



Carlton Lakes Community Development District

June 10, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 265 820 633 722 68 **Passcode:** 4zf9s9JK

Call In Number: 646-838-1601 **Phone conference ID:** 929589711#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



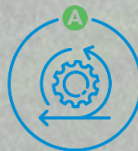
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Carlton Lakes Community Development District

Board of Supervisors

Freddy Barton, Chairman
Rena Vance, Vice Chairperson
Nicholle Palmer, Assistant Secretary
Elizabeth Morales Diaz, Assistant Secretary
Fredrick Levatte, Assistant Secretary

District Staff

Alize Aninipot, District Manager
Kathryn (“KC”) Hopkinson, District Counsel
David Hamstra, District Engineer
Christina Fowler, Field Service Manager
Lucus Mc Donald, District Accountant
Melinda Gallo, District Admin
Epi Carvajal from Pine Lake
Matt Jones Cross Creek Environmental

Regular Meeting Agenda

Wednesday, June 10, 2026, at 6:00 p.m.

The Regular Meeting of the **Carlton Lakes Community Development District** will be held on Wednesday, June 10, 2026 at 6:00 p.m. at the Carlton Lakes Clubhouse, 11404 Carlton Fields Drive, Riverview, FL 33579. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join:

<https://teams.microsoft.com/meet/26582063372268?p=D9aXUrEnqtjTvVBH18>

Meeting ID: 265 820 633 722 68 **Passcode:** 4zf9s9JK

Dial-in by Phone: +16468381601 **Pin:** 929589711

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER/ROLL CALL
3. APPROVAL OF AGENDA
4. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

5. STAFF REPORTS

- A. District Counsel
- B. CrossCreek Report Page 4
- C. Field Inspection Report..... Page 5
- D. Landscape Inspection Report
 - i. Consideration of Pine Lake Services Dead Palm Tree Removal Proposal Page 15
 - ii. Consideration of Pine Lake Services Storm Preparedness, Pre-Approval, and Response Rate Documents..... Page 21
- E. Pool Report
- F. District Accountant
 - i. Acceptance of May Financials, Check Register, and Expenditure Reports

G. District Engineer

- i. Discussion of Pedestrian Improvements**

H. District Manager

- i. District Manager Report..... Page 25**
- ii. Consideration of Formal Notice to Residents Page 26**
- iii. Discussion of New Staffing and Hourly Rate**

I. On-Site Manager

- i. On-Site Manager Report Page 27**
- ii. Discussion of Grill Replacement Page 29**

6. BUSINESS ADMINISTRATION

- A. Consideration of Minutes from the Meeting held May 13, 2026..... Page 30**

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

9. ADJOURNMENT



Carlton Lakes CDD May 2026

Wednesday, 20 May 2026

Prepared For Board Of Supervisors

16 Issues Identified

15 Issues Incomplete

Issue 1

At the clubhouse, Fountain grasses are looking great. Croton are flushing out.

Issue 2

Assigned To: Pine Lake

Issue Completed: Yes

Broken drip connector located adjacent to the mailboxes



Issue 3

Assigned To: Cross Creek Environmental / Pine Lake

Pond 1

Observations:

Trash/debris observed within the pond area.

Algae and weeds present within and around the pond.

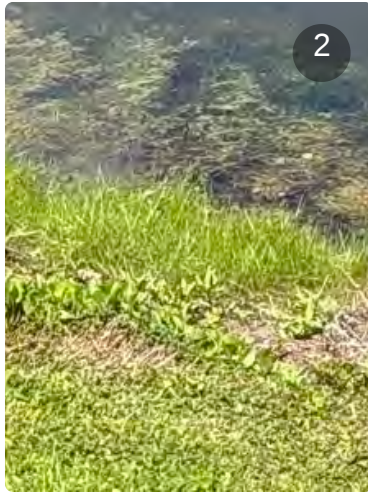
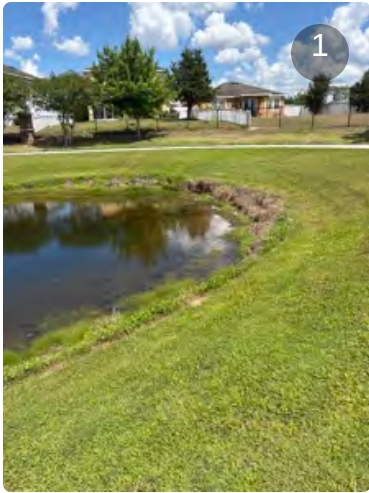
Weeds observed within the tree ring area.

Recommendations:

Remove and properly dispose of all trash and debris from the pond.

Treat and monitor invasive vegetation and algae to help maintain pond health and appearance.

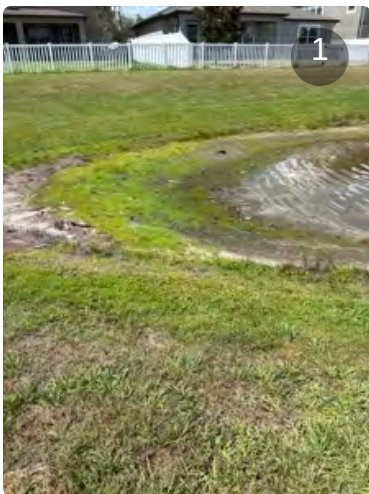
Remove weeds from the tree ring and continue routine maintenance to keep the area clean and well-maintained.



Issue 4

Assigned To: Cross Creek Environmental

Please treat any invasive vegetation around the pond perimeter.



Issue 5

Assigned To: Board

Suggestion to the Board: Consider allowing the shrubs surrounding the pool area to grow to the height of the fence. This may help enhance security and privacy, reduce noise from surrounding areas, and assist in minimizing debris being blown into the pool area. Maintaining the shrubs at fence height could also improve the overall appearance and create a more natural buffer around the amenity.



Issue 6

Assigned To: Pine Lake

Clement Pride

Observations:

Turf throughout the area is stressed and showing signs of decline.

Recommendations:

Evaluate irrigation coverage, soil conditions, and overall turf health to identify contributing factors.

Implement corrective maintenance measures as needed.

Continue monitoring the area for improvement and address any recurring stress conditions.



Issue 7

Assigned To: Onsite

Amenity Center – Ladies Restroom

Observations:

Ladies restroom was below expected cleanliness standards at time of inspection.

Recommendations:

Perform a thorough cleaning and restock supplies as needed to restore cleanliness standards.

Review cleaning frequency and quality control procedures to ensure consistent maintenance moving forward.



Issue 8

Assigned To: Onsite

Pool Entrance Area

Observations:

Pavers at the pool entrance are stained and show evidence of a spill/substance buildup.

Corners of the area are collecting leaves and debris.

High foot traffic is contributing to overall buildup and appearance concerns.

Recommendations:

Clean stained pavers and remove any remaining spill residue to restore appearance.

Blow off and remove leaves/debris collecting in corners and along edges.

Consider implementing routine power cleaning/pressure washing due to the amount of traffic in the area to maintain cleanliness and presentation standards.



Issue 9

Assigned To: Pine Lake

Pool area - Mulch

Observation

The tree rings around the pool did not get mulch refresh.

Recommendation-

Remove excess mulch and refresh to match the fresh color placed in beds around the border. - Discussed with Pine Lake and they are addressing this.



Issue 10

Assigned To: Board

Pool area

Observation

Seed Pods still present in the pool area, contributing to debris in the pool and around the pool deck.

Recommendation-

Re-visit proposal for trees located specifically around the pool to minimize risk to the pool infrastructure and maintain esthetics of the area.

Issue 11

Assigned To: Pine Lake

Clement Pride - Middle Island

Observation:

Mulch was missed in the Center Island

Recommendation:

Add mulch to the missed area. - Contacted Pine Lake and they are addressing this.



Issue 12

Assigned To: Pine Lake

Landscape Area Amenity Center Entrance and Behind the pool

Observations:

Irrigation lighting is laying on the ground and not properly secured.

Mulch is present covering the rock areas at the entrance to the pool.

Additional section of mulch appears to have been missed during service.

Recommendations:

Re-secure irrigation lighting to proper position to ensure functionality, safety, and proper appearance. - Is this something onsite can address?

Blow mulch out of the rock areas.

Install missing mulch in affected areas to ensure consistent coverage throughout the landscape beds.

Review service areas to prevent missed sections during future maintenance.



Issue 13

Assigned To: Cross Creek Environmental

Observations:

Trash/debris observed within the pond area.

Recommendations:

Remove and properly dispose of all trash and debris from the pond.

Issue 14

Assigned To: Inframark Maintenance

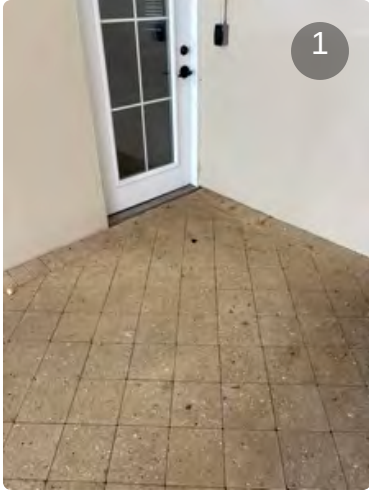
Amenity Center

Observations:

Door hinges are rusted and showing signs of deterioration.

Recommendations:

Replace rusted door hinges to ensure proper door function, safety, and improved appearance. -Requested proposal



Issue 16

Assigned To: Pine Lake
SprayRoundabout Area

Observations:

Irrigation sprayers are down within the roundabout.

Recommendations:

Adjust and reset irrigation sprayers to proper position to ensure full and even coverage.



Item 17

Assigned To: Pine Lake

Landscape Area bordering the sidewalk adjacent to the mailboxes.

Observations:

Mulch appears to have been missed.

Recommendations:

Install missing mulch in affected areas to ensure consistent coverage and a uniform appearance. - Pine Lake is addressing



Proposal #8863

Carlton Lakes - Flush Cut Dead Palm Tree on Clement Pride - 06/26

Date 6/1/2026
Customer Alize Anipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579
Property Carlton Lakes CDD | 11404 Carlton Fields Drive | Riverview, FL 33579

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

Flush cut and remove 1 dead palm tree on Clements Pride.

Demo and Prep

Flush Cut and Remove 1 Dead Palm Tree

Items	Quantity	Unit
Dumping Charge	1.00	EA
Flush Cut and Remove 1 Dead Palm Tree :		\$550.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$25.00

PROJECT TOTAL: \$575.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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

Exclusions

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

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

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

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

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

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

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

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

Site Unknowns: Including but not limited to sub-surface conditions/obstacles that create unforeseen labor

Site Obstructions: including, but not limited to, easement boundaries, obstacles that create interference, labor, equipment, material, or disposal charges

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or

specifications for any part of the project or process over which we have no control, or we are not to any extra

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

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

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost

of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

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

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

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

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

Material Tolerances

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

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


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

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

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

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 

Michael Dunbar
Date 6/1/2026

Pine Lake Services, LLC

By _____
Alize Aninipot
Date _____
Inframark



June 1, 2026

Dear Valued Customer,

There is a possibility that you or your property will be affected by a major storm this season. Please be aware that Pine Lake Services has a response action plan to address the landscape needs of your customers. We are preparing now to effectively respond to any landscape damage left behind by a potential storm.

Please make an appointment with your account manager to schedule a property assessment to identify any hazards or potential risks that could exist. A small amount of maintenance can prevent much more damage in the unfortunate event we are in the path of a large storm.

If a named storm is predicted to make landfall at or near your site, your account manager will also provide documentation and approval forms granting us permission to immediately service and address your property should the need arise. We will send out the pricing rates once a relevant storm is imminent. With your agreement, our staff will initially canvas every property that Pine Lake provides landscape maintenance services to and then will dispatch to pre-authorized/approved customers a clean-up team based on the following priorities:

- 1st Objective: Clearing vehicle access to allow emergency personnel access to your property.
- 2nd Objective: Clearing debris from structural dwellings/vehicles that may pose immediate risk or danger.
- 3rd Objective: Remove hazardous/damaged limbs remaining in trees versus on the ground.
- 4th Objective: Re=planting plant material that may have chance of surviving if root balls can be planted and watered in very soon.

As a company, we will be prepared to mobilize additional Pine Lake Services resources from our extensive sub-contractor if needed to help expedite clean-up response efforts.



Once the priorities detailed above have been met, we will address chipping and removing tree limbs left on the ground from initial clearing efforts, as well as removal of root balls and large wood trunks or branches remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely impacted properties.

We encourage you to be as prepared as you can to help ensure a timely and effective response should we suffer an unfortunate event.

Sincerely,

Your Pine Lake Services Management



Pine Lake Services Hurricane/Storm Response Pre-Approval Form

In our effort to provide a faster response to our customers in assessing potential damage, Pine Lake Services, is soliciting approval commitments from our customers. This pre-approval will give us permission to come onto your properties as soon as it is safe for our team to dispatch. Our managers will inspect your site, photo document any damage or concerns and generate an estimate for clean-up/repair. The pre-approval will allow us to complete emergency repair only (priority 1 damage only) in the event we cannot get a hold of your or your representatives). If clean-up/repairs are needed above the priority 1 issues, your Pine Lake Services Account Manager will contact you for approval. Many of our customers that have used this service in the past have enjoyed the quick response and priority given to their properties and the reduced risk of potential related liabilities that may compound if not acted upon quickly.

Client Name: _____

Property Name: _____

Special Notes: _____

Authorized Signature: _____

Date: _____

If you have any questions or comments, please feel free to contact your Account Manager. Thank you.

Respectfully,

John Amarosa

Pine Lake Services



Pine Lake Services 2026 Storm/Disaster Response Rates

Cleanup Labor Rates

- 1) General Labor: \$75/hour
- 2) Chainsaw Labor: \$85/hour
- 3) Heavy Equipment Labor (Loader, Bucket Truck, etc.): \$145/hour
- 4) Mobilization: \$700/crew (within 45 miles of office location, add \$50 for every 10 miles further)
- 5) Dump Fees (Dump Truck): \$300/load
- 6) Dump Fees (Grapple Truck): \$850/load
- 7) After Hours/Weekend Additional Hourly Rate: \$30/hour

Equipment Daily Rates (½ Day Minimum)

- 1) Truck and Trailer: \$600.00
- 2) Dump Truck: \$965.00
- 3) Dump Trailer: \$450.00
- 4) Chipper: \$650.00
- 5) Grapple Truck: \$1200.00
- 6) CAT Loader: \$600.00

May be subject to additional fuel surcharge of 2%

Please provide me Storm/Disaster services

Property name: _____

Signature of authorized representative: _____

Name of authorized representative: _____

Date: _____

Please sign and email to your Account Manager.

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – June 2026

- Form 1 filing requirements for Form Year 2025 needs to be submitted before July 1st as fines will begin at \$25 a day floridaethics.gov

[Login - Electronic Financial Disclosure Management System](#)

- Seats up for Election are Seat 3,4 and 5
Nicholle, Fredrick and Elizabeth
- Candidate Qualifying Period – Seat 3, 4 & 5
- Opens: Noon on Monday, June 8, 2026
- Closes: Noon on Friday, June 12, 2026

Upcoming Meetings:

July 18, 2026

August 12, 2026

September 9, 2026

CLEAR PARTNERSHIPS



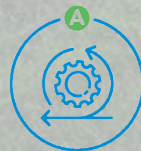
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Dear Resident,

This letter serves as a formal notice regarding items currently in contact with the black metal fencing located adjacent to your property.

Please be advised that the black metal fencing is property of the Carlton Lakes Community Development District (CDD). It has been observed that materials and/or objects are placed against or are touching the fence. To maintain the integrity, appearance, and proper maintenance of CDD assets, residents are not permitted to attach, lean, or store any materials on or against this fencing.

We respectfully request that you **remove all materials immediately** and ensure that no items are placed in contact with the fence moving forward.

Your prompt attention to this matter is appreciated and will help preserve community standards. Should you have any questions, please feel free to contact our office.

Thank you for your cooperation.

Sincerely,

Alize Aninipot

District Manager

Monthly Manager's Report – Carlton Lakes CDD 5/27/2026



**Carlton Lakes CDD
South Fork Lakes
11404 Carlton Fields Dr.
Riverview, FL 33579
813-404-2881**

Operations/Maintenance Updates: June 2026

Everyday Tasks

- Assisted 10 residents with access cards for Amenities.
- Renewed Access to over 10 Residents who own homes or renewed leases.
- Completed community drive through weekly.
- Christian and Aine performed regular duties.
- Performed regular maintenance duties daily.
- INFRAMARK annual training courses.
- Maintained security of property and enforced community rules.
- Pressure Washed entry ways and covered area to remove spider webs and eggs.
- Reached out to 2 more epoxy companies 1 said they don't service this area and the other hasn't got back to me.

Projects

Operations/Maintenance Updates

Operation Report

- This month, we engaged in various safety, maintenance, and facility improvement activities.

1. Facility Maintenance & Security:

- Re-Stuccoed Wall
2. **Pool Operations:**
 - Back Pool Motor is getting rewound.
 3. **Upcoming Projects & Quotes:**
 - Getting Grill Quotes
 - Getting Epoxy Quotes
 4. **Landscaping:**
 - Pine Lakes Re Mulched

Rentals Access Cards and Event Fees.

Rentals	\$250		
Special Meeting			
Deposit	\$250		
Total	\$500		
Refunded			

Up Coming Events

Vendors on site

- **Zebra Pools**
- **Pine Lakes**
- **Cross Creek**
- **Pest Cemetery**



ID # 3184849 Model # C3C3ALP

Coyote C-Series 34-in 3-Burner Built-In Propane Grill - C3C34LP

[Coyote Outdoor Living](#)

★★★★★ (1)

~~\$2,249.00~~ 2% off

\$2,199⁰⁰ + Free Shipping

As low as \$77/mo with [affirm](#)* [Qualify Now](#)

This item leaves our warehouse within 1-3 Business Days [?](#)

Select Product Options:

Fuel Type: Propane	▼ ?
Size: 34 Inch	▼ ?
Configuration: Built-In	▼

4.8 ★★★★★

SKU: BLZ-3PRO-NG

BLAZE Authorized Dealer [✓](#)



\$3,999.00 ~~\$5,571.50~~ You Save: **\$1,572.50 (28%)**

From ~~\$360.94~~/mo with [shop](#) [View sample plans](#)

Free Shipping & No Sales Tax on Blaze Products

Leaves Our warehouse within 24 Hours

Size

34-inch ▼

Power source

Natural Gas ▼

Frequently Bought Together

Blaze Grill Cover for LUX 34-Inch 3 Burner Built-In Gas Grills
\$89.00 ~~\$93.05~~ [View Product](#)

Blaze Insulated Jacket for LUX 34-Inch 3-Burner Gas Grills
\$849.00 ~~\$927.64~~ [View Product](#)

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B. Aquatics Report

Mr. Tohill presented the Aquatic Report to the Board and noted that the next lake treatment was scheduled for May 25, 2026.

The Board requested that all trash be removed from the ponds, with particular attention given to Ponds 1 and 2. The Board also requested that CrossCreek provide its scope of services for trash removal at the next meeting.

C. Field Inspection Report

Ms. Fowler presented the Field Inspection Report to the Board. Ms. Fowler noted that the lantana surrounding the monuments on Balm Road and Clement Pride Boulevard was recovering.

D. Landscape Inspection Report

Mr. Dunbar presented the Landscape Inspection Report to the Board. The Board requested that Pine Lake include an irrigation summary in future reports.

Mr. Dunbar also presented, under separate cover, a proposal in the amount of \$1,353.60 for the replacement of frost-damaged lantana along Clement Pride Boulevard. The Board requested that the planting be scheduled during the rainy season.

On MOTION by Ms. Morales Diaz, seconded by Ms. Vance, with all in favor, approval was granted for Pine Lake to resume quarterly trimming of the seven palms located behind the monuments for \$250 per quarter, effective immediately. (5-0)

- i. Consideration of Mulch Installation Proposals
 - a. Pine Lake Proposal #7906 for Entrances and Amenity Center
 - b. Pine Lake Proposal #7907 for Entire Community
 - c. Natural Solutions Proposal #1117 for the Entire Community
 - d. Natural Solutions Proposal #1118 for Areas along Berm Street
 - e. Natural Solutions Proposal #1119 for Common Areas/Amenity Center
- ii. Consideration of Ribbon Palm Pruning Proposals
 - a. Pine Lake Proposal #8320 for Amenity Center
 - b. Pine Lake Proposal #8397 for Entire Community

Ms. Aninipot presented the mulch installation proposals to the Board, and Ms. Fowler discussed the benefits of mulch.

On MOTION by Ms. Vance, seconded by Ms. Palmer, Pine Lake Proposal No. 7907 for mulch installation throughout the community in the amount of \$24,621.43 was approved. (5-0)

Ms. Aninipot presented the ribbon palm pruning proposals to the Board.

On MOTION by Ms. Vance, seconded by Ms. Palmer, Pine Lake Proposal No. 8397 for ribbon palm pruning throughout the community in the amount of \$11,934.78 and Pine Lake Proposal No. 8652 for the replacement of frost-damaged lantana along Clement Pride Boulevard in the amount of \$1,353.60 were approved. (5-0)

78 **E. Pool Report**

79 No representative from Zebra Cleaning Team was present to discuss the proposals.

80 **i. Consideration of Zebra Cleaning Team Proposal for Phosphate Remover Treatment**
81 **for Pool**

82 Ms. Aninipot presented the Zebra Cleaning Team Proposal for phosphate remover treatment for
83 the pool. The Board requested clarification regarding the markup included in the proposal and whether
84 bulk purchasing would result in a reduced cost. The Board also requested that additional proposals be
85 obtained.

On MOTION by Ms. Morales Diaz, seconded by Ms. Vance, the Zebra Cleaning Team Proposal for phosphate remover treatment for the pool in an amount not to exceed \$300 was approved. (5-0)

86 **ii. Consideration of Zebra Cleaning Team Pool Maintenance Agreement for Fiscal Year**
87 **2026-2027**

On MOTION by Ms. Palmer, seconded by Ms. Morales Diaz, the Zebra Cleaning Team Pool Maintenance Agreement for Fiscal Year 2026-2027, providing pool maintenance services three times per week at a monthly cost of \$2,100, was approved. (5-0)

90 **iii. Discussion of Back Pool Motor Repair and Replacement Options**

91 Discussion ensued regarding the back pool motor repair and replacement options, including
92 rewinding the existing 10 HP single-phase motor in the amount of \$1,577.50 and replacing the motor
93 in the amount of \$4,623.00.

On MOTION by Ms. Vance, seconded by Mr. Levatte, the proposal to rewind the existing 10 HP single-phase motor, including winding materials and complete installation, in the amount of \$1,577.50 was approved. (5-0)

95 **F. District Accountant**

96 **i. Acceptance of March and April 2026 Financials, Check Register, and Expenditure**
97 **Reports**

98 This item was tabled.

99 The Board requested that invoices be included in future agenda packages for review.

100 **G. District Engineer**

101 **i. Discussion of Pedestrian Improvements**

102 Mr. Hamstra presented a location map of the proposed pedestrian improvements submitted to
103 the County. Following discussion, the Board requested additional updates regarding the County's
104 stance at the next meeting. The Board also requested a revised location map reflecting changes to
105 the stop bar locations from Arbor Pines to Carlton Fields Drive.

106 **H. District Manager**

107 **i. Discussion Regarding Summer Staffing Hours Pursuant to the Amenity**
108 **Management Contract**
109

110 Discussion ensued regarding staffing hours outlined in the Amenity Management Contract. Ms.
111 Aninipot informed the Board that a proposal for additional staffing hours for the summer season
112 would be presented at the next meeting.

113 **ii. Discussion of a Past Due Invoice for Pegasus Engineering**

114 The District Counsel noted that the invoices were submitted late due to a prior Board directive
115 to temporarily hold invoicing in light of earlier financial considerations.

On MOTION by Mr. Barton, seconded by Ms. Morales Diaz, the District Engineer invoice from Fiscal Year 2025 in the amount of \$7,461.40 was approved. (5-0)

116
117 **iii. Consideration of Resolution 2026-01, Approving the Fiscal Year 2027 Proposed**
118 **Budget and Setting a Public Hearing**
119

On MOTION by Ms. Palmer, seconded by Mr. Levatte, Resolution 2026-01, approving the Fiscal Year 2027 Proposed Budget and setting a public hearing for August 12, 2026, was adopted. (5-0)

120

121 **I. On-Site Manager**

122 **i. On-Site Manager Report**

123 Mr. West presented his report to the Board. The Board requested grill proposals with photos to
124 be presented at the next meeting.

125 **ii. Consideration of Trusted Brush Painting Proposal for Clubhouse Epoxy Flooring**
126 **System Installation**

127 This item was tabled. The Board requested that additional proposals be obtained and that the
128 vendor provide documentation confirming that they are properly licensed and insured.

129 **iii. Consideration of Ballfer Fence Company Installation of Commercial Grade Privacy**
130 **Mesh Screening Proposal**

131 Discussion ensued regarding the proposal. The Board decided not to move forward with the
132 project.

133 **SIXTH ORDER OF BUSINESS Business Administration**

134 **A. Consideration of Minutes from the Meeting held April 8, 2026**

On MOTION by Ms. Morales Diaz, seconded by Ms. Vance, the minutes from the April 8, 2026 Meeting were approved. (5-0)

135

136 **B. Consideration of Minutes from the Budget Workshop held April 16, 2026**

On MOTION by Ms. Palmer, seconded by Mr. Barton, the minutes from the Budget Workshop held April 16, 2026 were approved. (5-0)

137

138 **SEVENTH ORDER OF BUSINESS Supervisor Requests**

139 Ms. Morales Diaz reported that several homes have installed mesh fencing on CDD property. Ms.
140 Aninipot informed the Board that she was in the process of preparing violation notices for

141 approximately 25 residents directing them to remove any unauthorized items located on CDD
142 property, with specific emphasis on the black metal fencing.

143 Mr. Barton expressed concern regarding obtaining additional quotes from vendors. Discussion
144 ensued. Mr. Barton requested that, following approval of the final budget, the District Manager
145 schedule a vendor workshop with all vendors around September 2026 to discuss proposal
146 expectations.

147 **EIGHTH ORDER OF BUSINESS Audience Comments**

148 There being no audience comments, the Board moved onto the next order of business.

149 **NINTH ORDER OF BUSINESS Adjournment**

On MOTION by Mr. Levatte, seconded by Ms. Morales Diaz, the meeting was adjourned at 7:59 p.m. (5-0)
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Secretary / Assistant Secretary

Chair / Vice Chair