage and obtain grant funding for Brownfields redevelopment projects, again bringing added value to your bottom line.



Construction Cost Estimating – As the construction industry continues to have ever-changing and rising costs, it is imperative that your Engineer of Record provide accurate Engineer’s Opinions of Cost to plan for upcoming work. Here are some of the steps we have taken to ensure we are addressing this for our clients:

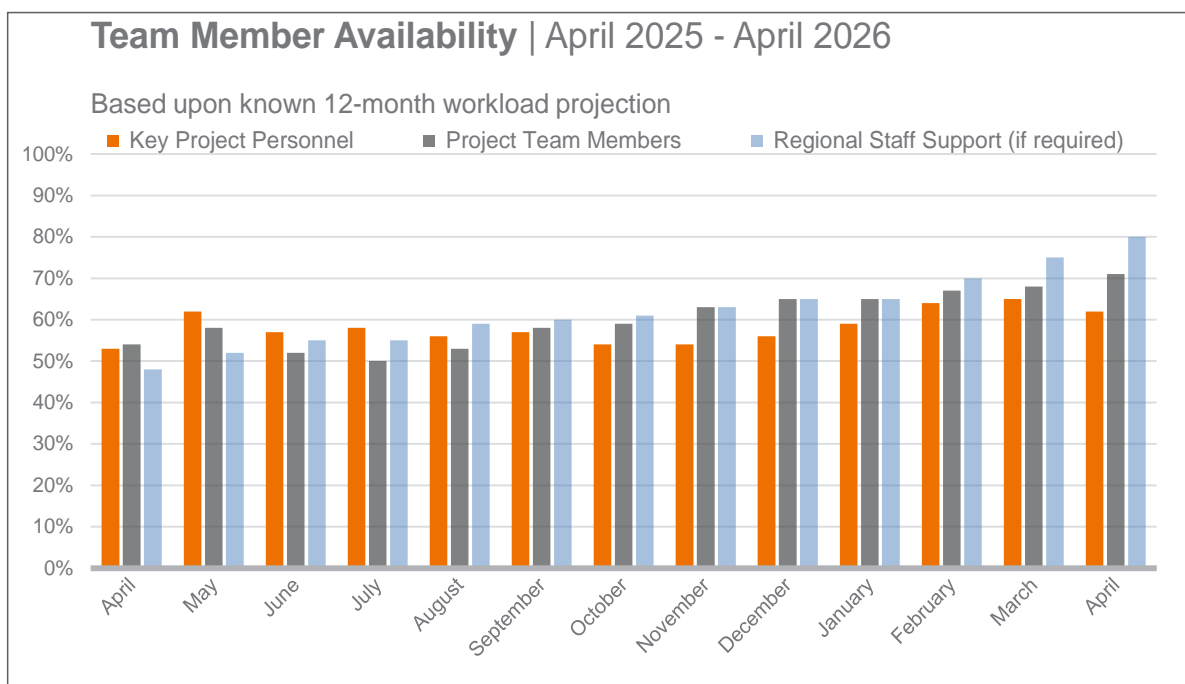
- Develop an internal team of engineers and cost estimators who are tasked with monitoring changing construction costs. These individuals track past estimates compared to actual construction costs and provide necessary guidance to those preparing new estimates.
- Routinely monitor construction industry journals including the Engineering News Record, Construction Industry News, and other publications for indicators of construction cost escalation.
- Perform in-house constructability/bidability reviews and value engineering using our in-house Construction Management. This lets us identify opportunities for savings and ensure a “buildable” design.
- Involve contractors prior to bidding to obtain input on specific construction cost elements that may impact the overall project bid. This further helps Stantec identify any obstacles that would prevent a Contractor from bidding on the project, promoting a greater number of bidders and more competition.
- Produce quality plans that help minimize construction change-orders. While we may not be able to control rising industry prices, we can ensure you get the best value for your money because of our reputation and quality plans and specifications.

Current And Projected Workload

Our team has more than 500 staff members in the West-Central Florida region who can be called upon to complete each work task assigned by the District. Our available resources allow us to maintain schedules with no gaps in labor commitment. All staff members will be available upon notice to proceed and will be committed to your various projects for the full duration.

Stantec offers the largest combination of pertinent resources available with the depth and breadth of personnel to effectively service the District’s needs under this contract in a timely and cost-effective manner. Our cross-trained staff allows us to remain flexible such that full-time or part-time commitments of key staff to client projects can be accommodated. The figure illustrated below provides a projection of staff availability over the next year.

Based upon existing contracts and current staffing workloads, the included chart illustrates staff availability for the next year. Key project/contract personnel are projected to have ample availability and will be fully supported by the dedicated team shown on the organizational chart. If required, our personnel have the ability to pull from additional, regional staff members to support any potential requirements relating to projects resulting from this contract. As illustrated on the Team Availability chart below, we have the ability to appropriately staff any need that may arise as part of this contract. Stantec is fully committed to meeting any of the District’s project requirements from start to finish.



Volume of Work Previously Awarded

Stantec has a longstanding relationship and have completed multiple successful projects with Anchor Stone Management. However, Stantec is not currently performing work for the Highland Meadows II Community Development District.

Financial Capacity

Stantec generates positive cash flow from operations and utilizes internal project management and financial systems providing timely information key to proactive management of business operations and working capital investment. Stantec is not dependent upon any specific customer, industry, or service and, as a result, overall economic risk is limited due to Stantec's large customer base and dispersion across geographic areas and industries served. Stantec is, and continues to be, financially sound and a strong company with sufficient capital resources for normal ongoing operations.

We are a publicly traded entity listed on the New York Stock Exchange (Symbol: STN) and the Toronto Stock Exchange (Symbol: STN). We are required to be financially stable in order to maintain these listings and we are required to adhere to the Sarbanes-Oxley Act (SOX) and its Canadian equivalent (C-SOX). We are subject to ongoing independent audits that prove our financial stability and credit worthiness. For a complete view of our audited financial statements, visit the Investor Relations section of our web site at www.stantec.com.

Contract History

Stantec affirms that over the past 10 years, the firm has not defaulted on any contract or is in arrears on any contract; nor has the firm failed to demonstrate proper license and business organization.

Stantec affirms that over the past 10 years, the firm has not been the subject of any governmental action of any kind (e.g., investigation, proceeding, penalty, licensure issue, etc.). Stantec further affirms that no such conditions currently exist.

References

Kyle Darin
Vesta Property Services, District Manager
 250 International Parkway, Suite 208
 Lake Mary, FL 32746
 321.263.0132 ext 742

Jason Greenwood
Governmental Management Services
 4648 Eagle Falls Pl
 Tampa, FL 33619
 561.789.8729 (Cell)

Matthew Huber
Rizzetta and Company
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, FL 33544
 813.994.1001

Patricia Thibault
Anchor Stone Management - District Management Services
 255 Primera Blvd, Suite 160
 Lake Mary, FL 32746
 407.221.9153

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

5/1/2024 DATE (MM/DD/YYYY)
4/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED STANTEC CONSULTING SERVICES INC. 1415077 410 17TH STREET SUITE 1400 DENVER CO 80202-4427	INSURER A : Travelers Property Casualty Company of America NAIC # 25674	
	INSURER B : Berkshire Hathaway Specialty Insurance Company NAIC # 22276	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 14193567 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL/CROSS <input checked="" type="checkbox"/> XCU COVERED GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	47 - GLO-307584	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	TC2J - CAP - 8E086819 (AOS) TJ - BAP - 8E086820	5/1/2023 5/1/2023	5/1/2024 5/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	47 - UMO-307585	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	UB - 3P635310 (AOS) UB - 3P533004 (MA, WI) EXCEPT FOR OH ND WA WY	5/1/2023 5/1/2023	5/1/2024 5/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) TO WHOM IT MAY CONCERN.

CERTIFICATE HOLDER 14193567 TO WHOM IT MAY CONCERN	CANCELLATION See Attachment SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ARCHITECT – ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

(City and State)

2. PUBLIC NOTICE DATE N/A	3. SOLICITATION OR PROJECT NUMBER ENGINEERING SERVICES FOR THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
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B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE Douglas E. Stoker, PE, ENV SP Vice President
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5. NAME OF FIRM Stantec Consulting Services Inc.
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6. TELEPHONE NUMBER 727.531.3505	7. FAX NUMBER 727.539.1294	8. E-MAIL ADDRESS douglas.stoker@stantec.com
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C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			Stantec Consulting Services Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	380 Park Place Blvd. Suite 300 Clearwater, FL 33759	General Engineering Consulting Services
b.						
c.						
d.						
e.						
f.						
g.						
h.						

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

Provided Below

The HIGHLAND MEADOWS II Community Development District requires a Florida-registered professional engineering consultant to provide general engineering services on an as-needed basis. Stantec’s proximity to the district allows us to provide all necessary required services under this contract. We have selected the right team for to provide prompt, efficient, and all necessary services related to this contract.



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT *(Complete one Section E for each key person.)*

12. NAME Douglas Stoker, PE, ENV SP	13. ROLE IN THIS CONTRACT Contract Manager, Principal-in-Charge	14. YEARS EXPERIENCE	
		<i>a. Total</i> 31	<i>b. With Current Firm</i> 9

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION *(Degree And Specialization)*
ME/Civil Engineering, BS/Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION *(State And Discipline)*
FL PE No. 50659, Envision Sustainability Professional No. 29171

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
American Society of Civil Engineers (ASCE) No. 273984, American Society of Highway Engineers (ASHE), Florida Institute of Consulting Engineers (FICE), Florida Engineering Society (FES), National Society of Professional Engineers No. 900046

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Belmont Community Development District Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge. Stantec has been Belmont CDD’s District Engineer since 2019 to guide the District Manager on all planning, design, permitting and construction activities undertaken by the CDD. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other miscellaneous engineering services. Fees: vary by project		
b.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	Encore Community Development District Tampa, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge. Managed engineering services for the District since its inception in 2010. Consists of 28-acre mixed-use, transit-oriented community in downtown Tampa. At full build-out the \$600 million project provides 1,500 mixed income residential units, 200 hotel rooms, 35,000 SF grocery store, 180,000 SF office space, 85,000 SF retail space, middle school, African-American history museum and public parks and gathering spaces. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services. Fees: Vary with assignment		
d.	Lakeshore Ranch Community Development District Wesley Chapel, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge and Quality Assurance Manager. Engineering Services for the District since 2018. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, landscaping and other engineering services as may be required by the District. This 481-acre development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fee: Varies with assignment		
e.	Miscellaneous Engineering Services Contract Gulfport, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Contract Manager. Stantec has been providing a variety of municipal engineering services to the City including: water/wastewater, transportation/traffic design, hydrology/groundwater, planning/civil engineering, drainage improvements, permitting, and GIS/Asset Management. As Vice President, Doug oversees personnel and project activities associated with each task assignment, including water infrastructure. Stantec has completed more than 45 projects for the City of Gulfport since the beginning of this contract in 1992. Fee: Varies by project		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT *(Complete one Section E for each key person.)*

12. NAME Thomas Burke, PE	13. ROLE IN THIS CONTRACT District Engineer, Parks/Recreation, Civil / Site Design	14. YEARS EXPERIENCE	
		<i>a. Total</i> 31	<i>b. With Current Firm</i> 14

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION <i>(Degree And Specialization)</i> BS/Environmental Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State And Discipline)</i> Professional Engineer FL No. 58566
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)* N/A

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Belmont Community Development District Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager. Our firm has served as District Engineer since 2019 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.		
b.	Connerton West CDD General Engineering Services Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Engineer. Stantec reviewed existing field conditions and provided a report outlining a proposed 8' wide trail alignment, reviewed different construction methods and prepared estimated construction costs by contacting contractors. Cardno evaluated path construction types and materials allowable under the existing permit and provided the lowest cost for a sustainable long-term solution. Stantec also worked with the District Manager and District Engineer to coordinate information and resources. Stantec also performed construction management services for a new playground and associated grading and drainage infrastructure project in Rose Garden Park, adjacent to the amenities center. Stantec managed the consultants, contractor and coordinated with the District Manager. Assisted during the bid process for any clarifications/questions. Stantec performed construction progress review for payment release.		
c.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
d.	Panther Trails Community Development District Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2016. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, roadway, landscaping and other engineering services as may be required. District encompasses 287 acres within unincorporated southern Hillsborough County. Panther Trails consists of 828 single family lots.		
e.	JC Handley Sports Complex Conversion Tampa, Florida	2010	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager/Engineer of Record. J.C. Handley Sport Complex is a 30-acre County sports facility consisting of baseball and soccer fields and associated amenities including concessions; spectator stands; restrooms; and parking. The project included conversion of baseball to regulation soccer fields; asphalt and pervious paver parking improvements; stormwater management design; landscaping; shelters and bleachers placement; sports field lighting and irrigation consultation; pedestrian circulation design; and turf field considerations. Coordination with multiple regulatory agencies was required to permit the project. Fees: \$136,250		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT *(Complete one Section E for each key person.)*

12. NAME Gregory Woodcock	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. Total 29	b. With Current Firm 20

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Brooksville, Florida

16. EDUCATION *(Degree And Specialization)*
Civil Engineering Technology – Three years

17. CURRENT PROFESSIONAL REGISTRATION *(State And Discipline)*
N/A

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)* N/A

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Belmont Community Development District Hillsborough County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager. Our firm has served as District Engineer since 2019 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.		
b.	Encore Community Development District Tampa, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering services for the CDD since the District’s inception in 2010. Consists of 28-acre mixed-use, transit oriented community in downtown Tampa. The \$600 million project provides for 1,500 mixed income residential units, 200 hotel rooms, 35,000 SF grocery store, 180,000 SF office space, 85,000 SF retail space, middle school, African-American history museum and public parks and gathering spaces. Services include planning, report preparation, design, water and sewer, stormwater management, roadway, construction administration, landscaping and other services as required. Fees: Varies with assignment.		
c.	Lakeshore Ranch Community Development District Wesley Chapel, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2018. Work includes planning, report preparation, design, construction administration, stormwater management, landscaping and other engineering services as may be required by the District. This +481 continuous acres development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fees: Varies with assignment		
d.	Panther Trails Community Development District Hillsborough County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2016. Work includes planning, report preparation, design, construction documents, construction administration, stormwater management facilities, roadway, landscaping and other engineering services as may be required by the District. This District encompasses approximately 287 acres within the unincorporated area of southern Hillsborough County. Panther Trails consists of 828 single family lots. Phase 2 was recently completed. Fees: Varies with assignment.		
e.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.)

12. NAME Jason Yam, PE	13. ROLE IN THIS CONTRACT Transportation / Roadway	14. YEARS EXPERIENCE	
		a. Total 23	b. With Current Firm 22

15. FIRM NAME AND LOCATION (City and State)
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION (Degree And Specialization)
BS/Civil Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline)
FL PE No. 62449

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
FDOT Maintenance of Traffic

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Lakeshore Ranch Community Development District Wesley Chapel, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Roadway Engineer Lead for this contract to provide engineering services to the District since 2018. Work includes planning, report preparation, design, construction administration, stormwater management, landscaping and other engineering services as may be required by the District. This +481 continuous acres development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fees: Varies with assignment		
b.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	Oldsmar Trail Phase VI (Douglas Road) Oldsmar, Florida	2016	2018
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager for the design of a 1.2-mile segment of Oldsmar Trail along Douglas Road. This Local Agency Program (LAP) project between the City of Oldsmar and FDOT provides trail connectivity of the 11-mile Oldsmar Trail network to Hillsborough County and the Burbank Road project. This project included initial analysis of safety and constructability of a trail along the Douglas Road corridor. Supplemental signing and markings were added to the side streets and driveway to increase safety for the trail users. In addition to the trail design, stormwater improvements, utility design, traffic operations, and safety/ADA enhancements were included in this project.		
d.	30th St. Complete Streets Sidewalk & Safety Improvements Tampa, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Roadway Project Engineer for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Street to Fowler Avenue. The project includes alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development to improve mobility and safety for all users while provided a green infrastructure. Services include public involvement, inter-agency and rail coordination, survey/SUE, traffic analysis, roadway and drainage design, utilities coordination, environmental permitting, structures, S&PM, signalization, landscaping and irrigation, geotechnical, cost estimating, specifications, FDOT compliance, and post-design. Contract Fee: \$350K		
e.	South Wabash Ave Extension from Harden Blvd (SR 563) to Ariana St Lakeland, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager and Engineer of Record for design of 2.7-mile segment, on new alignment, of 2-lane divided suburban section collector for the City of Lakeland. Project included survey, right-of-way mapping, SUE, permitting (SWFWMD, U.S. Army Corps of Engineers and FDOT), final design (roadway and drainage, signalization, S&PM, lighting, miscellaneous structures, landscaping and irrigation) and public involvement with adjacent development.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT *(Complete one Section E for each key person.)*

12. NAME Hamid Faraji, PE	13. ROLE IN THIS CONTRACT Stormwater	14. YEARS EXPERIENCE	
		<i>a. Total</i> 37	<i>b. With Current Firm</i> 24

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION <i>(Degree And Specialization)</i> BS/Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State And Discipline)</i> FL PE No. 51581
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
American Society of Engineers

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Lakeshore Ranch Community Development District Wesley Chapel, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Stormwater Engineer Lead for this contract to provide engineering services to the District since 2018. Work includes planning, report preparation, design, construction administration, stormwater management, landscaping and other engineering services as may be required by the District. This +481 continuous acres development includes approximately 672 single family residential units. The project will have a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system. Fees: Varies with assignment.		
b.	Waters Edge Community Development District Pasco County, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Managed Engineering Services for the District since 2015. Work included planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. This District consists of 426 acres of property located on Moon Lake Road in Pasco County. Fees: Various		
c.	Calienta St. Stormwater Improvements Hernando County, Florida	Ongoing	Pending
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager. This project includes a Preliminary Engineering Report (PER) and evaluation of alternatives for Calienta Street and Petit Lane, Petit Lane and Shoal Line Drive new intersection, and improvements to the Shoal Line Drive and Calienta Street intersection. The objective of the project is to improve safety, traffic circulation, pedestrian facility, and stormwater collection and conveyance systems. Fee: \$165K		
d.	Oakhurst/Antilles Drainage Improvements Pinellas County, Florida	2014	2016
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Drainage Project Manager. Provided engineering design services for two enhancement projects along the east side of Oakhurst Road: 94th Avenue to 102nd Avenue and 102nd Avenue to 105th Avenue. Conducted a drainage analysis along the Antilles Drive/Antigua Drive/Oakhurst Road area. This study consisted of development of a hydrologic and hydraulic model for existing and proposed conditions. Proposed drainage improvements were analyzed to minimize street flooding during 10-year, 24-hour storm event and reduce the 100-year, 24-hour flood stage to below the finished floor of the residential properties. Fees: \$121K		
e.	City of Largo Sidewalks Enhancement Largo, Florida	2018	2018
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Senior Drainage and Environmental Permitting Engineer for sidewalk enhancements along Adrian Avenue from Indian Rocks Road to Trotter Road and Gladys Street from Hillsdale Avenue to Dryer Avenue as part of FDOT District Seven's Districtwide Enhancement Project. Project encompassed replacing the existing open drainage system with new stormwater collection and closed conveyance systems in order to construct sidewalks, American with Disabilities Act (ADA) improvements, pedestrian signals and improved crosswalks.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT *(Complete one Section E for each key person.)*

12. NAME Greg Schultz, PE	13. ROLE IN THIS CONTRACT Environmental/Brownfields	14. YEARS EXPERIENCE	
		<i>a. Total</i> 29	<i>b. With Current Firm</i> 23

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION *(Degree And Specialization)*
BS, Environmental Engineering

17. CURRENT PROFESSIONAL REGISTRATION *(State And Discipline)*
FL PE No. 57586 (also registered GA, AL, TN, NC, MS, KY, SC)

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
40-Hour OSHA Certified; Florida Brownfields Association (Technical Committee Member); Florida Bar Association – Environmental Land Use Law Section – Affiliate Member; Tampa Bay Area Association of Environmental Professionals – Member

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Former HD King Power Plant Site - Brownfields Site Assessment and Remediation Services , Fort Pierce, Florida	2016	2018
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager – Former 4.3-acre power plant site contaminated with PCBs, metals, volatile and semi-volatile organic compounds and total recoverable petroleum hydrocarbons. Conducted site assessment, prepared an Analysis of Brownfields Cleanup Alternatives, Quality Assurance Project Plan, Community Relations Plan, various Source Removal (SR) Plans and SR Completion Reports. Prepared and implemented EPA-approved TSCA PCB removal work plan. Managed and oversaw removal of +/- 40,000 tons of contaminated soil and debris. Removal actions were structured over a multi-year period to maximize voluntary cleanup tax credit (VCTC) recovery for the City. Project Cost: \$5,240,030 VCTC Recovery +/- \$2.5 Million.		
b.	Port Orange Dump Site - Brownfields Site Assessment and Remediation Services , Port Orange, Florida	2020	2020
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager – Conducted assessment, cleanup, and redevelopment of a former 7-acre illicit dump site. The site included large quantities of solid waste and soils impacted with pesticides, polycyclic aromatic hydrocarbons (PAHs), and arsenic. Excavated and power-screened 70,000 cubic yards (cy) of debris and contaminated soil to separate waste from reusable soil. Exported 13,000 cy of concrete for recycling, and 11,800 tons of contaminated soil and non-recyclable debris for landfill disposal. Project Cost: \$2,580,000		
c.	30-Acre Chlorinated Solvent/1,4-Dioxane Plume Assessment/Remediation Clearwater, Florida	2018	2020
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager – Conducted rapid source area dense non-aqueous phase liquid delineation utilizing Membrane Interface Probe (MIP™). Completed site assessment in multiple aquifer zones by sonic drilling to case off overlying formations. Designed, installed, and operated a closed-loop groundwater recovery system for hydraulic control and treatment of source area while conducting off-site assessment. Greater than 97% reduction in source area contaminant levels achieved. Project Cost: \$1.7M.		
d.	Pinellas County Brownfields Services Program Pinellas County, Florida	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Greg provided brownfield site assessment services to the Pinellas County Brownfields Program. Greg served as Project Manager for projects under the Brownfields program. Providing Brownfields Programmatic Assistance to Pinellas County since 2003, and served as an approved Brownfields Site Assessment Consultant since 2005. Worked closely with Pinellas County to obtain \$400,000 in EPA Brownfields Assessment funding and over \$90,000 in EPA One Cleanup/Land Revitalization Funding. Greg has assisted with the completion of several Phase I and Phase II Environmental Assessments and a Lead and Asbestos survey for potential developers under the County Brownfields Program.		
e.	Pinellas County Traffic Operations/Emergency Responders Building Pinellas County, Florida	2013	2014
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Manager - Environmental Assessment and Regulatory Negotiations – During pre-design services, soil contamination was detected at the proposed project site. Completed a multistage assessment and prepared a Site Rehabilitation Completion Report (SRCR) documenting final delineation of soil impacts and recommending conditional closure with institutional and engineering controls to mitigate contaminant impacts. Site Rehabilitation Completion Order with Conditions (SRCOc) issued in 2014. Fees: \$410,000		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT *(Complete one Section E for each key person.)*

12. NAME Thomas Nogaj, PhD, PE	13. ROLE IN THIS CONTRACT Utilities / Infrastructure	14. YEARS EXPERIENCE	
		<i>a. Total</i> 38	<i>b. With Current Firm</i> 5

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION <i>(Degree And Specialization)</i> PhD / Environmental Engineering, MS / Environmental Engineering, BS / Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State And Discipline)</i> FL PE No. 42854
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Florida Water Environment Association / Water Environment Federation

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
a.	Design-Build of 19th Avenue Water/Wastewater/Reclaimed Water Pipelines Hillsborough County, Florida	2017	2021
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge overseeing design, permitting, and construction phase services to support construction of over 14,000 linear feet of 24-inch potable water main, over 16,000 linear feet of 20- and 30-inch reclaimed water main from just west of I-75 to just west of US Hwy 41 along 19th Avenue NE in the Ruskin area. The project also includes approximately 18,000 linear feet of 24- and 36-inch wastewater force main, which runs from Hillsborough County's South County Advanced Wastewater Treatment Plant to just west of US Hwy 41 along 19th Avenue NE. Fee: \$590,535		
b.	Airport Subregional WWTP Phase III Expansion Hernando County, Florida	2019	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Director for expansion of the Airport Subregional Wastewater Treatment Plant from a 1.25 mgd to 6.0 mgd facility. Design included increases in overall capacity and improvements throughout the plant. New facilities include headworks, Step Feed BNR, aerated sludge holding, indisk, filters, and high-service pumps. Major deliverables include Capacity Analysis Report, Capacity Rerate Report, Operation and Maintenance Performance Report, Preliminary Engineering Report, Land Application Report, and Contract Documents including Project Manual (specifications) and Contract Drawings Maintenance Performance Report, Preliminary Engineering Report, Land Application Report, and Contract Documents including Project Manual (specifications) and Contract Drawings.		
c.	NEWRF Distribution Pump Station Replacement St. Petersburg, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge for preliminary design, detailed design, bidding, and construction phase services of the Distribution Pump Station Replacement at the Northeast Water Reclamation Facility (NEWRF). The project will require the design and installation of a new Distribution/Effluent Pump Station (DPS) that will replace the existing pump stations and handle effluent disposal along with reuse effluent distribution. New flow meters, controls, and sampling will be addressed in this project along with the new structure. The ultimate goal is to design a reliable station with redundant safeguards to prevent any overflows from occurring.		
d.	Reclaimed Water Transmission Main – Caloosahatchee River Crossing Cape Coral, Florida	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Principal-in-Charge for design and installation of a reclaimed water transmission main across the Caloosahatchee River. The proposed 14,600-foot transmission main will run from an interconnection with the City of Cape Coral's Everest Water Reclamation Facility (WRF) and extend across the Caloosahatchee River to a point of interconnection located near the south side of the Midpoint Bridge in the City of Fort Myers.		
e.	Orange County Utilities Orlando, Florida	Varies	N/A
	(3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Senior Project Manager providing construction management services for the EWRF Phase V WRRF Expansion including a new headworks, AWT upgrades, biosolids centrifuge dewatering facility, and effluent pump station improvements. Fee: \$750,000		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT *(Complete one Section E for each key person.)*

12. NAME Bryan Zarlenga, PE	13. ROLE IN THIS CONTRACT Facility Design and Planning	14. YEARS EXPERIENCE	
		<i>a. Total</i> 32	<i>b. With Current Firm</i> 26

15. FIRM NAME AND LOCATION *(City and State)*
Stantec Consulting Services Inc. | Clearwater, Florida

16. EDUCATION <i>(Degree And Specialization)</i> BS/Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION <i>(State And Discipline)</i> FL PE No. 52167
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)* N/A

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If Applicable)</i>
Encore Community Development District Tampa, Florida	Ongoing	Ongoing
3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Director providing QA/QC for civil engineering and landscape design associated with this unique redevelopment of 30+ acres of property in the heart of downtown Tampa as a mixed-use, transit-oriented development. The project, which will be certified through the USGBC's LEED for Neighborhood Development (ND) process, is a joint venture between Banc of America CDC, Tampa Housing Authority, and City of Tampa. \$28 million in funding was secured through the federal Neighborhood Stabilization Program II (NSP) to construct public infrastructure improvements. Provided planning, engineering, permitting and LEED certification as the Lead Engineer and Planner. Our pre-design services incorporated potential constraints into master planning, saving time and money. We also provided design for stormwater, roadways, utilities, and streetscaping/landscaping and conceptual design services for an adjacent 9+ acre park. Worked with the construction team to develop an approach to the accelerated schedule conditions within the NSP II criteria. This construction served as the basis for development of 12 individual private lots. Fee: \$2.5 Million		
Public Facilities Various Locations, Florida	Ongoing/Varies	Ongoing
3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Director/Manager for numerous public facility planning and design projects including site design, concept planning, permitting, technical specifications, contract administration, and construction management. Projects have included Parks, Schools, Fire Stations, Public Utilities, Bus Terminals, Municipal Buildings, and special use facilities. Major clients or projects include: <ul style="list-style-type: none"> > Clearwater Fire Stations No. 44, 49 and 51 > HARTline NW Transfer Center > New Port Richey Public Works Facility > USF Juniper Poplar Residence Hall > LYNX Bus Rapid Transit (BRT) Improvements > St. Pete-Clearwater Int'l Airport Parking Expansion > Pinellas Suncoast Transit Authority > HARTline Netpark Transfer Center > Pasco County Utility Administration Building > Pinellas County Emergency Responders Building > Pinellas County Vehicle Storage Building > Pinellas County Jail Expansion 		
Wall Springs Coastal Addition Hillsborough County, Florida	2016	N/A
3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Site Engineer of Record for this Pinellas County project providing planning, engineering and building design services to facilitate construction of this park on a 161-acre parcel of land in Pinellas County. Project elements included: trailhead, and parking, entry wall and sign, sidewalk along adjacent street, entry features / gates, two-lane paved roadway, restrooms (ADA), paved and unpaved trails, picnic shelter pavilion, utility coordination. Fee: \$103K		
Upper Tampa Bay Trail Phase IV Hillsborough County, Florida	2015	2020
3) BRIEF DESCRIPTION <i>(Brief Scope, Size, Cost, Etc.) AND SPECIFIC ROLE</i> <input checked="" type="checkbox"/> <i>Check if project performed with current firm</i> Project Director for design, permitting and implementation of the PD&E Study. Right-of-way maps were prepared and land purchased to facilitate the final design and construction of this significant segment of the Upper Tampa Bay Trail. This segment of the Trail extends from Van Dyke Road to Lutz Lake Fern Road and includes Trailhead facilities and amenities. Construction documents including plans, specifications, bid quantities and cost opinions were developed. Significant permitting was completed with various Local, State and Federal Agencies including ACOE, EPC, Hillsborough County, SWFWMD, Tampa Bay Water and others. Firm Fee: \$580K		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER 1	
21. TITLE AND LOCATION (City and State) General Engineering Services Belmont Community Development District Hillsborough County, Florida		22. YEAR COMPLETED Professional Services Ongoing Construction (If Applicable)	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Governmental Management Services 4648 Eagle Falls Pl Tampa, FL 33619		b. POINT OF CONTACT NAME Jason Greenwood	c. POINT OF CONTACT TELEPHONE NUMBER 561.789.8729

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The ±886 contiguous acres development served by the Belmont Community Development District is located in Hillsborough County, Florida. The District is located off US-301 on Paseo Al Mar Boulevard. Current development plans for the District, which includes two phases. The development consists of a mixture of single family units, recreation facilities, roadways, utilities and surface water management system. Stantec assisted with bringing a failing multi-million dollar landscape and hardscape improvements project on track including negotiations with contractors removed from the project as well as providing bidding and construction oversight. Our firm has been the District Engineer for Belmont since 2019 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District. Construction contract administration and field inspections.



Project Fee: Varies per task

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Brooksville, Florida	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: center; font-size: 24pt;">2</div>
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21. TITLE AND LOCATION (City and State) General Engineering Services Anthem Park CDD Osceola County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Anthem Park Community Development District Breeze Director - District Management Services 1540 International Pkwy., Suite 2000 Lake Mary, FL 32746	b. POINT OF CONTACT NAME Patricia Comings-Thibault	c. POINT OF CONTACT TELEPHONE NUMBER 407.221.9153

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The ±211 contiguous acres development served by the Anthem Park Community Development District is located in the City of St. Cloud, Osceola County, Florida. The District is located on the west side of Old Creek Road and north of Nolte Road. Current development plans for the District, which includes 919 single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

Our firm has been the District Engineer for Seven Oaks since 2021 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



Project Fee: Varies per task

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Clearwater, Florida	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: center; font-size: 24pt;">3</div>
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21. TITLE AND LOCATION (City and State) General Engineering Services Lakeshore Ranch Community Development District Pasco County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Lakeshore Ranch Community Development District Breeze Director - District Management Services 1540 International Pkwy., Suite 2000 Lake Mary, FL 32746	b. POINT OF CONTACT NAME Patricia Comings-Thibault	c. POINT OF CONTACT TELEPHONE NUMBER 407.221.9153

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The ±481 contiguous acres development served by the Lakeshore Ranch Community Development District is located in Pasco County, Florida. The District is located on US-41 south of SR-52. Current development plans for the District, which includes two phases, call for approximately 672 single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

In 2019 our firm prepared supplemental engineering report as part of a bond refinance plan that allowed the CDD to lower their interest rate as well as finance project to enhance the community.

We have been the District Engineer for Lakeshore Ranch since 2018 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Clearwater, Florida	(3) ROLE Prime


F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <div style="text-align: center; font-size: 24pt;">4</div>
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21. TITLE AND LOCATION (City and State) General Environmental Engineering Services Connerton West Community Development District	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">Ongoing</td> <td style="text-align: center;">Ongoing</td> </tr> </table>		Professional Services	Construction (If Applicable)	Ongoing	Ongoing
Professional Services	Construction (If Applicable)					
Ongoing	Ongoing					

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	b. POINT OF CONTACT NAME Darryl Adams	c. POINT OF CONTACT TELEPHONE NUMBER 813.928.9099

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Provided wetland impact permitting support for this large on-going residential development in Pasco County. Submittal of USACE package for a 1566-acre portion of the property, preparation of 2 submittals for SWFWMD construction ERPs on smaller portions of the project, respond to RAIs, wetland delineation, UMAM analysis, attend agency field reviews and coordinate FWC gopher tortoise relocation and sandhill crane incidental take permits (as a precaution to prevent construction delays in the event of nesting cranes nest in adjacent wetlands).



Project Fee: Varies per task

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Brooksville, Florida	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">5</p>
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21. TITLE AND LOCATION (City and State) General Engineering Services – Rose Garden Park Playground Connerton West Community Development District	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Professional Services</td> <td style="width: 50%;">Construction (If Applicable)</td> </tr> <tr> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </table>		Professional Services	Construction (If Applicable)	2020	2020
Professional Services	Construction (If Applicable)					
2020	2020					

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	b. POINT OF CONTACT NAME Darryl Adams District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 813.928.9099

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Our firm was hired by the Connerton West CDD to perform construction management services for a new playground and associated grading and drainage infrastructure project. The park is located in the Rose Garden Park adjacent to the amenities center. Operated as the owner's representative to manage the consultants, contractor and coordinate with the District Manager associated with the project. We also coordinated with Clearview Land and the contractor during the bid process related to any clarifications or questions related to the proposal request. Performed periodic construction progress review for payment release.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Brooksville, Florida	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION (City and State)

General Engineering Services – Trail Report
 Connerton West Community Development District

22. YEAR COMPLETED

Professional Services 2020	Construction (If Applicable) 2020
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23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Rizzetta & Company
 12750 Citrus Park Lane, Suite 115
 Tampa, FL 33625

b. POINT OF CONTACT NAME

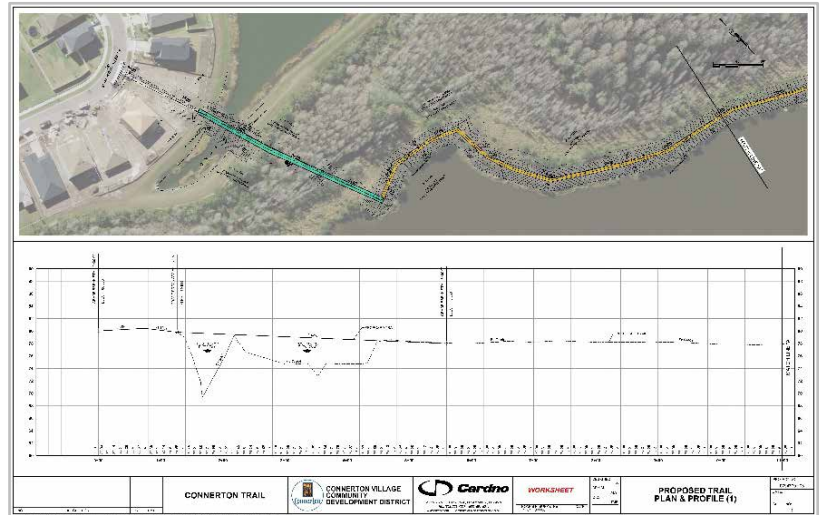
Darryl Adams
 District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813.928.9099

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Our firm was contracted to review existing field conditions and provide a report outlining a proposed 8-foot-wide trail alignment, review different construction methods and prepare estimated construction costs by contacting various contractors and builders. To reduce construction costs, we evaluated multiple path construction types and materials that would be allowable under the existing permit as well as to provide the lowest cost for a sustainable long-term solution to constructing the trail. Worked with the existing District Manager and District Engineer on this project to coordinate sharing of information and resources to provide the best product for the Connerton West CDD.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Brooksville, Florida	(3) ROLE Prime
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">7</p>
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21. TITLE AND LOCATION (City and State) Encore Community Development District Tampa, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 9428 Camden Field Parkway Riverview, FL 33578	b. POINT OF CONTACT NAME Christina Newsome	c. POINT OF CONTACT TELEPHONE NUMBER 813.533.2950 Ext. 6582

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Encore Community Development District consists of 28 acres of property located between downtown Tampa and Ybor City as a LEED Certified, mixed-use, transit-oriented community. At full build-out, the \$600 million project provides 1,500 mixed-income residential units, 200 hotel rooms, 35,000 SF grocery store, 180,000 SF of office space, 85,000 SF of retail space, a middle school, African-American history museum, public parks and gathering spaces.

This District is unique and includes many cost-saving and sustainable initiatives such as a stormwater vault that allows for the re-use of rainwater for irrigation instead of potable water and includes a solar park to power the streetlights and other infrastructure elements.

Our firm has been the District Engineer for Encore since 2010 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Clearwater, Florida	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">8</p>
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21. TITLE AND LOCATION (City and State) General Engineering Services Panther Trails Community Development District Hillsborough County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 12750 Citrus Park Lane, Suite 115 Tampa, FL 33625	b. POINT OF CONTACT NAME Taylor Nielsen	c. POINT OF CONTACT TELEPHONE NUMBER 813.533.2950 x9475

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

Panther Trails Community Development District encompasses approximately 287 acres within the unincorporated area of southern Hillsborough County, Florida. The District is located within Section 36, Township 30 South, Range 19 East, one mile west of 1-75 on Symmes Road, a county maintained collector road and east of North Street a local county road. The District is currently bounded by pasture and farm land on the south; large lot residential mini-farms and fish farm ponds on the east; Symmes Road on the north; and small lot residential, greenhouse farming and North Street on the west. Panther Trails consists of 828 single family lots. Phase 2 of the development is currently under construction.

Our firm has been the District Engineer for Panther Trails since 2016 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Brooksville, Florida	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 24pt;">9</p>
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21. TITLE AND LOCATION (City and State) General Engineering Services Waters Edge Community Development District Pasco County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 323544	b. POINT OF CONTACT NAME Matthew Huber	c. POINT OF CONTACT TELEPHONE NUMBER 813.994.1001 x2772

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The Waters Edge Community Development District consists of 426 acres of property on Moon Lake Road in Pasco County. This community surrounds West Moon Lake, which is a unique feature within the development.

Our firm has been the District Engineer for Waters Edge since 2015 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required by the District.



Project Fee: Varies per task

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Brooksville, Florida	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)	20. EXAMPLE PROJECT KEY NUMBER <p style="text-align: center; font-size: 1.5em;">10</p>
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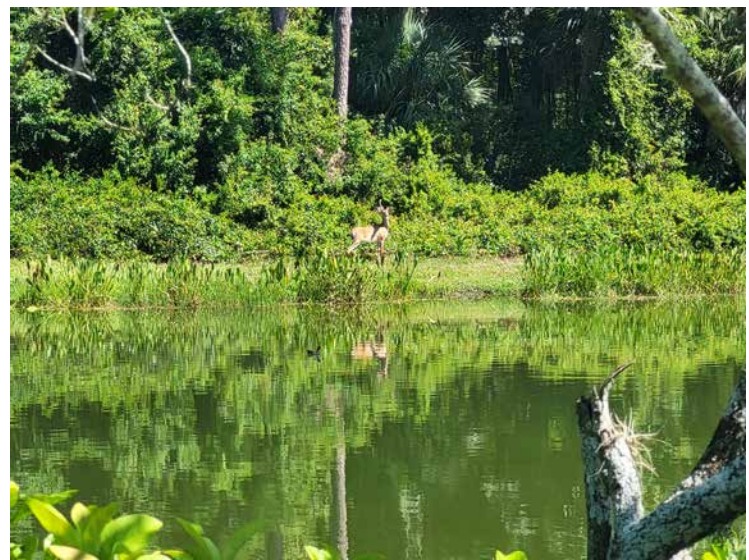
21. TITLE AND LOCATION (City and State) General Engineering Services Seven Oaks Community Development District Pasco County, Florida	22. YEAR COMPLETED <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Professional Services Ongoing</td> <td style="width: 50%; text-align: center;">Construction (If Applicable) Ongoing</td> </tr> </table>		Professional Services Ongoing	Construction (If Applicable) Ongoing
Professional Services Ongoing	Construction (If Applicable) Ongoing			

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Rizzetta & Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 323544	b. POINT OF CONTACT NAME Scott Brizendine	c. POINT OF CONTACT TELEPHONE NUMBER 813.933.5571 Ext. 9471

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include Scope, Size, and Cost)

The ±650 contiguous acres development served by the Seven Oaks Community Development District is located in Pasco County, Florida. The District is located north of SR-56 and west of 581. Current development plans for the District, which includes multiple phases, including single family residential units and various recreational amenities. The project consists of a mixture of single-family units, recreation facilities, roadways, utilities and surface water management system.

Our firm has been the District Engineer for Seven Oaks since 2018 with responsibilities to guide the District Manager on all planning, design, permitting and construction activities undertaken by the District. Services being provided include planning, report preparation, design, construction documents, construction administration, stormwater management facilities, water and sewer utilities, roadway, landscaping and other engineering services as may be required.



Project Fee: Varies per task

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Stantec (previously Cardno, Inc.)	(2) FIRM LOCATION (City and State) Brooksville, Florida	(3) ROLE Prime

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for project participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Douglas Stoker, PE, ENV SP	Principal-in-Charge/Contract Manager	■	■				■	■		■	
Jim Hunt, PE	Quality Assurance/Quality Control	■	■		■	■	■	■		■	■
Thomas Burke, PE	District Engineer	■	■	■	■	■	■	■	■	■	■
Greg Woodcock	Project Manager	■	■	■	■	■	■	■	■	■	■
Jason Yam, PE	Transportation/Roadway Work Assignment Manager	■	■			■	■	■			■
Hamid Faraji, PE	Stormwater Work Assignment Manager		■		■	■		■		■	
Thomas Nogaj, PhD, PE	Utility Infrastructure Work Assignment Manager	■								■	■
Greg Schultz, PE	Environmental/Brownfields Work Assignment Manager				■						
Bryan Zarlenga, PE	Facility Design & Planning Work Assignment Manager	■				■	■	■		■	■
Bill Stuckey, PE	CEI Services Work Assignment Manager	■		■				■			

29. EXAMPLE PROJECT KEY

No.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	No.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	General Engineering Services – Belmont Community Development District	6	General Engineering Services – Trail Report Connerton West Community Development District
2	General Engineering Services – Harbor Bay Community Development District	7	Encore Community Development District
3	General Engineering Services – Lakeshore Ranch Community Development District	8	General Engineering Services – Panther Trails Community Development District
4	General Environmental Engineering Services – Connerton West Community Development District	9	General Engineering Services – Waters Edge Community Development District
5	General Engineering Services – Rose Garden Park Playground – Connerton West Community Development District	10	General Engineering Services – Wilderness Lake Community Development District

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Stantec, founded in 1954, provides professional consulting services in engineering, architecture, interior design, planning, landscape architecture, surveying, environmental sciences, project management, and project economics for infrastructure and facilities projects. Our focus is on providing innovative solutions respecting local preferences and understanding the myriad environmental regulations and design guidelines that affect today's community development projects. We manage the project development process proactively, recognizing that successful projects require more than just good technical solutions - they must be sustainable economically, socially, and environmentally. We pride ourselves on our ability to work with our clients and stakeholders to achieve that while supporting cost-effective solutions.

We regularly provide engineering, planning, permitting, and cost estimating services for Community Development Districts (CDDs), dependent and independent districts, Municipal Service Taxing Units/Benefit Units (MSTU/BU), and other special assessment districts. We have a current working relationship with Rizzeta and have worked with several fully- developed CDD's within West & Central Florida. We offer a total scope of services that includes, but is not limited to, the following:

- ✓ General Consultation on District Issues
- ✓ Master Planning of Infrastructure
- ✓ Water Management Systems and Facilities
- ✓ Water and Sewer Systems and Facilities
- ✓ Roads, Landscaping and Street Lighting Design and Plans
- ✓ Existing Systems Studies and Analysis
- ✓ Environmental Permitting
- ✓ Cost Estimates for Plan Implementation
- ✓ Bidding and Contractor Selection
- ✓ Government Permitting
- ✓ Water Conversation Studies and Design
- ✓ Water Supply Studies
- ✓ Brownfields Assessment/Remediation
- ✓ Utility Rate Studies
- ✓ Potable Water System Plans and Design
- ✓ Irrigation System Plans and Design
- ✓ Wastewater Collection System Plans and Design
- ✓ Engineering Reports for Bonding

The following represents Stantec's additional prior experience in CDDs, Independent Districts and MSTU/BUS:

- ✓ MTERC CDD, City of Tampa
- ✓ Ballantrae CDD, Pasco County
- ✓ Chapel Creek CDD, Pasco County
- ✓ Lakeshore Ranch CDD, Pasco County
- ✓ Eastlake Oaks CDD, Pinellas County
- ✓ Meadow Point I CDD, III, IV CDD, Pasco County
- ✓ New River CDD, Pasco County
- ✓ Northwood CDD, Pasco County
- ✓ Oakstead CDD, Pasco County
- ✓ Preserve @ Wilderness Lake CDD, Pasco County
- ✓ Bridgewater CDD, Polk County
- ✓ Union Park CDD, Pasco County
- ✓ Ballantrae CDD, Pasco County
- ✓ Chapel Creek CDD, Pasco County
- ✓ Concord Station CDD, Pasco County
- ✓ Belmont CDD, Hillsborough County
- ✓ Cory Lakes CDD, Hillsborough County
- ✓ Cheval West CDD, Hillsborough County
- ✓ Hawk's Point CDD, Hillsborough County
- ✓ Heritage Harbor CDD, Hillsborough County
- ✓ Panther Trace I, II CDD, Hillsborough County
- ✓ Panther Trails CDD, Hillsborough County
- ✓ Rivercrest CDD, Hillsborough County
- ✓ Waterchase CDD, Hillsborough County
- ✓ Westchase CDD, Hillsborough County
- ✓ Parkway Center CDD, Hillsborough County
- ✓ Grand Hampton CDD, Hillsborough County
- ✓ Park Place CDD, Hillsborough County
- ✓ South Fork CDD, Hillsborough County
- ✓ Anathem Park CDD, Osceola County
- ✓ Hammocks CDD, City of Tampa
- ✓ Arbor Greene CDD, City of Tampa
- ✓ Heritage Isles CDD, City of Tampa
- ✓ K-Bar Ranch CDD, City of Tampa

We have assembled a multi-disciplined team to address any challenges posed by the project contract, and offer extensive relevant design experience, strong local expertise, and effective project management capabilities. We understand the importance of creating solutions that get the projects done. Analyzing the scope requirements and looking beyond to understand what is required to achieve a successful project, whether we apply value engineering measures or recommend measures that save long-term operational costs, the goal is always to "maximize the value of each project". Special attention to budget and schedule requirements assures that projects are delivered on time & on budget!

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

December, 20, 2024

33. NAME AND TITLE

Douglas E. Stoker, PE, ENV SP / Vice President

ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Stantec Consulting Services Inc.			3. YEAR ESTABLISHED 2022	4. UNIQUE ENTITY IDENTIFIER T3SKQ931LRB6
2b. STREET 380 Park Place Boulevard Suite 300			5. OWNERSHIP	
2c. CITY Clearwater	2d. STATE FL	2e. ZIP CODE 33759-4928	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Douglas Stoker PE - ENV SP, Vice President			b. SMALL BUSINESS STATUS N/A	
6b. TELEPHONE NUMBER (727) 431-1550		6c. EMAIL ADDRESS douglas.stoker@stantec.com		7. NAME OF FIRM (If block 2a is a branch office) Stantec Inc.
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
Cardno, Inc.			1933	T3SKQ931LRB6

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (See Below)
		(1) Firm	(2) Branch			
02	Administrative	5426	12	C07	Coastal Engineering	6
05	Archaeologist	629	0	C10	Commercial Building (low rise); Shopping Centers	10
06	Architect	1243	1	C14	Conservation and Resource Management	8
08	CAD Technician	1146	2	C15	Construction Management	9
12	Civil Engineer	3747	18	E01	Ecological & Archeological Investigations	8
14	Computer Programmer	1283	2	E09	EIS, Assessments of Statements	10
15	Construction Inspector	317	3	E10	Environmental and Natural Resource Mapping	7
21	Electrical Engineer	1084	0	E11	Environmental Planning	10
23	Environmental Engineer	835	3	E12	Environmental Remediation	10
24	Environmental Scientist	1764	2	E13	Environmental Testing and Analysis	9
29	GIS Specialist	307	3	H09	Hospital & Medical Facilities	10
30	Geologist	305	3	M06	Mining & Mineralogy	10
38	Land Surveyor	379	3	O01	Office Buildings; Industrial Parks	10
42	Mechanical Engineer	1149	0	P04	Pipelines (Cross-Country – Liquid & Gas)	10
47	Planner, Urban/Regional	932	1	R10	Risk Analysis	7
48	Project Manager	1833	1	S13	Storm Water Handling & Facilities	9
57	Structural Engineer	1103	4	T03	Traffic & Transportation Engineering	10
58	Technician/Analyst	1871	0	U02	Urban Renewals; Community Development	10
60	Transportation Engineer	283	7	W02	Water Resources; Hydrology; Ground Water	10
62	Water Resources Engineer	144	2	W03	Water Supply; Treatment, and Distribution	10
	Other Employees	3788	0			
Total		29568	67			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(insert revenue index number shown at right)

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

a. Federal Work	10	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	10	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	10	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE December 12, 2024
---	-------------------------------------

c. NAME AND TITLE
Amy Campbell - Senior Principal, Regional Leader US South



Stantec is a global leader in sustainable architecture, engineering, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

EXHIBIT 8

[RETURN TO AGENDA](#)





FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Forest Lakes CDD

Date 08/27/2025

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be:

Service Dates T, T, S

Pool 81250 Gallons Permit # _____

Resort pool _3_ visits-per-week service for pools.

Total \$1750 month

Non Service Days observed by Cooper Pools Inc: Thanksgiving Day, Christmas Day, New Years Day, 2 days for state training typically Feb or March

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$250 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service: TBD

Property Address: _____

Email: _____

Name: _____

Phone Number: _____

Signature: _____

Date: _____

Initial Tech: TBD

Offered by;

Robert (Bob) Bowling

Vice President

Cooper Pools Inc

844-766-5256 Office

EXHIBIT 9

[RETURN TO AGENDA](#)



Resort Pool Services DBA
14525 Johns Lake Rd
Clermont, FL 34711 US
+1 3216896210
resortinvoice@gmail.com



Estimate 1234

ADDRESS	DATE	TOTAL	
Forest Lake CDD	08/21/2025	\$2,800.00	

ACTIVITY	QTY	RATE	AMOUNT
Repairs provide and install a new 10hp motor	1	2,800.00	2,800.00

TOTAL	\$2,800.00
-------	------------

THANK YOU.

Accepted By

Accepted Date

EXHIBIT 10

[RETURN TO AGENDA](#)



FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
255 PRIMERA BOULEVARD, SUITE 160
LAKE MARY, FLORIDA 32746

August 27, 2025

Via Electronic Delivery

Roger James McDonnell
D/B/A Resort Pool Services
14525 Johns Lake Rd
Clermont, Florida 34711

Re: Forest Lake Community Development District
Notice of Termination

Dear Mr. McDonnell:

As you are aware, I serve as the District Manager of the Forest Lake Community Development District (the "District"). The District does not have record of any written agreement with Resort Pool Services regarding these services. At the direction of the Chair of the Board of Supervisors, the District has decided to discontinue your services, effective August 30, 2025.

Please ensure that any property or materials on District property is retrieved by this date. The District appreciates the services you have provided. If you have any questions, please do not hesitate to reach out to my office.

Sincerely,

Patricia Comings-Thibault

Patricia Thibault
District Manager

cc: Jere Earlywine, District Counsel

EXHIBIT 11

[RETURN TO AGENDA](#)



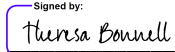
AGREEMENT FOR SERVICES

This "Agreement" is by and between: **Forest Lake Community Development District ("District")** and **Cooper Pools Inc ("Contractor")**:

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
13. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.
14. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

COOPER POOLS INC

Signed by: 
 By: Theresa Bonnell
 Its: Executive Assistant

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT


Signed by: 
 By: Frank Rivera
 Its: Chairman

Exhibit A: Proposal

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

**RATE for Commercial Service will be:
Service Dates T, T, S**

**Pool 81250 Gallons Permit # _____
Resort pool _3_ visits-per-week service for pools.**

Total \$1750 1 month Agreement

Exhibit B: Certificate of Insurance

EXHIBIT 12

[RETURN TO AGENDA](#)



INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Forest Lakes CDD

Bill to
Forest Lakes CDD
255 Primera Blvd Suite 160
Lake Mary, FL 32746

Ship to
Forest Lakes CDD
1925 Bartow Rd
Lakeland, FL 33801

Invoice details

Invoice no.: 2025-1111
Terms: Net 30
Invoice date: 08/29/2025
Due date: 09/28/2025

Technician: Bob

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MISC PRODUCTS	EQ1000 Impeller and includes labor	1	\$722.00	\$722.00

Total **\$722.00**

Ways to pay



[View and pay](#)

EXHIBIT 13

[RETURN TO AGENDA](#)



AGREEMENT BETWEEN THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT AND SCHOOLSTATUS, LLC, FOR WEBSITE AUDITING, REMEDIATION, AND MAINTENANCE SERVICES

THIS AGREEMENT (the “Agreement”) is entered into as of this _____ day of _____ 2025, by and between:

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 (the “District”), and

SCHOOLSTATUS, LLC, a Mississippi limited liability company, with a mailing address of 800 Woodlands Parkway, Suite 107, Ridgeland, Mississippi 39157 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government, created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information (the “Website”); and

WHEREAS, the District has a need to obtain a qualified independent contractor to perform audits of the Website to ensure compliance with the accessibility requirements of Title II of the Americans with Disabilities Act (“ADA”), which ADA accessibility requirements and standards may change from time to time, and to remediate or otherwise convert the Website to meet such ADA accessibility requirements, to routinely audit the Website to ensure continued compliance with the ADA and to perform ongoing maintenance of the website, all as more particularly described herein (collectively, the “Services”); and

WHEREAS, Contractor represents and warrants to the District that it is qualified, willing and capable of providing the Services; and

WHEREAS, the District and Contractor desire to enter into this Agreement for the purposes stated herein and the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF WORK. Contractor shall provide the Services in accordance with the terms provided in this Agreement, which Services include Appendix A

SECTION 3. COMPENSATION. As compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

A. The District agrees to pay Contractor a total of **Three Thousand One Hundred Twenty-Five Dollars (\$3,125.00)** annually for Contractor's performance of the Services.

B. INVOICES; PAYMENT. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor shall render each invoice to the District in writing, which shall be delivered promptly upon completion of each Service. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, *et al.*, *Florida Statutes*, the invoices shall be due and payable within forty-five (45) days of receipt by the District.

SECTION 4. TERM AND TERMINATION.

A. TERM. This Agreement shall become effective upon the date and year first written above and shall be in effect until terminated by either party in accordance with the terms of this Agreement.

B. TERMINATION. The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. Parties agree that either party may terminate this Agreement without cause by providing sixty (60) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor as the sole means of recovery for termination.

SECTION 5. REPRESENTATIONS, WARRANTIES AND COVENANTS. Contractor represents, warrants, and covenants that (a) the Services will conform to the requirements provided in Section 2 herein; (b) the Services shall be performed by qualified personnel in a professional, prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and other website accessibility compliance standards, including but not limited to WCAG and other federally recommended guidelines, as may be amended from time to time; and (c) neither the Services nor any product provided by Contractor shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

SECTION 6. INTELLECTUAL PROPERTY.

A. CONTRACTOR MATERIALS. Except as provided herein, Contractor shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other

intellectual property or proprietary rights of Contractor used in or otherwise associated with the Services, and other materials provided to the District hereunder; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Contractor which arise out of Contractor's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "Contractor Materials"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Contractor of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Contractor grants to the District a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Contractor Materials in connection with the ordinary and intended use by the District as contemplated in this Agreement, including viewing, downloading and printing the Contractor Materials for the District's use, and without in any case removing Contractor's copyright, trademark or other intellectual property ownership notices.

B. THE DISTRICT MATERIALS; PUBLICITY AND TRADEMARKS. The District shall own the Website, domain name, all e-mail addresses, and all website and e-mail content, under all circumstances. In the event of a termination of this Agreement for any reason, Contractor shall take all necessary steps to transfer, or otherwise allow the District to retain, such Website, domain name, e-mail addresses and content of the same. Additionally, to the extent applicable, Contractor shall take commercially reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Contractor shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to address any such issue. Except as provided herein, the District shall retain all right, title, and interest in and to all intellectual property of the District provided or made available to the Contractor in connection with Contractor's Services (collectively, "District Materials") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive the District of any of its intellectual property or other proprietary interests associated therewith, if any. Subject to the foregoing, the District grants to Contractor a non-exclusive, non-transferable worldwide limited right and license to access and use such District Materials in connection with the provision of the Services as contemplated by this Agreement.

The District further acknowledges and agrees that for Contractor to perform the Services, it must, in some cases, give Contractor remote access to areas behind log-ins that are to be audited hereunder, including, without limitation to content management systems and/or servers (collectively, "System"), and agrees that it will furnish to Contractor all necessary information and/or user names and passwords required to do so. Contractor agrees to follow commercially reasonable security policies for accessing the District's System including any specific security procedures as may be communicated to Contractor by the District prior to Contractor accessing the System. Contractor shall on its own or through coordination with the District's Website provider, create a back-up copy of all data that may be affected by Contractor's access to the System.

SECTION 7. PUBLIC RECORDS. Contractor understands and agrees that all documents or on-line content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of

Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Patricia Thibault** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 698-5350, PATRICIA@ANCHORSTONEMGT.COM, OR AT 255 PRIMERA BOULEVARD, SUITE 160, LAKE MARY, FL 32746.

SECTION 8. INDEMNITY.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, staff, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents (including, but not limited to Lighthouse Central Florida, Inc., or any other company or individual performing human audits as required by Section 2(C) of this Agreement) in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. This specifically includes a lawsuit based on lack of ADA compliance or other website compliance insufficiencies.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

C. In the event that Contractor assigns its obligations under this Agreement to a third party, Contractor acknowledges and agrees that Contractor shall require such third party to provide indemnification to the District consistent with the requirements of this Section 8.

SECTION 9. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

SECTION 10. GENERAL PROVISIONS.

A. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

B. **INDEPENDENT CONTRACTOR.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, successors, assigns or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, successors, assigns or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's or its employees, agents, successors, assigns or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

C. **DISPUTE RESOLUTION.** Before initiating any legal claim or action (except with respect to equitable relief), the parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, "Dispute") through discussions which shall be initiated upon written notice of a Dispute by either party to the other. If the parties cannot resolve the Dispute within ten (10) business days, then the parties shall attempt to settle the Dispute by mediation. If mediation is unsuccessful, the parties may then proceed to filing a claim in the appropriate jurisdictional court in accordance with this Agreement. In the event that either party is required to enforce this Agreement by court

proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

D. APPLICABLE LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in Polk County, Florida. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

E. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

F. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

G. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

H. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the parties, as follows:

If to Contractor: SchoolStatus, LLC
800 Woodlands Parkway, Suite 107
Ridgeland, Mississippi 39157
Attn: _____

If to District: Forest Lake Community
Development District
255 Primera Boulevard, Suite 160,
Lake Mary, Fl 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

I. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement of the parties, and supersedes any prior agreements or statements with respect to the subject matter hereof. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the Parties to this Agreement, or their respective successors or assigns.

J. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

K. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld; Any purported assignment without such consent shall be null and void.

L. AMENDMENTS. This Agreement may be amended or modified only by a written instrument duly executed by both parties.

M. FORCE MAJEURE. If either party is prevented from performing any of its obligations under this Agreement due to any cause beyond the party's reasonable control, including, without limitations, an "act of God," fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

N. SURVIVAL. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties

and Covenants), Section 6 (Intellectual Property), Section 7 (Public Records), Section 8 (Indemnity), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

O. WAIVER. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

P. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

Q. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a Dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

R. DESCRIPTIVE HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

S. E-VERIFY. The Contractor shall comply with and perform all provisions of Section 448.095, Florida Statutes. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District as a result of the termination. In the event that the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the Owner.

T. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have, by their duly authorized representatives, executed this Agreement as of the date and year first set forth above.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary



Chair/Vice Chair, Board of Supervisors

WITNESS:

SCHOOLSTATUS, LLC, a Mississippi
limited liability company

Print Name: _____

By: _____
Its: _____

EXHIBIT 14

[RETURN TO AGENDA](#)



**MINUTES OF 08/14/25 REGULAR MEETING
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, August 14, 2025 at 1:30 p.m. at Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by Chairman Rivera. The Roll was called and a quorum was confirmed with the following supervisors present:

- Frank RiveraBoard of Supervisors, Chairman
- Randi Ribarich.....Board of Supervisors, Vice Chairman
- Travis LeMeur Board of Supervisors, Assistant Secretary
- Jose Cortez..... Board of Supervisors, Assistant Secretary
- Jose Montalvo..... Board of Supervisors, Assistant Secretary

Also present were:

- Patricia ThibaultDistrict Manager, Anchor Stone Management
- Anna Lyalina Finance and Assessments Manager, Anchor Stone Management
- Greg Woodcock (via phone)..... District Project Manager, Stantec
- Jere Earlywine (via conference)..... District Counsel, Kutak Rock Law Firm

Chairman Rivera called the meeting to order and conducted roll call. Present were Chairman Rivera, Vice Chair Ribarich, Supervisor LeMeur, Supervisor Cortez, and Supervisor Montalvo. Also present were Anchor Stone Management staff, District Manager Ms. Thibault and Finance and Assessments Manager Ms. Lyalina. It was acknowledged that a quorum was established.

II. Audience Comments (limited to 3 minutes per individual on agenda items)

The floor was opened for audience comments. As no audience members had any questions or comments, the Board proceeded to the discussion of the Administrative Items.

III. Administrative Items

A. Consideration for Adoption Resolution 2025-23, Authorizing Certain Actions

Resolution 2025-23 was introduced by the District Counsel Mr. Earlywine at the request of Chairman Rivera.

Mr. Earlywine stated that during the management transition, concerns arose that the former District Manager may have continued handling funds after resigning. Review of the accounts showed unauthorized payments of \$40,000 on June 9, \$21,000 on June 30, and \$40,000 on July 9, totaling over \$100,000 which exceeded the Contract terms. A letter seeking explanation received no response, and instead an invoice was submitted for July 1–10th at excessive rates. The District contacted the Sheriff’s Office, filed a complaint, and obtained a court order freezing the account and requiring return of the funds.

Mr. Earlywine said that Resolution 2025-23 ratified the legal actions taken to date and authorized the District Staff and the Chair, subject to the Chair’s budgetary oversight, to pursue further civil and criminal action to recover the missing funds. He noted that shade sessions could be held if needed to address settlement or budget matters and reported that a court hearing had been scheduled requiring the defendant’s attendance.

Ms. Thibault clarified for the record that the matter had been reported to the City of Davenport Police Department, not the Sheriff’s Office. Mr. Earlywine acknowledged the correction. Ms. Thibault added that, pursuant to the Resolution, the total amount in question is \$102,106.

Chairman asked whether the unauthorized withdrawals could result in additional criminal charges. Mr. Earlywine replied that the matter had been referred to the police, and while it is for law enforcement to determine, the conduct appeared to potentially constitute multiple crimes.

Vice Chair Ribarich asked about shade sessions, and Mr. Earlywine explained they are private meetings permitted during active litigation to discuss settlements or litigation budgets, with notice requirements and eventual public disclosure.

With no further questions from the Board, a Motion was made to adopt the Resolution 2025-23.

52 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board adopted the
53 Resolution 2025-23, Authorizing Certain Actions for the Forest Lake Community Development District.

54 **B. Consideration of Proposal for Forensic Auditing Services - \$2,850 to \$3,250**

55 Ms. Thibault reported that while some documents had been received from the prior Management Company, the District
56 was not provided with a balance sheet or year-to-date general ledger, only monthly stand-alone ledgers. She explained
57 that without complete records, the District would be unable to pass an audit and that prior monthly postings could not be
58 verified. For this reason, and given the potential for litigation, she and Mr. Earlywine recommended that the District
59 engaged an independent firm to conduct a forensic audit covering the period from the departure of the prior management
60 company through Anchor Stone's commencement on July 10. The audit would review and categorize each check, create
61 full financial statements, and flag any items with potential litigation implications.

62 The Board moved to consider a Motion to approve the proposal for forensic audit services.

63 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
64 the Proposal for Forensic Auditing Services - \$2,850 to \$3,250 for the Forest Lake Community Development District.

65 **C. Consideration of RFQ for Audit Services**

66 Chairman Rivera introduced for consideration an Audit Committee for RFQ for Audit Services. Ms. Thibault explained
67 that a special Audit Committee Meeting, comprised of the Board, would be scheduled in September to approve issuance
68 of an RFP for auditing services, with proposals to be reviewed at the October meeting to select a new auditor for FY 2025.

69 The Board has moved to consider a Motion to approve holding the Audit Committee meeting in September.

70 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
71 the September Meeting to be held for Audit Committee at 1:00P.M. at Davenport City Hall, 1 S Allapaha Ave., Davenport,
72 Florida 33837 for the Forest Lake Community Development District.

73 **D. Discussion of RFQ for District Engineer**

74 Chairman Rivera introduced Discussion of RFQ for the District Engineer.

75 Ms. Thibault reported on a Resident's concerns regarding erosion behind their property. As the District currently lacks
76 an Engineer for small projects, she recommended engaging one on an as-needed basis to provide guidance and ensure
77 proper solutions. Vice Chair Ribarich asked about salary, and Chairman Rivera clarified the Engineer would only be paid
78 when called upon.

79 The Board moved to consider a Motion to approve RFQ for District Engineer and to bring proposals to the September
80 Meeting.

81 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
82 the RFQ for District Engineer services and to bring proposals to the September Meeting for the Forest Lake Community
83 Development District.

84 At this time, Mr. Earlywine explained that Florida law permits charging for public records requests that require more
85 than 15 minutes of staff time, but Anchor Stone and District's Contract did not include an hourly rate. He recommended
86 amending the contract to establish an administrative rate of \$80-90 per hour so the cost is borne by the requesting party
87 rather than the District. Chairman Rivera then moved to approve the amendment, subject to public comment.

88 A Supervisor asked if the action would set the rate for the Public Records Requests for the requesters. Chairman Rivera
89 confirmed and proposed amending the Management Contract with Anchor Stone to include a \$90 per hour administrative
90 service charge.

91 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH FOUR IN FAVOR and Supervisor Cortez
92 OPPOSED, the Board approved the Contract Amendment For Anchor Stone Management Agreement Establishing a \$90
93 Per Hour Administrative Service Charge with a Full Deposit for the Public Records Requests processing for the Forest
94 Lake Community Development District.

95 **IV. Vendor & Staff Updates Items**

96 **A. Discussion of Erosion Matter**

97 Chairman Rivera then introduced the next item, a Discussion of the Erosion Matter.

98 Ms. Thibault noted that she and Chairman Rivera, along with the Anchor Stone Field Manager, had inspected the erosion
99 issue, measured the area, and will continue to monitor it. She added that photos of the site would be included in the future
100 Agenda materials.

101 The Board then moved to a Motion acknowledging that the erosion matter had been discussed.

102 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board
103 acknowledged the Discussion of Erosion Matter for the Forest Lake Community Development District.

104 **B. Consideration of Proposal of Danielle Fence - \$7,433.00**

105 Chairman Rivera introduced consideration of the proposal from Danielle Fence in the amount of \$7,433.00 based on the
106 raised concerns about fences damaged during the last year's storm and this matter being an emergency matter for the
107 District. Ms. Thibault reported that Danielle Fence had been contacted and would repair the damage as the fallen panels
108 posed health and safety issues for the Residents, particularly those with dogs and small children.

109 The Board then proceeded with and approved the Motion to accept the proposal from Danielle Fence.

110 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
111 the Proposal of Danielle Fence to Take down 184' of existing 72" PVC Fence and to Install 184' of 72" Almond Lakeland
112 (R) PVC Fence - \$7,433.00 for the Forest Lake Community Development District.

113 **C. Discussion & Direction for Pressure Washing of the Common Areas**

114 Chairman Rivera introduced Discussion and Direction regarding Pressure Washing of the Common Areas.

115 Ms. Thibault stated that pressure washing was requested by a Supervisor as being needed throughout the common areas,
116 including the Amenities in front of the pool, the mailboxes, sidewalks, and related locations.

117 The Board approved a Motion to table the pressure washing project until February.

118 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board tabled the
119 Discussion & Direction for Pressure Washing of the Common Areas until February 2026 for the Forest Lake Community
120 Development District.

121 **D. Discussion & Direction for Obtaining Landscape Proposal for 8 Palm Trees for the 4 Entrances of the
122 Community and Replace with White Rocks and Succulents**

123 After a discussion, the Board approved a Motion to table the proposal until the October meeting, when the District's
124 financial position can be more fully assessed.

125 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board tabled the
126 Landscape Proposal for 8 Palm Trees for the 4 Entrances of the Community and Replace with White Rocks and
127 Succulents until October 2025 Meeting for the Forest Lake Community Development District.

128 **E. Discussion & Direction for Forest Lake CDD Logo**

129 The Board discussed the new Forest Lake CDD logo and, noting that it would not have a significant financial impact,
130 approved a Motion to adopt the new logo for use in the District's documents going forward.

131 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
132 the new Forest Lake CDD Logo for the Forest Lake Community Development District.

133 **F. Discussion of Covering for Resident Mailbox Center**

134 Ms. Thibault noted that while vendors had been contacted, interest was limited and proposals difficult to obtain. She
135 added that one proposal was expected by Friday but, given the District's financial situation, asked the Board for direction
136 on whether to proceed with the Project.

137 After a discussion, the Board concluded that the Project was not a necessary expense at this time.

138 On a Motion by Chairman Rivera, SECONDED by Supervisor LeMeur, WITH ALL IN FAVOR, the Board denied the
139 approval of the Coverings for the Resident Mailbox area at the Amenity Center for the Forest Lake Community
140 Development District.

141 **V. Business Items**

142 **A. Consideration for Ratification:**

143 **1. Mele Environmental Services - \$350.00 - Cutting Downed Oak Tree**

144 Following a discussion, the Board approved the ratification of Mele Environmental Services in the amount of \$350 for
145 emergency removal of a downed oak tree. Ms. Thibault agreed to provide the Board with photos of the tree and asked
146 District Counsel Mr. Earlywine to confirm whether she was authorized under Florida Statute to conduct inspections
147 within the District. Mr. Earlywine confirmed that she was.

148 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
149 the Ratification of the Mele Environmental Services for \$350.00 for Cutting up Downed Oak Tree and Hauling Debris
150 off Property for the Forest Lake Community Development District.

151 **2. ECS Integrations - \$3,929.00 for 2 Main CDVI Boards**

152 **3. ECS Integrations - \$1,951.00 Labor Installation**

153 Chairman Rivera presented ratification of ECS Integrations expenses of \$3,929.00 for CDVI boards and \$1,951.00 for
154 installation, explaining the work was required after a power surge damaged the pool access system. Ms. Thibault
155 confirmed that emergency repairs were completed within five days, and surge protectors were installed.

156 Ms. Thibault also reported issues with the prior Management Company, including lack of access to internet accounts and
157 the District website. A new vendor was retained after the website was found non-compliant with statutory and ADA
158 requirements.

159 At this time, Ms. Lyalina announced that the District has established a new community email address at
160 ForestLake@AnchorStoneMGT.com and advised Residents that an email database has been created from transferred
161 records. She invited the Residents wishing to be added to the distribution list to provide their email addresses and consent.
162 Ms. Thibault clarified for the record that any email addresses submitted would become part of the public record.

163 After a discussion, the Board approved a single Motion to ratify ECS Integrations expenses totaling \$3,929.00 for 2 Main
164 CDVI Boards and \$1,951.00 for Labor Installation.

165 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
166 the Ratification of the ECS Integrations service charge of \$3,929.00 for 2 Main CDVI Boards and ECS Integrations -
167 \$1,951.00 Labor Installation for the Forest Lake Community Development District.

168 **4. Final Agreement with Kutak Rock**

169 Ms. Thibault noted that Mr. Earlywine had been established as District Counsel at the prior Meeting and that the
170 Agreement had since been executed by the Chairman as directed. She emphasized that, in the interest of transparency,
171 all contracts approved by the Board will be included in future Agendas so the Residents can access them directly without
172 submitting public records requests.

173 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
174 the Ratification of the Final Agreement with Kutak Rock for the Forest Lake Community Development District.

175 **5. Final Agreement with Mele Environmental Services**

176 Mr. Earlywine outlined the main terms of the revised landscape agreement: the scope of services remains unchanged; the
177 term extends through September 2027 but may be terminated with 30 days' notice; insurance requirements include
178 workers' compensation, employer liability, general liability, auto liability, and umbrella liability coverage; and the

179 contract includes indemnification in favor of the District and a one-year warranty on landscaping materials. He also noted
180 that the Agreement complies with current statutory requirements for E-Verify.

181 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
182 the Ratification of the Final Agreement with Mele Environmental Services for the Forest Lake Community Development
183 District.

184 **B. Consideration for Approval: The Minutes of the Board of Supervisors Meeting Held on June 12, 2025**

185 After a brief discussion, the Board approved the Minutes of the June 12, 2025 Meeting, subject to correction of Supervisor
186 LeMeur's last name.

187 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
188 the Minutes of the Board of Supervisors Meeting Held on June 12, 2025, with correction of Supervisor LeMeur's last
189 name, for the Forest Lake Community Development District.

190 **C. Consideration for Approval: The Minutes of the Board of Supervisors Meeting Held on July 10, 2025**

191 After a brief discussion, the Board approved the Minutes of the July 10, 2025 Meeting.

192 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
193 the Minutes of the Board of Supervisors Meeting Held on July 10, 2025 for the Forest Lake Community Development
194 District.

195 **D. Consideration for Approval of Signage Proposals:**

196 **1. Image 360 Sign Proposal - \$1,278.93**

197 **2. Cypress Signs - \$1,820.74**

198 The Board reviewed signage proposals, with Image 360 submitting \$1,278.93 and Cypress Sign \$1,820.74, both
199 including installation. Discussion also addressed Pool hours, with the current Amenity policy confirming hours as "dawn
200 to dusk." Members emphasized the need for pool rule signage, citing ongoing violations, and agreed signs and email
201 blast should be in both English and Spanish or include QR codes linked to multiple languages translations.

202 The Board discussed signage and enforcement of no parking and no stopping signs near the school, mailboxes, and
203 intersections, with enforcement coordinated through police. Ms. Thibault suggested curb stenciling as an added measure.

204 After careful consideration, the Board approved the Image 360 signage proposal and directed that the pool
205 announcements be updated accordingly.

206 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
207 the Image 360 Sign Proposal for \$1,278.93 with QR Code for the Forest Lake Community Development District.

208 **E. Consideration for Approval: JCS Solutions for Security**

209 Ms. Thibault reported that Securitas had not responded to her communications, despite being provided with resolutions
210 and notice of her role as the District Manager. She expressed concern over the lack of cooperation and explained that she
211 had obtained a proposal from JCS Solutions, a company with a good reputation in another District. She noted that JCS
212 could provide weekend guard service at a lower cost than the current provider, resulting in an annual savings of
213 approximately \$2,762.48.

214 Pending confirmation of separate camera monitoring, the Board agreed to table this item until September 2025.

215 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board tabled the
216 Proposal from JCS Solutions for Security until September 2025 for the Forest Lake Community Development District.

217 **F. Consideration of Proposal – Busy Bee Maintenance – Removal of 3 Large Signs and 6 Smaller Signs, Inclusive
218 of Disposal -\$650.**

219 The Board discussed removal of approximately ten large builder signs remaining in the community. Chairman Rivera
220 reported a proposal of \$650 for removal and disposal of the signs was considered reasonable. Mr. Earlywine advised that

221 an agreement with proof of liability insurance would be required before proceeding. Following discussion, the Board
222 approved the \$650 proposal for sign removal.

223 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
224 the Proposal from Busy Bee Maintenance for Removal of 3 Large Signs and 6 Smaller Signs, Inclusive of Disposal of
225 Trash, and for Assessment of the issues with the monument lights for a total of \$650.00 for the Forest Lake Community
226 Development District.

227 **G. Consideration & Discussion for Approval of Prior District Counsel Invoice - \$8,697.78**

228 After careful review and discussion of the prior District Counsel's invoices, most of which were attached to the agenda,
229 the Board approved payment of the invoice in the amount of \$8,697.78.

230 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
231 the Prior District Counsel Invoice - \$8,697.78 for the Forest Lake Community Development District.

232 Ms. Thibault noted for the record that Kutak Rock, the District's current counsel, did not charge a retainer but billed on
233 an hourly basis.

234 **VI. District Counsel – Kutak Rock**

235 **A. Discussion of Boltons Towing Agreement**

236 Ms. Thibault explained that modifications were made to align with the City of Davenport standards and to provide clearer
237 definitions, such as "abandoned vehicle," to protect both Residents and the towing company. Mr. Earlywine confirmed
238 the agreement included termination rights, specific towing responsibilities, and a hold harmless provision.

239 Discussion included clarifying the abandoned vehicle period as five days (rather than seven), strengthening definitions
240 for trailers and commercial vehicles, and specifying that tractor-trailers are prohibited except for loading and unloading.
241 The Board also discussed the need for heavy-duty towing services during nighttime hours and agreed the agreement
242 should be non-exclusive to allow an additional provider if needed. Mr. Earlywine confirmed he would revise the
243 Agreement to reflect these changes.

244 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
245 the Boltons Towing Agreement with a Subject to Change Listed for the Forest Lake Community Development District..

246 **VII. Audience Comments – New Business – (limited to 3 minutes per individual)**

247 **A. Presentation of Proposals for Community Events**

248 Resident Marisol Henriquez submitted a new business proposal for community events. The Board discussed liability
249 concerns and Mr. Earlywine advised that an Agreement, along with proof of liability coverage or homeowner's insurance
250 naming the District, would protect the District. The Board agreed to revisit the proposal at the next Meeting. The Board
251 Members also emphasized the importance of not discouraging resident initiatives and encouraged collaboration between
252 the HOA and CDD.

253 **VIII. Supervisor Requests**

254 Supervisor Cortez raised consideration to adopt Robert's Rules of Order or similar procedures for future Meetings.
255 District Counsel Mr. Earlywine advised that while some aspects may not be fully applicable to a government entity, he
256 would review and provide recommendations.

257 A discussion followed regarding attorney communications and costs. Chairman Rivera proposed that Supervisors'
258 consultations with District Counsel be limited to CDD matters, whether from prior or upcoming agendas.

259 On a Motion by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH FOUR IN FAVOR, Supervisor LeMeur
260 OPPOSED, the Board approved for the Supervisors to Speak only to the District Counsel on the CDD Matters for the
261 Forest Lake Community Development District.

262 **IX. Adjournment**

263 On a Motion by Supervisor Cortez, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board adjourned
264 the Meeting for the Forest Lake Community Development District.

265

266 ~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting
267 is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including
268 all testimony and evidence upon which the appeal is based.~

269
270 The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on
271 **September 11, 2025.**

272
273
274
275 _____
276 **Signature**

275 _____
276 **Signature**

277
278
279
280 _____
281 **Printed Name** Secretary Assistant Secretary

280 _____
281 **Printed Name** Chairman Vice Chairman

282

EXHIBIT 15

[RETURN TO AGENDA](#)



Forest Lake Community Development District

**Summary Financial Statements
(Unaudited)**

July 31, 2025

**Forest Lake CDD
Balance Sheet
July 31, 2025**

		General Fund
<hr/>		
1 <u>Assets:</u>		
2 Operating Account-SS	\$	63,217
3 Money Market Account- SS		800,727
4		
5		
6 Trust Accounts		
7 Revenue Fund		-
8 Reserve Fund		-
9 Prepayment Fund		-
10 Accounts Receivable		-
11 Assessments Receivable-On Roll		-
12 Excess Fees - Receivable		-
13 Due from Other Funds		-
14 Prepaid Expenses		-
15 Deposits		-
16 TOTAL ASSETS		<hr/> 863,944 <hr/>
17 Liabilities:		
18 Accounts Payable		2,166
19 Sales Tax		-
20 Accrued Expenses		-
21 Deffered Revenue-On Roll		-
20 Due to Other Funds		330,786
22 TOTAL LIABILITIES		<hr/> 332,951 <hr/>
23 Fund Balance		
24 Non-Spendable		-
25 Assigned: Capital Reserves		-
26 Assigned:2-Month Operating Capital		102,959
27 Restricted for Debt Service		-
28 Unassigned		428,034
29 TOTAL LIABILITIES AND FUND BALANCE	\$	<hr/> 863,944 <hr/>

Forest Lake CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of July 14, 2025 through July 31, 2025

	FY2025 Total Actual Month To Date
1 Revenues:	
2 Interest	727
3 TOTAL REVENUE	727
4 Expenditures:	
5 Administrative	
6 District Management	5,420
7 Bank Fees	350
8 TOTAL ADMINISTRATIVE	5,770
9 Utilities	
10 Utilities-Electricity	1,951
11 Utilities-Water/Sewer	663
12 TOTAL UTILITIES	2,613
13 Community Maintenance	
14 Tree Trimming & Maintenance	350
15 TOTAL PHYSICAL ENVIRONMENT	350
16 Amenity Maintenance	
17 Pool Repairs	175
18 Pest Control	40
19 TOTAL PARKS & RECREATION	215
20 Fund Balance - Beginning	870,000
21 Net Change In Fund Balance	(8,221)
22 Adjustments to Fund Balance for Amounts Due to Debt Service	(330,786)
22 Fund Balance - Ending-Projected	530,993

**Forest Lake
Bank Reconciliation
For the Period of July 14, 2025 through July 31, 2025**

Balance per Bank Statement	63,567
Plus: Deposits in Transit	-
Less: Outstanding Checks	(350)
<i>Adjusted Bank Balance</i>	<u><u>63,217</u></u>

Beginning Balance	70,000
Receipts	-
Disbursements	(6,783)
<i>Balance per Book</i>	<u><u>63,217</u></u>

**Forest Lake
Check Register
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
7/1/25			Beginning balance			70,000.00
7/16/25	5003	Mele Environmental	Tree Services		350.00	69,650.00
7/17/25	1000	Anchor Stone Management	District Management Services July	4,420.16		65,229.84
7/21/25	7/21/25 ACH	City of Haines City	Utilities		123.83	65,106.01
7/21/25	7/21/25 ACH	City of Haines City	Utilities		539.03	64,566.98
7/23/25	1004	Forest Lake CDD	To Open Truist Account	1,000.00		63,566.98
7/31/25		Southstate Bank Fees	Checks		349.89	63,217.09
7/31/25			EOM Balance	-	6,782.91	63,217.09

EXHIBIT 16

[RETURN TO AGENDA](#)



ESTIMATE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Forest Lakes CDD

Bill to
Forest Lakes CDD
255 Primera Blvd Suite 160
Lake Mary, FL 32746

Ship to
Forest Lakes CDD
1595 Aspen Ave
Davenport, FL 33837

Estimate details

Technician: Hunter

Estimate no.: 2025-503
Estimate date: 09/04/2025
Expiration date: 10/04/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		30GAL POLY CHEMICAL TANK W/ COVER & CAP PLUG	30GAL POLY CHEMICAL TANK W/ COVER & CAP PLUG	1	\$348.13	\$348.13
					Total	\$348.13
					Expiry date	10/04/2025

Accepted date

Accepted by

EXHIBIT 17

[RETURN TO AGENDA](#)



RESOLUTION 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the FOREST LAKE Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11TH day of SEPTEMBER, 2025.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Comp. Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

The Board of Supervisors of the FOREST LAKE Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837 at 1:30 p.m. unless otherwise indicated as follows:

Thursday, October 9, 2025
Thursday, November 13, 2025
Thursday, December 11, 2025
Thursday, January 8, 2026
Thursday, February 12, 2026
Thursday, March 12, 2026
Thursday, April 9, 2026
Thursday, May 14, 2026
Thursday, June 11, 2026
Thursday, July 9, 2026
Thursday, August 13, 2026
Thursday, September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Patricia Thibault, Anchor Stone Management, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 or by calling 407-698-5350 (“District Office”).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at the above number at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

EXHIBIT 18

[RETURN TO AGENDA](#)



CDD Property Towing Agreement

Parties

- This CDD Property Towing Agreement (hereinafter referred to as the "Agreement") is entered into on 9/4/2025 (Date) by and between Bolton's Towing Service Inc., with an address of 2690 Avenue E SW Winter Haven, FL 33880 (hereinafter referred to as the "Towing Service"), and Forest Lake Community Development District (hereinafter referred to as "Management/Owner")(collectively referred to as the "Parties").

General

- Hereby, the Management/Owner exclusively appoints the Towing Service to patrol and remove unauthorized vehicles from the property/properties that are owned by the District which have not been designated as a designated parking area as delineated in the maps included in Exhibit A. The Towing Service hereby accepts such responsibility and agrees to service the property beforementioned.

Term

- This Agreement shall be effective on the date of signing this Agreement (hereinafter referred to as the "Effective Date") and will only end with a written notice 30 days prior to requested termination date.

The responsibilities of the Towing Service

- To patrol the property and remove any vehicle/vessel in violation of the attached Forest Lake Community Development District Amended and Restated Rules Relating to Parking and Parking Enforcement ("District Rules") attached hereto as Exhibit A.
- Towing Service shall ensure that any abandoned vehicles towed conform to the following criteria: (1) the Vehicle is inoperable, as evidenced by vegetation underneath as high as the Vehicle body or frame, debris collected underneath, or, that the Vehicle is being used solely for storage/habitation purposes; (2) the Vehicle is partially dismantled, having no engine, transmission or other major and visible part; (4) the Vehicle has major and visible parts which are dismantled; (5) the Vehicle is incapable of functioning as a Vehicle in its present state; (6) the Vehicle has only nominal salvage value; and/or (7) the Vehicle is incapable of safe operation under its own power, or a vehicle that cannot be self-propelled or moved in a manner it was originally intended to move.

- To tow any other vehicles/vessels at the specific direction of Management/Owner.

Towing Service Liability

- Hereby, the Management/Owner agrees to hold the Towing Service harmless for claims and/or lawsuits resulting from any non-towing related claim.

Succession

- This agreement is binding on the Towing Service and the Management/Owner as well as their successors.

Governing Law

- This Agreement shall be governed by and construed in accordance with the laws of Florida.

Amendments

- The Parties agree that any amendments made to this Agreement must be in writing and they must be signed by both Parties to this Agreement.
- As such, any amendments made by the Parties will be applied to this Agreement.

Community/Property Rule Changes, Amendments, & Exemptions

- Management/Owners agree to notify Towing Service of changes to the District Rules pertaining to the listed property within 24 hours of effective change.
- Management/Owners agree to notify Towing Service of any special exemptions or permissions given immediately that contradict the rules and regulations set forth by any bylaws or regulatory documents provided to the Towing Service.
- If Towing Service is NOT notified of any changes made, the Management/Owners agree to cover any and all cost associated with but not limited to; invoices, legal fees, any fees associated with litigation, customer reimbursements, etc.

Assignment

- The Parties hereby agree not to assign any of the responsibilities in this Agreement to a third party unless consented by both Parties in writing.

Entire Agreement

- This Agreement contains the entire agreement and understanding among the Parties hereto with respect to the subject matter hereof, and supersedes all prior agreements, understandings, inducements and conditions, expressed or implied, oral or written, of any nature whatsoever with respect to the subject matter hereof. The expressed terms

hereof control and supersede any course of performance and/or usage of the trade inconsistent with any terms hereof.

Severability

- In an event where any provisions of this Agreement are found to be void and unenforceable by a court of competent jurisdiction, then the remaining provisions will remain to be enforced in accordance with the Parties' intention.

Signature and Date

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated throughout by their signature below:

Management

Towing Service

Name Frank Rivera
Signed by:
 Signature 
9F2461C37A15493...
 Date 9/4/2025

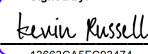
Name Kevin Russell
Signed by:
 Signature 
13663CA5FC93474...
 Date 9/4/2025

Exhibit A: *Forest Lake Community Development District Amended and Restated Rules Relating to Parking and Parking and Parking Enforcement*



Forest Lake
CDD

DAVENPORT, FLORIDA