

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
September 07, 2021**

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

September 07, 2021 at 6:30 P.M

The Clubhouse at Lucaya Lake

11301 Lake Lucaya Drive, Riverview, FL 33579

District Board of Supervisors	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Warren C. Keipper Ruth Brown William Kidwell Chrissy Nieves Thomas Bigelow
District Manager	Meritus	Rick Reidt Brian Lamb
District Attorney	HoppingGreen & Sams, P.A.	Michael Eckert
District Engineer	Johnson Engineering, INC	Phil Chang

All cellular phones and pagers must be turned off while in the meeting room

The regular meeting will begin at **6:30 p.m.** with **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time but will consider the comments presented as the agenda progresses. After the public hearing the regular meeting will proceed to the sixth section will be **Staff Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote. The seventh section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The eighth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business.

The final section is called **Supervisor Requests and Audience Questions, Comments and Discussion Forum**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's need and where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-700, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, or 7-1-1 who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

September 07, 2021

Board of Supervisors
Spring Lake Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Tuesday, September 07, 2021 at 6:30 pm. at the Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Drive Riverview FL, 33579.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181#

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENT ON AGENDA ITEMS
3. STAFF REPORTS

- A. District Engineer Tab 01 Page 04
 - i. Rhodine Wall Removal and Gate Install
 - ii. Review of Ownership
 - iii. Encroachment Review
- B. District Counsel Tab 02 Page 09
 - i. Share of Cost Agreement between HOA & CDD
- C. District Manager Tab 03 Page 16
 - i. Action Item List
 - ii. Community Inspections

4. BUSINESS ITEM

- A. Consideration of RFQ for District Counsel..... Tab 04 Page 28
 - i. *Straley Robin Vericker*
- B. Discussion on Landscaping RFP Tab 05 Page 36
- C. Discussion on Lake and Dock Draft Rules..... Tab 06 Page 113
- D. Discussion on Fence Line Clearance Proposal Tab 07 Page 133

5. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting August 03, 2021 Tab 08 Page 134
- B. Consideration of Operations and Maintenance Expenditures July 2021 Tab 09 Page 142
- C. Review of Financial Statements Month Ending July 31, 2021 Tab 10 Page 202

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Rick Reidt
District Manager

Rick Reidt

From: Phil Chang <pc@johnsoneng.com>
Sent: Friday, August 27, 2021 2:58 PM
To: Rick Reidt
Subject: RE: Fence Spring Lake CDD

Rick,

Jennifer Rivenbark at Danielle Fence got back with me on a budget for a gate at Spring Lake on Rhodine Road. The cost for 1-72"x20' Black Straight Top Avalon Style Double Drive Aluminum Gate, installed will be \$7,000.

They do not do any work on walls so I asked Tim Cooney from Site Masters for a cost to remove the panel and he quoted \$2,500.

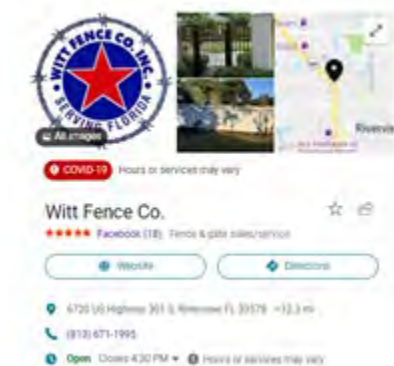
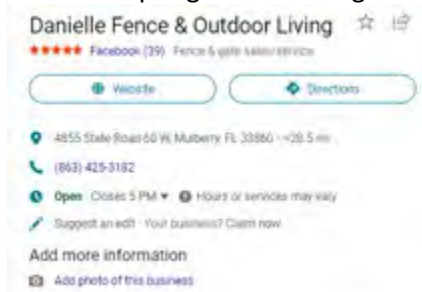
So the cost to replace the wall panel with a gate would be \$9,500 based on the above.

Phil Chang, P.E.
Branch Manager – Lutz, FL
JOHNSON ENGINEERING, INC.
(813) 751-2656 Direct

From: Rick Reidt <rick.reidt@merituscorp.com>
Sent: Tuesday, August 24, 2021 12:42 PM
To: Phil Chang <pc@johnsoneng.com>
Subject: Fence Spring Lake CDD

Phil,

Fence for Spring Lake. Need gate for access.



With Best Regards,

Rick L. Reidt,

District Manager

2005 Pan Am Circle, Suite 300

Tampa , FL 33607

Phone: (813) 873-7300 Ext. 105

Mobile (813) 955-0050

Fax: (813) 873-7070

rick.reidt@merituscorp.com

In an effort to maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (813) 397-5120.



www.merituscorp.com

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents.

Mail Name	Mail Address 1	City	ST	Zip	Fence in Place	Application	Approval Ltr	Comments
PICKETT SHAWN EDWARD	12234 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	approved by D. Nussel: survey shows stopping prior to external wall
FRIAS VARINIA D RAMIREZ DANIEL	12236 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
HIRSCH PETER HIRSCH HECMARYS	12238 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
ARIAS DIEGO ALDANA INGRID CAROLIN	12240 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 7' from rear fence, on property line
FONTENOT JOHN	12242 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
NUNEZ LUIS	12244 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	N	has applied : stopping on property line before rear fence
VADNAIS ZACHARY JAMES VADNAIS F	12246 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	N	has applied : stopping on property line before rear fence
SUISSA MORGAN ROTBERG SUISSA P	12248 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
MARSHALL-ALLEN JILL MARIE	12250 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
TOJUOLA CRYSTAL & TOJUOLA SOLA	12252 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
BACON-JONES TONNI Y	12254 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 6' from rear fence, on property line
ALVAREZ WILLIAM	12256 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
DE LOS SANTOS RUTH M MICHEL	12258 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 7' from rear fence, on property line
RAMIREZ GAMBOA JUAN MANUEL RAMIREZ LISA MICHELLE PONZIO BETH ANN	12260 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	approved by D. Nussel: survey submitted was plot plan
ALNABHANY DAHLIA IBRAHIM MAJID	12262 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
COX MICHAEL DARIN & COX MARCY SMITH	12264 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 8'9" from rear fence
BEAVER DENNIS & BEAVER JOY	12266 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
VANDERHORST HECTOR RAFAEL & VANDERHORST CATHERINE J	12268 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
GIPSON CHESTER II & GIPSON WENDY	12270 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 7' from rear fence, on property line
SANTOS CHRISTIAN N & SANTOS-BENITEZ KATHRYN MICHELE	12272 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	
LOGAN STEPHEN JR	12274 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
HERNANDEZ HERMINIO ANTONIO JR & HERNANDEZ JAMIE MARIE	12276 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 7' from rear fence, on property line
VAZQUEZ LOPEZ CARLOS A CANDELA RIO CARDONA MELANIE	12302 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 7' from rear fence, on property line
MAYS CHRISTOPHER JERREL	12304 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 7' from rear fence, on property line
ROBERTS REGINALD & ROBERTS CYNTHIA	12306 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
WILLIAMSON WAYNE MICHAEL WILLIAMSON DAWN RENE	12308 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
KUSTUBARDIS ALEXANDRA SMITH COLETTE R	12312 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping at vinyl fence
STEPHENS SHANTELL RODRIGUEZ EMMANUEL	12314 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
ROJAS CARMEN MILAGROS	12316 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
ACOSTA MARIO IV ACOSTA JACQUELYN	12318 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	N	6/14 -Req. App. Has applied : informed of boundary for fence placement
THOMAS KRISTOPHER VILLEDA KIMBERLY BARRETO	12320 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
MEDINA JOHN H CANCHON MARTHA J	12322 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
ROEDER ALEX ROEDER ALEXANDRIA	12324 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
ALLEN BLAKE ALLEN LAUREN	12326 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
ARCHER ROMAN ANTHONY ARCHER MICHELLE	12328 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
WIGGINS AARON TYRONE II JOHNSON ADAM TYLER	12330 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
JAIDEO YOVINDRA JAIDEO JISSELL TERRILL	12332 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
KUNZ WENDY ANN WALTER DEVON ELISABETH	12334 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
JASINOWSKI KAILYN ELIZABETH PRADO HARLEY FRANCISCO	12336 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 7' from rear fence, on property line
PRADO SHARON G HOLLY DAVID	12338 BLUE PACIFIC DR	RIVERVIEW	FL	33579	X			applied for gates - Gates in place
HOLLY STACY ORTIZ CRISEIDA A	12340 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	N		
BAYANI JAMES MADRONIO MAYLENE	12342 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N	Y	N	awaiting additional documents
LEECH RYAN MICHAEL ORTIZ MARIE A	12344 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
ORTIZ FELICIDAD BIJURBACK JESSE GODON RAY	12348 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
BIJURBACK JENNIFER AMANDA WALTON RYAN H	12350 BLUE PACIFIC DR	RIVERVIEW	FL	33579	Y	Y	Y	survey shows fence stopping 7' from rear fence, on property line
TELLEFSEN JULIE CHRISTINE DUKOVA SILVIYA I	12352 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
DUKOV DICHKO STEELS JORDAN	12354 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
SHIREMAN JORDAN	12358 BLUE PACIFIC DR	RIVERVIEW	FL	33579	N			
Total Properties	48	48						
Total Y	0	0						
Total No								
Out of 26 installed fences 17 submitted Applic., 9 have no Applic. on file								
13 fences have been approved, 4 are pending								
All fences extend on CDD land (approx. 7 ft.) to CDD fence								

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

August 26, 2021

Via Certified Mail

Re: Spring Lake Community Development District
Encroachment on District Property

Dear Homeowner:

I serve as the District Manager for the Spring Lake Community Development District (the “District”). As you may be aware, the District is a unit of local, special-purpose government serving lands in the community. The District is also the owner of various lands within the District. You are receiving this letter because a recent evaluation shows that certain landscaping, fencing and/or other improvements or obstacles have been placed on District-owned lands adjacent to various lots within the District.

To the extent you have landscaping, fencing, and/or other improvements that have been installed upon District-owned property, you are instructed to remove those improvements and restore the turf in the area(s) within **30 days** of the date of this letter. Failure to remove encroachments within the specified timeframe will result in the District moving forward with removal of any encroaching improvements and replacement of turf in those areas. The costs of doing so will be billed to the homeowner.

If you do not have any landscaping, fencing, and/or other improvements that encroach upon District-owned property, this letter serves as a notice not to place any plantings, fencing, and/or other improvements or obstacles upon District-owned property.

Please feel free to contact me if you have any questions. Thank you for your anticipated cooperation on this matter.

Sincerely,

Rick L. Reidt, District Manager
(813) 873-7300 Ext. 105
Rick.reidt@merituscorp.com

**COST SHARE AGREEMENT AND LICENSE BETWEEN THE SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT AND LUCAYA LAKE CLUB
HOMEOWNERS ASSOCIATION, INC., FOR CERTAIN LANDSCAPE CONSULTING
SERVICES AND LANDSCAPE MAINTENANCE SERVICES**

THIS COST SHARE AGREEMENT (“Agreement”) is made and entered into as of this ____ day of September, 2021 by and between:

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in unincorporated Hillsborough County, Florida, and whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**District**”); and

LUCAYA LAKE CLUB HOMEOWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**Association**” and, together with the District, the “**Parties**”).

A. The Association owns land upon which the Association owns, operates, and maintains various turf, landscaping and irrigation improvements (“**Improvements**”) within and adjacent to the Lucaya Lake Club community (the “**Association Land**”); and

B. The District owns land upon which the District owns, operates, and maintains various turf, landscaping and irrigation improvements within and adjacent to the Lucaya Lake Club community (the “**District Land**”); and.

C. The Parties have a desire for uniformity in standards and appearance throughout the Lucaya Lake Club community; and

D. The Parties desire for the District to retain a landscaping consultant to assist in the preparation of a request for proposals and evaluation of responses received in response to such request for proposals in order for the District to select a landscape maintenance contractor (“**Contractor**”), at a cost shared equally by the District and Association; and

E. The Parties desire to retain one Contractor for the entire Lucaya Lake Club community, at a cost shared equally by the District and Association; and

F. The Parties need to establish a license for the maintenance of the Improvements by the District on the Association Land (“**License**”) and to establish the Parties’ rights, duties, and obligations with respect to payment of the shared expenses relating to the maintenance of the turf, landscaping and irrigation on the Association Land and District Land, pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are true and complete and are incorporated into this Agreement by this reference.

2. Retention and Payment for Landscape Consulting Services. The District has retained OLM, Inc. (“OLM”) as a consultant to assist in the preparation of a request for proposals and evaluation of responses received in response to such request for proposals in order for the District to select a Contractor. For the preparation of a request for proposals and evaluation of responses received in response to such request for proposals, the total cost is \$7,000, for which the Association shall reimburse the District \$3,500 upon execution of this Agreement.

3. Grant of License. The Association hereby grants to the District a license (the “**License**”) for the benefit of the Association and the District, and their respective successors and assigns, on, over and across the Association Land (the “**License Area**”) for maintenance of the Improvements on the Association Land and District Land, together with vehicular and pedestrian ingress and egress related thereto by the District, and its agents, employees, contractors, and invitees pursuant to the applicable approved plans, permits and approvals for the Association Land and District Land from the applicable governmental authorities.

4. Maintenance of Improvements; Repair and Replacement. The Parties agree that District shall *maintain* the Improvements in the License Area at the expense of the Association as set forth herein, provided however, that the Association shall otherwise *repair and replace* the Improvements on the Association Land and the District shall otherwise *repair and replace* the turf, landscaping and irrigation on the District Land, at their respective cost and expense. In consideration of the District maintaining the Improvements on the Association Land, the Association shall pay fifty percent (50%) of each of the Contractor’s total monthly regular maintenance invoices issued to the District at least ten (10) days prior to the date payment is due to the Contractor.

Any mulch, annuals, new plants, plant replacements, or new improvements shall be at the expense of the Party owning the land upon which the mulch, annuals, new plants, plant replacements or new improvements shall be installed. Should either Party enhance the landscaping on their respective lands such that a 50/50 split of costs is no longer equitable, in the opinion of either party, the amount to be paid by the Association to the District may be renegotiated by the Parties or the Agreement may be terminated by either Party in accordance with section 7(f), below.

5. Use of License Area. The District shall only use the License Area for the purposes permitted herein. The Association reserves unto itself, and its successors and assigns, all rights and privileges of improving the License Area, and the right to dedicate and/or grant Licenses in, upon, over, under, through and across the License Area for any lawful purpose, provided that any such Licenses do not unreasonably interfere with the License granted hereby.

6. Indemnification.

(a) To the extent allowed by applicable law, the Association agrees to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to reasonable legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the License Area by the Association, its agents, employees, contractors, and invitees.

(b) To the extent allowed by applicable law and without waiving any of the privileges or immunities afforded to the District by Florida law, the District agrees to indemnify and hold the Association harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the License Area by the District, its agents, employees, contractors, and invitees.

(c) The Parties agree that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's or the Association's, as applicable, limitations on liability set forth in Section 768.28, Florida Statutes, and other applicable law.

(d) This provision shall survive any termination of this Agreement or the rights granted hereby.

7. Miscellaneous Provisions.

(a) Notice. Notices given or served pursuant hereto or in connection herewith, must be in writing, and may be given either by (i) certified or registered mail and shall be deemed delivered on the third (3rd) business day after such notice, properly addressed and with postage prepaid, is deposited in the United States mail; or (ii) by personal delivery or overnight delivery, charges prepaid, and shall be deemed delivered when actually received (or delivery is refused) by the party to whom it is addressed. Such notices shall be given to the parties hereto at the addresses set forth in the preamble. Any party hereto may, at any time by giving five (5) days' written notice to the other party hereto, designate any other party or address in substitution of any foregoing party or address to which such notice shall be given.

(b) Time is of the Essence. Time is of the essence as to deadlines, time periods and other matters set forth in this Agreement.

(c) No Third-Party Beneficiaries. No person or entity shall be deemed a beneficiary of the terms of this Agreement, unless specifically provided for herein. The License and other terms and conditions of this Agreement shall not constitute dedications to the public, and no member of the public shall have any rights hereunder.

(d) Enforcement. In the event of a default by any Party under this Agreement, a non-defaulting party (the "**Non-Defaulting Party**") shall be entitled to deliver to the defaulting party (the "**Defaulting Party**") written notice specifying the default, and the defaulting party shall have fifteen (15) days to remedy the same (provided that if a cure cannot reasonably be completed within such fifteen (15) day period, the Defaulting Party shall have such reasonable period of time as is necessary to remedy the default provided that the Defaulting Party is diligently prosecuting the cure), failing which the Non-Defaulting Party shall be entitled to seek actual damages, specific performance, injunctive relief, and any other legal or equitable remedy on account of such default, provided each party hereby waives the right to seek and recover punitive, special and/or consequential damages. Notwithstanding the foregoing to the contrary, no individual lot owner or homeowner within the lands in the Association and District may enforce the terms of this Agreement, such enforcement rights being reserved to the Association, District, and such successors or assigns as to their respective property as they may expressly designate in a recorded instrument.

(e) Insurance. The District shall maintain in full force and effect, with a reputable insurance company or companies licensed to provide insurance in the State of Florida, a policy of commercial general liability insurance against claims of liability, bodily injury, death and property damage incurred in connection with, or in any way related to the use and exercise of, the rights granted herein and the negligent acts or omissions of the District. Such insurance policy shall have limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate.

(f) Termination. Either party may terminate this Agreement, without cause, by providing the other party with sixty (60) days written notice of termination. If a notice of termination is issued by the Association, the Association shall remain responsible for all payments due hereunder through the effective date of termination.

(g) Governing Law; Venue. This Agreement shall be governed in accordance with Florida Law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Hillsborough County, Florida.

(h) Jury Trial Waiver. The Parties each knowingly, voluntarily and intentionally waive any right which either of them may have to a trial by jury with respect to any litigation or legal proceeding based upon or arising directly, indirectly or otherwise in connection with, out of, related to or from the License or this Agreement including, by way of example but not limitation, any course of conduct, course of dealings, verbal or written statements or acts or omissions of either party which in any way relate to this Agreement. The Parties have specifically discussed and negotiated for this waiver and understand the legal consequences of it.

(i) Attorneys' Fees. In the event of any dispute arising under this Agreement, the substantially prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive any termination of this Agreement or the rights granted hereby.

(j) Amendment; Assignment; Waiver. This Agreement may only be amended, modified or terminated by an instrument executed by the Association, District, or their respective successors or assigns. In no event shall the consent or joinder of any individual homeowners within the lands in the Association and District be required as to any amendment of, or waiver under this Agreement. No waiver of any provision hereof shall be effective unless done so in writing signed by the party entitled to enforce such matter, nor shall any single waiver constitute a waiver of any subsequent obligation.

(k) Effect of Agreement; Entire Agreement. This Agreement embodies the entire agreement between the Parties concerning the subject matter hereof, and supersedes any and all prior or contemporaneous negotiations, understandings or agreements concerning the subject matter hereof, all of which are hereby superseded and of no force or effect.

(l) Severability. In case any one (1) or more of the provisions contained in this Agreement is found to be invalid, illegal, or unenforceable in any respect, such invalidity,

illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein unless such unenforceable provision results in a frustration of the purpose of this Agreement or the failure of consideration.

(m) Counterparts. This Agreement may be executed in counterparts; all such counterparts together being deemed a single document.

[Signatures begin on following page.]

[Association Signature Page to Cost Share Agreement and License for Landscape Monitoring and Landscape Maintenance Services]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Signed, sealed and delivered
in the presence of:

**LUCAYA LAKE CLUB HOMEOWNERS
ASSOCIATION, INC.**, a Florida not-for-
profit corporation

Witness: _____

Print Name: _____

By: _____

[Signatures continued on following page.]

[District Signature Page to Cost Share Agreement and License for Landscape Monitoring and Landscape Maintenance Services]

Signed, sealed and delivered
in the presence of:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government established
pursuant to Chapter 190, Florida Statutes

Attest: _____

Print Name: _____

By: _____

Name: _____

Witness: _____

Its: _____

Print Name: _____

Spring Lake CDD

September Meeting 2021

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
Lake Lucaya stocking of Shell Cracker and other fish species to aid in midge fly control and health of lake..	Cardno	2/3/21	Fall	Pending	Quotes from Cardno to be provided for September/October meetings for payment in 2022 budget
Cardno to prepare planting plan for Lake Lucaya based on developer plan.	Cardno	4/10/21	August Agenda	In Progress	Planting Plan requested for August Agenda consideration.
Ryan's last home build RR and PC to make sure turf is in place with no bare space left on CDD property	DM and Phil	4/6/21		Ongoing	RLR will inspect on Landscape review and take needed action. Email sent but no reply as of this time.
Park Area Palms Struck by lightning	Brightview	6/1/21		Approved by Board of Supervisors	Quote approved to replace. Incorrect size installed to be replaced.
Blue Pacific Property Encroachments and Fence Line Maintenance of CDD Property.	District Manager and Engineer	6/1/21		In Progress	DM obtaining quote to remove 10' front prefab wall and obtain quote to clear 3' back side of fence.
Land Transfer of Tract D from HOA to CDD in Legal	Legal	6/1/21	Pending	In Progress	HOA and CDD Legal working on transfer.
Land Transfer of Tract E to HOA from CDD with CDD easement rights to Tract E rear portion which would remain CDD	Legal	6/1/21	Pending	In Progress	CDD and HOA Legal working on transfer
Tract F Rat Removal/Trapping	District Manager	7/15/21	ASAP	In Progress	Contacting Critter Control
Tract F Maintenance	District Manager	7/15/21	Board Meeting	August Agenda	Brightview will be removing tree strappings cleaning the area above water and cutback on grasses cleaning litter. Cardno quote for removing evasive plants primrose and cattails and cleaning water area of debris and adding maintenance is in the agenda
RFP in progress	OLM	7/15/21	September Vendor Selection during CDD Meeting	In Progress	OLM Agreement approved and in process. Lucaya Lake Club HOA invoiced for 50% of bid per agreement of both boards by the CDD and maintenance agreements approved for both HOA and CDD portions. DM will work with Paul Woods through process of RFP,
11503 Lucaya Lake Drive - Possible Garden on CDD Property	District Manager	7/23/21	Open		Possible Garden on CDD property a Board Member will send me photo from the lake to follow up on.
Encroachment 11515 Lake Lucaya Drive	District Manager	7/15/21	8/9/21	Completed	Deck built on CDD Property , Inspecto on 8/9/2021 if not completed turn over to legal.

Encroachment 11607 Lake Lucaya Drive	District Manager	7/15/21	8/9/21	Completed	Pavers and Furniture on CDD Property. Inspect on 8/9/2021 if not complete turn over to legal.
11146 Abaco Island - Banana Palms placed on CDD Property need removed.	Jere and DM	1/5/21	4/25/21	Completed	Final notice sent if not complete by July 29th. Inspection set for July 30th. If not complete will turn over to engineer for survey, get landscaper quote for restoration and legal will invoice homeowner with all fees.



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Lucaya

Date: Tuesday, August 31, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
---------------	---------------	-------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	1	-4	Poor
TURF FERTILITY	10	7	-3	
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	2	-3	Broadleaf weeds/Spurge
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	3	-2	Several areas need weed detailing
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on Fakahatchee grasses
PRUNING	10	8	-2	Some needed
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Turf quality

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	Annuals need to be changed.
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	84	-16	84%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Lucaya August



There are only 3 Flax lily plants remaining at the sea Foam entrance that should be removed.



The palm trees at the Sea Foam entrance need trimming.



The turf in the median on Lake Lucaya Drives needs to be replaced.



The fakahatchee grass inside the gate to phase five, need to be treated for mites and trimmed.



The turf along Nora Grant remains infested with broadleaf weeds.



The vines need to be removed from the fence along Rhodine.



The Podocarpus is struggling by the mail kiosk next to Blue Paradise.



The east side of the Summerfield extension is going to need new sod.



Weed control in the turf has improved in the medians along Summerfield.



The Zoysia turf is trying to recover at the park. If the Spurge would be treated with herbicide and eliminated it would create less competition for the Zoysia.



The Jasmine should be trimmed back around the park perimeter.



Most of the Zoysia has recovered on the west side of Summerfield.



Brightview is prepping the east side of Summerfield Drive before the clubhouse for new sod.



The annuals need to be replaced.



The median at the clubhouse entrance will need to be re-sodded.



Tree wells need better detailing.



Landscape beds need weed detailing.

STRALEY ROBIN VERICKER

Attorneys At Law

1510 W. Cleveland St.
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

August 19, 2021

Via Email and First Class Mail

Spring Lake Community Development District
2005 Pan Am Circle
Tampa, FL 33607
Attn: Rick Reidt, District Manager

**Re: Spring Lake Community Development District
Proposal for District Counsel Services**

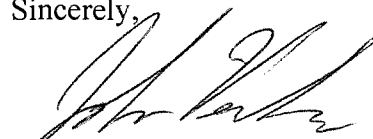
Dear Rick:

Our law firm is pleased to have this opportunity to submit a proposal to serve as District Counsel for the Spring Lake Community Development District. Our law firm's practice is focused on the representation of Community Development Districts ("CDD"). We currently represent over 100 CDDs located throughout west central Florida, and are intimately familiar with all phases of CDD operations, from formation, through the issuance of bonds and construction of capital infrastructure, the ongoing representation of resident-controlled districts, and guiding numerous CDDs during bond refundings to achieve savings for the residents.

We are enclosing biographical information about the firm and our lawyers, which is also available on our firm's website at www.srvlegal.com. With respect to legal fees and costs, we understand that the Board expects District Counsel to provide legal services in a cost effective and efficient manner, and we have included a rate sheet for the attorneys and paralegals in the firm.

On behalf of the firm, we appreciate this opportunity to submit a proposal to serve as the Spring Lake CDD's District Counsel and look forward to meeting with you and the Board of Supervisors in the future.

Sincerely,



John M. Vericker
*Board Certified in City, County and Local
Government Law*

Encls.

Straley Robin Vericker

MARK K. STRALEY

Experience:

Mark K. Straley has practiced law in Tampa, Florida since 1976, and is a shareholder in the law firm, *Straley Robin Vericker* (established 2004). For the past 20 years, Mark has focused his practice on the representation of community development districts (CDDs). He has written and lectured extensively on community development districts and enjoys a statewide reputation with respect to CDDs. Mark is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory. As one of the first CDD lawyers in Florida, Mark has many years of experience in all facets of special district and local government law, including the formation and operation of CDDs, construction of public infrastructure, issuance of tax exempt bonds, contracts and competitive bidding requirements, sunshine law, public records law, and real property law. In addition to his legal training, Mark also holds a masters degree in public administration. His graduate work focused on public finance, budgeting and the administration of local governments, including special districts.

Background:

Mark is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide law firm, *Akerman Senterfitt* (1991-2004), and also practiced with the *Bush Ross* law firm (1981-1990) and *Holland & Knight* (1976-1980).

[Admitted to the Florida Bar in December 1976]

Education:

- Kenyon College, A.B. *cum laude* with high honors in Political Science (1971)
- Wayne State University, M.P.A. (1973)
- University of Michigan Law School, J.D. *cum laude* (1976)

Straley Robin Vericker

TRACY J. ROBIN

Experience:

Tracy J. Robin is a native of Tampa, Florida, and a shareholder in the law firm, *Straley Robin Vericker* (established 2004). He is *AV Rated*, the highest rating awarded by the *Martindale-Hubbell* law directory, and focuses his practice in real property, land use, and local government law. Tracy serves as lead counsel to numerous community development districts represented by the firm, and has extensive experience with the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, competitive bidding, and other aspects of local government law. Since 1991, he has served as General Counsel to the Hillsborough County City-County Planning Commission, an independent land planning agency created by the Florida legislature to provide comprehensive planning services for unincorporated Hillsborough County, and its three municipalities, the City of Tampa, the City of Temple Terrace, and Plant City, Florida. Tracy also has extensive experience in the area of real property law, which includes commercial real estate transactions, institutional mortgage lending, title insurance, workouts and foreclosure, landlord tenant law, and land use.

Background:

Tracy is a member of the Hillsborough County Bar Association and The Florida Bar; he is also admitted to practice in the *United States District Court for the Middle District of Florida*, and the *United States Eleventh Circuit Court of Appeals*. Prior to forming his own firm, he was a partner in the statewide firm, *Akerman Senterfitt* (1991-2004), and practiced with *Moffitt, Hart & Herron* (1989-1990). Before attending law school, he had a career in the title insurance industry (1975-1986), and served as the Branch Manager for the Tampa office of Lawyers Title Insurance Corporation.

[Admitted to the Florida Bar in April 1989]

Education:

- Mercer University, B.A. (Economics & History, 1975)
- Shepard Broad Law Center, Nova Southeastern University, J.D. (1989)

Straley Robin Vericker

JOHN M. VERICKER

Experience:

John M. Vericker is a shareholder with *Straley Robin Vericker*, and has practiced with the firm since 2005. John is Board Certified in City, County and Local Government Law and he is *AV Rated*, the highest rating awarded by the Martindale-Hubbell law directory. His practice focuses primarily in local government, real property, and land use law. John serves as lead counsel to numerous community development districts represented by the firm, and has significant experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. John has also appeared in court and before various local government boards with respect to CDD issues. John also represents clients in commercial real estate transactions and foreclosure litigation.

Background:

John is a member of the Hillsborough County Bar Association, the Florida Bar Association, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. He is also admitted to practice in the *United States District Court for the Middle District of Florida*. In May of 2009, John graduated from the Hillsborough County Bar Association Leadership Institute, and he served on the Hillsborough County Bar Association Leadership Institute Executive Committee from 2010-2011. During law school, John served as a law clerk with the Pinellas County Attorney's Office. Prior to attending law school, John was a Senior Coordinator with Seminole County, Florida.

[Admitted to the Florida Bar in September 2004]

Education:

- University of Florida - Fisher School of Accounting
B.S. in Accounting (1997)
- University of Florida - School of Forest Resources and Conservation
Master of Forest Resources and Conservation, (1999)
- University of Florida – Levin College of Law
J.D. *cum laude* (2004)

Straley Robin Vericker

VIVEK K. BABBAR

Experience:

Vivek K. Babbar is a shareholder with *Straley Robin Vericker*, and has practiced with the firm since 2014. Vivek is Board Certified in City, County and Local Government Law. Vivek serves as lead counsel to numerous community development districts represented by the firm, and has experience in the formation and operation of special districts, construction of public infrastructure, issuance of tax exempt bonds, government contracts, public records law, sunshine law, statutory requirements governing the conduct of public officers, elections laws, competitive bidding, and other aspects of local government law. Vivek has also appeared before various local government boards with respect to CDD issues.

Background:

Vivek is a member of the Hillsborough County Bar Association, the Florida Bar, the Environmental and Land Use Law Section of the Florida Bar, the City, County and Local Government Law Section of the Florida Bar, and the Real Property Probate and Trust Law Section of the Florida Bar. During law school, Vivek externed with the National Oceanic and Atmospheric Administration Office of General Counsel in St. Petersburg, Florida.

[Admitted to the Florida Bar in October 2013]

Education:

- University of Florida - B.A. in Anthropology (2010)
- University of Florida - Levin College of Law, J.D. cum laude (2013)

Straley Robin Vericker

DANA CROSBY-COLLIER

Experience:

Dana Crosby-Collier is a native of Tampa, Florida, and focuses her practice in real property, land use, and local government law. Dana joins the firm with more than 21 years of experience in local government and land use law, having practiced law as an assistant County Attorney for Orange and Polk counties, and as an assistant City Attorney for the cities of Gainesville and Ocoee. Throughout her career, Dana has worked with builders, developers, commercial businesses, elected and appointed officials, and residents on both sides of numerous legal issues.

Background:

Dana is a member of the Florida Bar Land Use and Environmental Law Section and the City County and Local Government Law Section and served as chair of the City County and Local Government Law Section in 2014-2015. Before attending law school in Tallahassee, Dana worked in Washington, DC for several years, working for the U.S. Congress and other policy groups. During law school and following graduation, Dana worked for the Florida Senate.

[Admitted to the Florida Bar in October 1996]

Education:

- University of Tampa, B.A., in Political Science, *magna cum laude* (1988)
- Florida State University College of Law, J.D. (1996)

Straley Robin Vericker

VANESSA T. STEINERTS

Experience:

Vanessa T. Steinerts has been representing local governmental entities since 1997. Vanessa focuses her practice on local government, public finance, land use, and real property law. Vanessa serves as lead counsel to numerous community development districts represented by the firm. Prior to joining the firm, Vanessa practiced in the South Florida area, having served as counsel to numerous special districts, including community development districts and the City of Coral Springs Community Redevelopment Agency, as General Counsel to the Broward County Clerk of Courts, and as an Assistant City Attorney to the City of Tamarac. Vanessa has received the highest rating assigned by Martindale-Hubbell Law Directory (AV Preeminent®).

Background:

Vanessa is a member of the Florida Bar Association, the Government Lawyer Section of the Florida Bar and the City County and Local Government Law Section of the Florida Bar. She was admitted to the Florida Bar in 1997, to the *United States Court of Appeals for the Eleventh Circuit* in 2004, and to the *United States Supreme Court* in 2004.

[Admitted to the Florida Bar in October 1997]

Education:

- University of South Florida, B.A., (Psychology, 1993)
- Nova Southeastern University, J.D. (1997)

Straley Robin Vericker

Rate Sheet

Mark Straley	\$355/hour
Tracy J. Robin	\$350/hour
John M. Vericker	\$305/hour
Vivek K. Babbar	\$305/hour
Dana Crosby-Collier	\$285/hour
Vanessa T. Steinerts	\$285/hour
Lynn Butler, Paralegal	\$160/hour
Barbara Williams, Legal Assistant	\$125/hour

SPRING LAKE CDD AND LUCAYA LAKE CLUB HOA

LANDSCAPE MAINTENANCE BID PROCESS TIME LINE

August 3, 2021

<u>August 3, 2021</u>	OLM to receive signed Agreement for Services and all current contract(s)/operational costs.
<u>August 3, 2021</u>	OLM to send first draft of time line to District Manager for approval.
<u>August 3, 2021</u>	OLM representative to meet with District Management representative to review site, define scope of work and compile first draft of landscape maintenance specifications.
<u>August 3, 2021</u>	OLM to send first draft of landscape maintenance specifications to District Manager/Attorney for review.
<u>August 18, 2021</u>	OLM to receive revisions of landscape maintenance specifications from District Manager/Attorney no later than 11:00 a.m.
<u>August 20, 2021</u>	OLM to send revised draft of landscape maintenance specifications to District Manager/Attorney for distribution.
<u>August 26, 2021</u>	OLM to send final draft of landscape maintenance specifications to District Manager/Attorney for distribution.
<u>September 2, 2021</u>	District Manager/Attorney to have final revisions of landscape maintenance specifications and contract returned to OLM by the end of the business day. (pending Board approval)
<u>September 7, 2021</u>	Spring Lake CDD and Lucaya Lake Board meeting to vote on final approval of exterior landscape maintenance specifications and contract. OLM representative to attend.
<u>September 10, 2021</u>	District Manager to advertise exterior landscape maintenance specifications and contract. (14 day period)
<u>September 13-24, 2021</u>	District Manager to distribute prequalification questionnaire, exterior landscape maintenance specifications and contract to prospective bidders. (hard copies and electronically)

<u>September 30, 2021</u>	OLM and District Manager representatives to perform a Mandatory on site pre-bid meeting with prospective bidders at 11:00 a.m.
<u>September 30, 2021</u>	District Manager to receive Mandatory completed qualification questionnaires and bids from prospective bidders by 11:00 am.
<u>October 15, 2021</u>	Public Bid Opening at Spring Lake/Lake Lucaya Clubhouse at 2:30pm . District Manager to supply OLM with the bids for completion of the Bid Summary by OLM.
<u>October 19,2021</u>	OLM to send Bid Summary to District Manager to distribute as needed.
<u>November 2, 2021</u>	Spring Lake CDD and Lucaya Lake Club Board to vote on new landscape maintenance contractor. (or at scheduled board meeting)
<u>TBD</u>	Start date for Spring Lake CDD and Lucaya Lake Club landscape maintenance contract.

Please sign below to indicate acceptance of the above time line. Revisions may be necessary during the bid process due to unforeseen circumstances. OLM, Inc., District Manager and the Spring Lake CDD AND Lucaya Lake Club will make every effort to adhere to the above stated time line.

Signature Date

Print Name

SPRING LAKE CDD
AND
LUCAYA LAKE CLUB HOA

EXTERIOR LANDSCAPE MAINTENANCE
SPECIFICATIONS & CONTRACT

EXTERIOR LANDSCAPE MAINTENANCE
SPECIFICATIONS & CONTRACT

SPRING LAKE CDD
AND
LUCAYA LAKE CLUB HOA

District:

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
AND LUCAYA LAKE CLUB HOMEOWNER
ASSOCIATION

OLM, INC.
ORNAMENTAL LANDSCAPE MANAGEMENT
KENNESAW, GA

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Kennesaw, GA

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BID PACKAGE

EXTERIOR LANDSCAPE MAINTENANCE

TABLE OF CONTENTS

Request for Proposal

1.1	Introduction/ Public Announcement	I-1
1.2	Service Agreement.....	I-3
1.3	Bidder Instructions.....	I-3
1.4	Proposal Preparation	I-3
1.5	Proposal Delivery.....	I-9
1.6	Opening Proposals	I-9
1.7	Interpretation and Addenda.....	I-9
1.8	Examination of Site.....	I-10
1.9	Insurability and Bondability	I-10
1.10	Proposal Duration	I-10
1.11	Pricing Instructions	I-10
1.12	Substitution	I-10
1.13	Price Guarantee	I-11
1.14	Contractor Resume.....	I-11
1.15	Signature and Legibility.....	I-11
1.16	Inspection of Contractors Facilities	I-12
1.17	Material Quantities.....	I-12
1.18	Maintenance Personnel Uniforms.....	I-12
1.19	Maintenance Personnel Behavior	I-12
1.20	Safety	I-12

BID PACKAGE

TABLE OF CONTENTS

Page 2

Exterior Landscape Maintenance Service Agreement

Article One – Statement of Intent	II-1
Article Two – Scope of Work.....	II-1
Article Three – Warranties, Liabilities, Indemnities and Insurance	II-1
Article Four – Payment	II-7
Article Five – Termination	II-8
Article Six – Scheduling.....	II-9
Article Seven – Additional Work Request	II-9
Article Eight – Landscape Maintenance Inspections.....	II-11
Article Nine – Compliance with Laws	II-12
Article Ten – Miscellaneous.....	II-12
Article Eleven – Signatures	II-15
Exhibit “A”: Service Description and Specifications	
I. Turf Maintenance.....	III-1
II. Zoysia Turf Maintenance.....	III-2
III. Shrub and Groundcover Maintenance.....	III-4
IV. Tree Maintenance	III-5
V. Seasonal Color/Perennial Maintenance and Installation.....	III-7
VI. Mulching for Tree and Shrub Beds.....	III-9
VII. General Site Maintenance.....	III-10
VIII. Leaf Removal.....	III-11
IX. Natural Area Maintenance	III-11
X. Plant Material Disposal.....	III-11
XI. Irrigation System.....	III-11
XII. Alternate Irrigation System.....	III-12
XII. Landscape Maintenance Fertilization, Weed, & Insect Control	III-14
Exhibit “B”: Summary and Itemized Bid Forms	
Spring Lake CDD	
Summary Bid Form.....	IV-1
Category A: Landscape Maintenance Itemized Bid Form.....	IV-3
Category B: Seasonal Color/Perennial Maintenance Itemized Bid Form.....	IV-5
Category C: Seasonal Color Installation Itemized Bid Form	IV-6
Category D: Mulch Itemized Bid Form.....	IV-7
Category E: Palm Pruning Itemized Bid Form.....	IV-8
Lucaya Lake Club HOA	
Summary Bid Form.....	IV-9
Category A: Landscape Maintenance Itemized Bid Form.....	IV-11
Category B: Seasonal Color/Perennial Maintenance Itemized Bid Form.....	IV-13
Category C: Seasonal Color Installation Itemized Bid Form	IV-14
Category D: Mulch Itemized Bid Form.....	IV-15
Category E: Palm Pruning Itemized Bid Form.....	IV-16
Supplemental Pricing.....	IV-17
Exhibit “C”: Landscape Maintenance Inspection Gradesheet.....	IV-18
Exhibit “D”: Weekly Maintenance Worksheet.....	IV-19
Exhibit “E”: Boundary Map	IV-20
Exhibit “F”: Irrigation Controllers Map	IV-21
Exhibit “G”: Evaluation Criteria	IV-22
Exhibit “H” Contractor Information.....	IV-24

REQUEST FOR PROPOSAL EXTERIOR LANDSCAPE MAINTENANCE

1.1 Introduction/ Public Announcement

EXTERIOR LANDSCAPE MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
AND
LUCAYA LAKE CLUB HOMEOWNER ASSOCIATION
Hillsborough County, Florida

Notice is hereby given that the Spring Lake Community Development District (“**District**”) and Lucaya Lake Club Homeowner Association will accept proposals (“**Proposals**”) from qualified firms (“**Proposers**”) interested in providing exterior landscape maintenance services, all as more specifically set forth in the Exterior Landscape Maintenance Specifications and Contract. The Exterior Landscape Maintenance Specifications and Contract., including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection from the offices of Meritus Districts, located at 2005 Pan Am Circle Dr., Suite 300, beginning September 10, 2021, at 9:00 a.m. A **MANDATORY** Pre- Bid meeting will be held at **11:00 a.m, September 30, 2021**, at **Lucaya Lake Club Amenity Center: 11305 Lake Lucaya Drive Riverview, FL 33579** (“**Pre- Bid Meeting**”). In order to submit a Proposal, each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing (3) have at least five (5) years of experience as a landscape maintenance contractor and (4) have attended the Mandatory Pre- Bid Meeting. The Exterior Landscape Maintenance Specifications and Contract will not be available at the Pre- Bid Meeting but will be available until **5:00 p.m. September 24, 2021**. The District and HOA reserves the right in its sole discretion to make changes to the Exterior Landscape Maintenance Specifications and Contract. up until the time of the Proposal opening, and to provide notice of such changes only to those Proposers who have attended the Pre- Bid Meeting.

Firms desiring to provide services for this project must submit three (3) original hard copy and one (1) electronic copy (PDF format on a USB flash drive) of the required Exhibit “H” GENERAL INFORMATION (See Exhibit “E”) no later than **11:00 a.m. September 30, 2021**, at Lucaya Lake Club Amenity Center: 11305 Lake Lucaya Drive Riverview, FL 33579 Attention: Rick Reidt. Additionally, as further described in the Exterior Landscape Maintenance Specifications and Contract., each Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Any Proposal not completed as specified or missing the required Proposal Form documents may be disqualified. Proposals received after the time and date stipulated above may be returned unopened to the Proposer.

Any protest regarding the Exterior Landscape Maintenance Specifications and Contract, including but not limited to protests relating to the proposal notice, the proposal instructions, the Proposal Form, the Form of Service Agreement, the scope of work, the map, the specifications,

the evaluation criteria, the evaluation process established in the Exterior Landscape Maintenance Specifications and Contract, or any other issues or items relating to the Exterior Landscape Maintenance Specifications and Contract., must be filed in writing, within seventy-two (72) hours after the day of the Pre- Bid Meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest regarding the Exterior Landscape Maintenance Specifications and Contract. Additional information and requirements regarding protests are set forth in the Exterior Landscape Maintenance Specifications and Contract. and the District's and HOA's and HOA's Rules of Procedure, which are available from the District/ HOA Manager.

Rankings will be made based on the Evaluation Criteria contained within the Exterior Landscape Maintenance Specifications and Contract. Price will be one factor used in determining the Proposal that is in the best interest of the District and HOA, but the District and HOA explicitly reserves the right to make such award to other than the lowest price Proposal. The District and HOA has the right to reject any and all Proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District and HOA to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Paul Woods, pwoods@olminc.com with e-mail copies to Michael Eckert, Michael@hgslaw.com.

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

All proposals will be publicly opened at a meeting of the District and HOA to be held at **2:30 p.m., October 15, 2021**, at Lucaya Lake Club Amenity Center, 11305 Lake Lucaya Drive, Riverview, Florida 33579. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's and HOA's/ HOA's Board of Supervisors will be made at that time. A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300 or by phone at (813) 873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

Spring Lake Community Development District
Rick Reidt, District/HOA Manager

1.2 Service Agreement Term

The District and HOA and the selected Landscape Maintenance Contractor ("Contractor") will execute a Service Agreement for a term of three (3) years. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor shall perform the services on a month-to-month basis until either Party has provided the other Party written notice of its election to renew or terminate the Service Agreement.

1.3 Bidder Instructions

Sealed Proposals are invited for all work as defined, suggested, or implied ("Work") in the Service Agreement entitled "Exterior Landscape Maintenance Service Agreement," prepared by OLM, INC. ("Consultant"), whose address is 975 Cobb Place Blvd., Suite 304, Kennesaw, GA 30144, as well as any addenda issued to Bidders prior to the submission of Proposals. As referenced herein, Consultant refers to OLM, Inc. or such other entity as may be designated by District and/or District/HOA Manager.

If a Bidder to whom a Contract is awarded forfeits and fails to execute the Service Agreement within 30 days after first receiving written notification of the award, the Contract award may be annulled at the District's and HOA's option. If the award is annulled, District may, at its sole discretion, award the Contract to the next lowest responsible and responsive Bidder for the Work, re-advertise the Work, perform the Work by day, or through in-house operations.

This RFP does not guarantee that a Service Agreement will be awarded. District reserves the exclusive right to reject any or all Proposals, in whole or in part, that it deems to be in the best interest of the District, and to waive any formalities or technicalities in any Proposal received. District reserves the right to request modification or supplementation. District does not represent that it intends to accept the lowest price bid; award will be made to the lowest price Bidder that District deems to be responsible and responsive based on all information provided pursuant to this RFP. The District and HOA reserves the right to award by items, groups of items, or total bid. Proposals may be held by the District and HOA for a period not to exceed 90 days from the date of submittal for the purposes of reviewing the Proposals and investigating the qualifications of the Bidders, prior to executing the Service Agreement.

1.4 Proposal Preparation

This RFP includes a set of Proposal Bid Forms (see Exhibit "B" of the Service Agreement), which are for the convenience of the Bidders and are to be filled out and executed completely.

Failure to supply any requested information and submit fully completed Proposal Bid Forms may result in disqualification. District reserves the right to request additional information if clarification is needed. **Any questions regarding the bid specifications shall be sent to OLM, in writing, no later than 5 days prior to the bid due date.**

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Spring Lake Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer’s business address is _____

4. Proposer’s Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2021.

Proposer: _____
 By: _____
 Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“**Proposer**”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“**Proposal**”) provided in response to the Spring Lake Community Development District’s and HOA’s (“**District**”) request for proposals for exterior landscape maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District and HOA may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information ninety (90) days from the opening of the Proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the Form of Contract included in the Exterior Landscape Maintenance Specifications and Contract.

5. The Proposer acknowledges the receipt of the complete Exterior Landscape Maintenance Specifications and Contract as provided by the District and HOA and as described in the Exterior Landscape Maintenance Specifications and Contract’s Table of Contents, as well as the receipt of the _____ following _____ Addendum _____ No.’s:
_____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the Mandatory Pre-Bid Meeting, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Exterior Landscape Maintenance Specifications and Contract; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Exterior Landscape Maintenance Specifications and Contract; (iii) the Proposer has agreed to the terms of the Exterior Landscape Maintenance Specifications and Contract; and (iv) the Proposer has waived any right to challenge any matter relating to the Exterior Landscape Maintenance Specifications and Contract, including but not limited to any protest relating to the proposal notice, proposal instructions, the Proposal Form, the Form of Contract, the scope of work, the map, the

specifications, the evaluation criteria, the evaluation process established in the Exterior Landscape Maintenance Specifications and Contract, or any other issues or items relating to the Exterior Landscape Maintenance Specifications and Contract.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this _____ day of _____, 2021.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

1.5 Proposal Delivery

Three (3) hard copies of the Proposal Bid Forms shall be delivered to the District and HOA Manager, c/o Rick Reidt, at the address listed below, no later than 2:30 p.m. on Friday, October 15, 2021 (the “Proposal Delivery Date”), at which time all Proposals shall be publicly opened. A complete set of the Proposal Bid Forms shall also be sent electronically (via e-mail) to the District and HOA Manager at rick.reidt@merituscorp.com and pwoods@olminc.com (email address) not before 3:00 p.m. on the same date.

Sealed bids shall be delivered to:

**Lucaya Lake Club Amenity Center
11305 Lake Lucaya Drive
Riverview, FL 33579**

**Attn:
Rick Reidt
District/HOA Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-873-7300 ext 105
Fax 813-873-7070
rick.reidt@merituscorp.com**

1.6 Opening Proposals

All proposals received prior to the Proposal Delivery Date will be securely kept until the time and date stated above for opening the proposals at which time all proposals will be publicly opened at the above referenced offices of the District and HOA Manager.

1.7 Interpretation and Addenda

No oral interpretations will be made to any Bidder as to the meaning of the Service Description and Specifications (see Service Agreement – Exhibit “A”). Interpretations, if made, will be written in the form of an addendum and sent to all Bidders on the bid list.

1.8 Examination of the Site

Each Bidder is required to have visited the areas where Work is to be performed under the Service Agreement and thoroughly familiarized itself with all conditions pertinent to the Service Agreement in total as is indicated in the Service Description and Specifications (see Service Agreement – Exhibit “A”). **There will be a MANDATORY pre-bid meeting held on September 30, 2021, at 11:00 AM at**

**Lucaya Lake Club Amenity Center
11305 Lake Lucaya Drive
Riverview, FL 33579**

At this time Contractor shall submit Exhibit “H”.

Questions regarding clarification of the RFP, Service Agreement or any other part of the Specifications and Contract shall be submitted to the OLM, Inc. no later than five business days prior to the deadline for receipt of bids by the District.

No additional compensation nor relief from any obligation of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the Work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.

1.9 Insurability and Bondability

Each Bidder shall supply with its proposal, evidence of insurability and/or bondability commensurate with the requirements specified in the Service Agreement (see Article Three – Warranties, Liabilities, Indemnities, and Insurance).

1.10 Proposal Duration

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date. During this time, all provisions of the Proposal must be in effect, including prices

1.11 Pricing Instructions

Bidders shall submit their price information on the "Summary Bid Form" and the "Itemized Bid Forms" (see Service Agreement – Exhibit “B”) with all blank spaces completed. Bidders shall also sign the Summary Bid Form and complete the bidder name and address information. Each line item price identified on all Itemized Bid Forms (see Service Agreement – Exhibit “B”) shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit.

1.12 Substitutions

Bidders will not be allowed to make any substitution(s) in materials, quantities or frequencies during the bid process. Bidders shall complete the Summary Bid Form and Itemized Bid Forms (see Service Agreement – Exhibit “B”) using the quantities identified.

1.13 Price Guarantee

Contractor agrees that its pricing to the District and HOA shall not increase throughout the term of this Service Agreement.

1.14 Contractor Resume

Each Bidder shall submit with its proposal a complete resume of experience, qualifications, licensure, certifications, Executive Leadership, Technical and Supervisory staff bio/resume.

List all applicable state and federal licenses, and state whether such licenses are presently in good standing:

The information with Exhibit H shall be submitted including at least the following: years the Bidder's company has been in business, customer references for comparable jobs, their completed size and approximate dollar value.

A project narrative shall be prepared by the Bidder to describe the operational approach, ie staffing levels, days of week to service, extra communication (ie work order) process by which the Bidder will conduct the Scope of Work.

1.15 Signature and Legibility

The name, address and signature of the Bidder and the price information shall be clearly and legibly written on the Summary Bid Forms and Itemized Bid Forms (see Service Agreement – Exhibit “B”). Bidder's Proposal shall be signed by a person legally authorized to bind the Bidder to a contract.

1.16 Inspection of Contractor's Facilities

District may, upon selecting a Contractor for this Work, within 10 days send his representative(s) to visit the Contractor's facilities before executing a Service Agreement.

1.17 Material Quantities

It is the Contractor's responsibility to confirm all material quantities.

1.18 Maintenance Personnel Uniforms

All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. Contractor shall have a reasonable time within which to obtain uniforms for new employees. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or non-company issued T-shirts are permitted.

1.19 Maintenance Personnel Behavior

No smoking in or around the building(s) will be permitted. Rudeness or discourteous acts by Contractor employees towards tenants, guest, management, etc will not be tolerated. No Contractor solicitation of any kind is permitted on property. Contractor may be asked to park in designated areas.

1.20 Safety

Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's Work under this agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

EXTERIOR LANDSCAPE MAINTENANCE SERVICE AGREEMENT

This Service Agreement is made and entered into this ____ day of _____, 2021, by and between the District, DISTRICT (referred to herein as “District” that is “SPRING LAKE CDD AND LUCAYA LAKE CLUB HOA”) located at 11305 Lake Lucaya Drive, Riverview, Fl 33579 and _____ (“Contractor”) located at _____ being collectively referred to as the "Parties". District’s and HOA’s property to be maintained by Contractor is in RIVERVIEW, FLORIDA.

ARTICLE ONE – STATEMENT OF INTENT

Contractor is hereby made aware that the District, RICK REIDT (“District/HOA Manager”) and the Landscape Maintenance Consultants, OLM, INC., (“Consultant”) anticipate that the landscape maintenance at this site shall be of the very highest quality. All work to be performed (the “Work”) within the scope of the Specifications (defined below) shall be strictly managed, executed, and performed by experienced personnel.

ARTICLE TWO – SCOPE OF WORK

The Landscape Maintenance Services (as defined in the Service Agreement – Exhibit “A”, "Service Description and Specifications", hereinafter referred to as the “Specifications”) will be performed by the Contractor. These Specifications include the complete care and guarantee, as defined within the Specifications of all planted trees, plants, groundcovers, and lawn areas within the limits of the Work area of SPRING LAKE CDD AND LUCAYA LAKE CLUB HOA, in RIVERVIEW, FLORIDA.

Contractor shall provide all materials, equipment, and labor required and/or inferred to perform all tasks identified to the Specifications and frequencies described in Exhibit “A”. District and/or District/HOA Manager reserves the right to modify the scope of Work, i.e., the quantity or type of materials used, the frequency of performance, etc.

ARTICLE THREE – WARRANTIES, LIABILITIES, INDEMNITIES, and INSURANCE

3.1 Warranties

Contractor warrants that Work performed and all goods delivered under this Service Agreement, shall be free from any defects in workmanship and material, and shall conform strictly to these Specifications. Contractor further warrants that all Work shall be performed using Contractor's best efforts, best management practices, consistent with industry standards and shall be in conformance with industry standards for workmanship.

The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. The Contractor shall notify the District and HOA in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or

an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

Further, the Contractor shall immediately notify the District and HOA of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

Contractor shall replace, at Contractor's expense, all plant material which, in the opinion of the Consultant and/or District and/or District/HOA Manager, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.

By executing this Service Agreement, Contractor represents that he has examined carefully all of the contract documents acquainted with the premises where the Work is to be performed and all conditions relevant to the Work and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work. Contractor acknowledges that the contract documents are sufficient for the proper and complete execution of the Work.

3.2 **Liabilities**

a. **Limitation of Governmental Liability**

Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District and HOA 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.

b. **Environmental Activities**

a. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District and HOA of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any

turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

c. Default and Protections 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 for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District and HOA 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 and HOA's right to protect its rights from interference by a third party to this Agreement.

d. Custom and Usage

It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District and HOA shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District and HOA in refraining from so doing; and further, that the failure of the District and HOA at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

e. E-Verify Requirements

The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*.

It is the responsibility of the Contractor to notify the District and HOA and/or District/HOA Manager in writing of any conditions beyond the control of the Contractor or scope of Work of these Specifications which may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following:

1. Vandalism and/or other abuse of the property, which results in damage to the plant material.
2. Areas of the site that continually hold water.
3. Areas of the site that are consistently too dry.

Contractor shall list any such items on the Weekly Maintenance Worksheet (Service Agreement – Exhibit “D”) along with recommend solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for the repair of such items.

3.3 **Indemnification and Safety**

Indemnification/Hold Harmless. Contractor assumes liability for and shall hereby indemnify, defend and save the District, District/HOA Manager, and Consultant (as well as all of their agents, employees, officers, directors, Supervisors, successors and assigns) harmless from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, consequential and punitive damages, costs and attorneys' fees irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising in any manner whatsoever from or out of Contractor's presence at the Site for any purpose, (including, but not limited to, performing Work under this Agreement whether by Contractor or its subcontractors, agents, invitees, employees, officers, directors, successors and assigns) and arising out of the Site or the condition, operation, selection, transportation, loading, unloading, security, leasing or return of any equipment or individuals with respect to the above services regardless of where, how and by whom used or operated and including, without limitation, injury to property or person (including death).

To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and HOA and its/their, supervisors, staff, officers, directors, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

Contractor further indemnifies and holds the District, HOA, District/HOA Manager, and Consultant harmless from and against all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, consequential and punitive damages, costs and attorneys' fees) for damages and injury to persons (including death) or property caused in whole or in part by any act, omission, negligence, willful or criminal misconduct, or fault of Contractor (its subcontractor, agents, invitees, employees, officers, directors, successors and assigns). In defense of all such claims, actions, damages, losses and liabilities, the District, HOA, District/HOA Manager, and Consultant shall each have the absolute right to select legal counsel of their own choice and Contractor shall be responsible for payment of all reasonable attorneys' fees incurred by or on behalf of the

District, HOA, District/HOA Manager, or Consultant in each such case. Contractor's obligation to indemnify and defend the District, HOA, District/HOA Manager, and Consultant hereunder is absolute, including instances where the District, HOA, District/HOA Manager, Consultant are found potentially liable, responsible or at fault and in those instances where the District, HOA, District/HOA Manager, and Consultant's own negligence or actions may have caused the damage or injury in part. Notwithstanding the above, Contractor shall not be required to indemnify and defend District, HOA, District/HOA Manager, and Consultant for damages found by a Court to have been caused solely by District, District/HOA Manager, or Consultant's gross negligence or the willful, wanton or intentional misconduct of the District, HOA, District/HOA Manager, and Consultant or their employees, officers, directors, successors and assigns. The provisions of this Section shall survive the expiration or earlier termination of this Service Agreement.

No Construction Contract. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Agreement.

Mechanics and Construction Liens. Contractor waives the right to file mechanics and construction liens, and will indemnify, defend and save harmless the District, HOA, District/HOA Manager, and Consultant against all claims or liens filed by Contractor, its subcontractors, laborers or material suppliers.

Safety. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Service Agreement. Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration ("OSHA"). Contractor shall take precautions at all times to protect any persons and property related or affected by Contractor's Work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

3.4 Insurance

- a. Contractor shall provide and maintain during the life of this Service Agreement, "Workmen's Compensation Insurance" for all of its employees performing the work and in case work under this Service Agreement is sublet, the Contractor shall require any subcontractor similarly to provide "Workmen's Compensation Insurance" for all of its employees unless said subcontractor employees are covered by the protection afforded by the Contractor. In case any class of employees who are engaged in hazardous work performed under this Service Agreement are not protected under the "Workmen's Compensation" Statute, the Contractor shall provide and shall cause each subcontractor to provide adequate coverage for the protection of its employees not otherwise protected.

- b. Contractor shall provide and maintain during the life of this Service Agreement, insurance that will protect the Contractor and any subcontractor performing the Work under the Service Agreement from claims for damages or personal injury, including accidental death, as well as from claims for property damages which may arise from Work performed, whether such operations be by the Contractor or by any subcontractor or by anyone directly or indirectly employed by any of them.

During the life of this Service Agreement, Contractor shall at all times maintain insurance policies and coverage as required by this Section, and promptly pay all premiums due thereon. At the time of execution of this Service Agreement, the Contractor shall deliver to the District and HOA and District/HOA Manager certificates of insurance setting forth the required coverages from companies acceptable to the District and HOA and District/HOA Manager. The certificates shall contain a provision that the coverage afforded under the policies will not be canceled or materially changed without 30 days prior written notice to the District and HOA and District/HOA Manager.

Insurance shall be provided with a per occurrence limit of \$2,000,000 in each of three policies as follows:

1. Comprehensive General Liability Insurance, including products and completed operations. The District, HOA, District/HOA Manager, individual Supervisors, and Consultant shall be named as additional insured.
 2. Pollution Insurance (covering third-party injury and property damage claims, including clean-up costs)
 3. Comprehensive Auto Liability Insurance. The District, HOA, District/HOA Manager, and individual Supervisors shall be named as an additional insured.
 4. Contractual Liability Insurance. The District, HOA, District/HOA Manager, and individual Supervisors shall be named as additional insured.
- c. All such insurance shall be obtained from companies listed and authorized to do business in the field of insurance in the State of Florida with an A.M. Best rating of at least A- and acceptable to District. **Insurance provided by out-of-state reinsurers shall not be acceptable.**

ARTICLE FOUR – PAYMENT

Subject to the conditions set forth in this Article, payments by District and HOA to Contractor for the Work performed pursuant to this Service Agreement shall be paid in the following annual amounts:

Spring Lake Community Development District

Category A - Landscape Maintenance Total	\$ _____
Category B - Seasonal Color/Perennial Maintenance Total	\$ _____
Category C - Seasonal Plant Installation Total	\$ _____
Category D - Mulch Total	\$ _____

FIRST YEAR TOTAL CONTRACT PRICE	\$ _____
<i>Second Year Total Contract Price</i>	<i>\$ _____</i>
<i>Third Year Total Contract Price</i>	<i>\$ _____</i>

Lucaya Lake Club Homeowner Association

Category A - Landscape Maintenance Total	\$ _____
Category B - Seasonal Color/Perennial Maintenance Total	\$ _____
Category C - Seasonal Plant Installation Total	\$ _____
Category D - Mulch Total	\$ _____

FIRST YEAR TOTAL CONTRACT PRICE	\$ _____
<i>Second Year Total Contract Price</i>	<i>\$ _____</i>
<i>Third Year Total Contract Price</i>	<i>\$ _____</i>

- 4.1 Payment for Landscape Maintenance (Category A) and Seasonal Color/Perennial Maintenance (Category B) from the Summary Bid Form attached hereto as Exhibit “B” (collectively, the “Landscape Maintenance Payment”) will be based on 12 equal monthly payments.

- 4.2 Contractor shall submit to the District and HOA Manager a monthly invoice for the Landscape Maintenance Payment, together with a detailed statement of all services rendered to the District and HOA by the Contractor in the preceding month. Within 30 days after receipt of said invoice and statement, the District and HOA shall remit to the Contractor seventy-five percent (75%) of the Landscape Maintenance Payment, or

Spring Lake CDD	\$ _____	(the “Base Payment”)
Lake Lucaya HOA	\$ _____	(the “Base Payment”)

- 4.3 In addition to the Base Payment portion of the Landscape Maintenance Payment, Contractor may also be entitled to receive a monthly *Performance Payment*TM of twenty-five percent (25%) of the Landscape Maintenance Payment, or

Spring Lake CDD \$ _____ (the "Performance Payment")
 Lake Lucaya HOA \$ _____ (the "Performance Payment")

The amount of a *Performance Payment*TM, if any, shall be determined as follows: Consultant, District or District/HOA Manager, HOA or HOA Manager, and Contractor shall conduct an inspection of the Work performed by the Contractor once per month, and the Consultant shall prepare a Landscape Maintenance Inspection Grade Sheet (see Service Agreement – Exhibit "C") based on each inspection. Based upon the *Performance Payment*TM percentage (described in Article 8.4 "Grade Evaluation/Scoring") for a month, the Contractor may be entitled to a *Performance Payment*TM for said month based on a score of 87% or above.

- 4.4 Any *Performance Payment*TM due for a month shall be paid concurrent with the Base Payment Fixed Amount for said month. Consultant will be responsible for scheduling the monthly inspections. Consultant must be given at least 14 days' notice to reschedule. All inspections will proceed as scheduled with or without the attendance of the Contractor.
- 4.5 *Performance Payment*TM is void unless the Consultant performs the monthly landscape maintenance inspection. If Consultant does not perform the monthly landscape maintenance inspection, the Contractor will be entitled to receive the full Landscape Maintenance Payment for that month.
- 4.6 Payment for Seasonal Color/Perennial Installation and Mulching, Categories C and D from the Proposal Forms, will be invoiced as the Work is completed and approved by Consultant and/or District/HOA Manager on behalf of the District/ HOA Manager on behalf of the HOA.

ARTICLE FIVE – TERMINATION

- 5.1 District may terminate this Service Agreement with 30 days' written notice, at any time prior to the expiration of any term, with or without cause, at District's and HOA's sole and absolute discretion. The written notice must be transmitted to the Contractor by Certified Mail or hand delivery. The 30-day notice shall commence on the day of actual receipt of said written notice by Contractor.
- 5.2 Contractor may terminate the Service Agreement with 90 days' written notice with or without cause. Termination notice must be sent to and received by the District and HOA and/or District/HOA Manager by Certified Mail. The 90-day notice shall commence on the day of actual receipt of said written notice by District and/or District/HOA Manager or HOA and/or HOA Manager via Certified Mail or hand delivery.

5.3 The table below is to be used in determining the actual dollar amounts owed to either the District/District/HOA Manager and HOA/HOA Manager or Contractor in the event the Service Agreement is terminated before the end of a twelve-month period (assuming a leveled billing system). The percentages apply only to Categories A and B from the Summary Bid Form (Exhibit “B”) and are representative of the dollar amount of the actual work performed. To determine this dollar amount, add each month's percentage between the Service Agreement start date and termination date. Multiply this percentage by the A and B total to determine the amount of actual Work done. The difference between this total, compared to the amount actually paid $[1/12 \times (A+B)]$, is the amount owed to either the District and HOA and/or District/HOA Manager or the Contractor.

Mth	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
%	5	6	7	10	10	10	10	10	10	10	7	5

Example:

Category A plus Category B from the Service Agreement Summary Bid Form is \$12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 58%. $58\% \times \$12,000 = \$6,960.00$, which represents the actual work done. The actual amount paid was $\$1,000.00/\text{month} \times 7 \text{ months} = \$7,000.00$. Because the actual amount of Work done is less than the actual amount paid, the Contractor owes the District and HOA and/or District/HOA Manager \$40.00.

ARTICLE SIX – SCHEDULING

6.1 Timing

Scheduling of maintenance visits will be determined by the District and HOA and/or District/HOA Manager / HOA Manager. District/HOA and/or District/HOA Manager shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled.

District/HOA and/or District/HOA Manager may at any time request alterations to the general maintenance service provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials or labor.

ARTICLE SEVEN – BILLING/ADDITIONAL WORK REQUEST

7.1 Billing

It is the Contractor's responsibility to inspect and manage the need for the specified items and frequency of the specified items in Exhibit “B”. It is also the responsibility of the Contractor to notify the Consultant/District/HOA and/or District/HOA Manager (see Article 4.2) of items performed to ensure they do not exceed the frequencies specified on

the Category A and B (Maintenance Itemized Bid Forms – Exhibit “B”).

Labor unit prices, including a per supervised man-hour cost and a per labor hour cost, shall be provided for any proposed Contractor work outside the Service Agreement scope that the District and HOA and/or District/HOA Manager requests. Any such Work must be approved in writing by the District and HOA and/or District/ HOA Manager before it is begun by the Contractor. When any extra Work is performed and the District and HOA and/or District/HOA Manager deems such work entitles compensation beyond the monthly price of maintenance, the Contractor will complete an additional work request showing:

- a. The number of workmen, their title, and the number of man-hours required to perform the Work.
- b. A brief description of the nature of the Work, a list of materials used, along with an estimate of total cost to complete Work.
- c. All possible associated future costs, i.e., mulch, additional irrigation heads.

7.2 Tax Exempt Direct Purchases

The parties agree that the District and HOA, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- a. The District and HOA may elect to purchase any or all materials directly from a supplier identified by Contractor.
- b. Contractor shall furnish detailed Purchase Order Requisition Forms (“Requisitions”) for all materials to be directly purchased by the District and HOA.
- c. Upon receipt of a Requisition, the District and HOA shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District and HOA on an F.O.B. job site basis.
- d. The purchase order issued by the District and HOA shall include the District’s and HOA’s consumer certificate of exemption number issued for Florida sales and use tax purposes.
- e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor’s possession of the materials will constitute a bailment. The contractor, as bailee, will

have the duty to safeguard, store and protect the materials while in its possession until returned to the District and HOA through use of the materials.

- f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's and issuance of payment to the supplier. District and HOA will process the invoices and issue payment directly to the supplier.
- g. The District and HOA may purchase and maintain insurance sufficient to cover materials purchased directly by the District and HOA.
- h. All payments for direct purchase materials made by the District and HOA, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

ARTICLE EIGHT – LANDSCAPE MAINTENANCE INSPECTIONS

8.1 Weekly Inspections

Contractor is responsible for a weekly inspection of the entire property and for the performance of all items required and referred to in these Specifications.

8.2 Weekly Maintenance Worksheet

Contractor is also responsible for notifying the District and HOA and/or District/HOA Manager and the Consultant through the Weekly Maintenance Worksheet (Exhibit "D") of any problems. This worksheet must be sent to the District and HOA Manager on the conclusion of the maintenance visit(s) and copies must be sent to OLM, INC. on a weekly basis. These forms are very important in protecting District and/or District/HOA Manager and Contractor when discrepancies occur. Contractor may use its own formatted worksheet form upon approval of the District and HOA and/or District/HOA Manager and/or Consultant. Any items not called to the attention of the District and HOA and/or District/HOA Manager and Consultant that result in any damage to the property will become the liability of the Contractor.

8.3 Monthly Landscape Maintenance Inspection

District and/or District/HOA Manager and Consultant will perform a monthly site inspection with the Contractor. At that time, the Consultant will compile a list of landscape related items that should be performed before the next site inspection. OLM, INC. will be responsible for scheduling the monthly inspections. OLM, INC. must have no less than a 14-day notice if there is a need to reschedule. All scheduled inspections will proceed with

or without the attendance of the Contractor.

8.4 **Grade Evaluation/Scoring**

Consultant will be responsible for the graded evaluation of the property. The final grade evaluation will be determined by the timely and quality execution of the Contractor's landscape maintenance functions. The Contractor's monthly *Performance Payment*TM will be determined by the final score, based on the form labeled Sample Landscape Maintenance Inspection Grade sheet (Exhibit "C"). Each item listed on the Inspection Form has a specific amount of points from which deductions may be made for the improper execution of each landscape-related task. Items are not scored if the Work is being performed to industry standards. A minimum passing score is an 87% or higher as graded by Consultant.

ARTICLE NINE – COMPLIANCE WITH LAWS

Contractor shall, at its own expense, obtain all necessary permits and licenses required by any federal, state, county or local codes, laws, ordinances and regulations. Contractor will comply with all applicable state, federal, county and local laws, orders and judicial decisions, including, but not limited to matters regarding occupational health and safety.

ARTICLE TEN – MISCELLANEOUS

This Service Agreement, together with all Exhibits, shall supersede any and all agreements, both oral and written, between the Parties with respect to the rendering of services by the Contractor for the District and HOA and/or District/HOA Manager.

This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

This Agreement has been negotiated fully between the District and HOA and the Contractor as an arm's length transaction. The District and HOA and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District and HOA shall have the right at all times to enforce the conditions and agreements

contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District and HOA in refraining from so doing; and further, that the failure of the District and HOA at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

The invalidity in whole or in part of any provision of this Service Agreement shall not affect the validity of any other provision.

The rights and remedies of the Parties shall be cumulative and in addition to any other rights and remedies provided by law or equity. A waiver of a breach of any provision hereof shall not constitute a waiver of any other breach. This Service Agreement shall be governed and construed in accordance with the laws of the State of Florida.

No subsequent agreement concerning the service provided shall be effective unless made in writing and executed by authorized representatives of the Parties.

The Contractor understands and agrees that all documents of any kind provided to the District and HOA 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 and HOA is Rick Reidt, District/HOA Manager, Meritus, LLC (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District and HOA to perform the service; 2) upon request by the Public Records Custodian, provide the District and HOA 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 the 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 the Contractor, the 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 and HOA in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT _____, OR BY EMAIL AT _____, OR BY REGULAR MAIL AT _____.

Notices shall be in writing, effective upon receipt, if mailed or faxed to:

District and District
Manager c/o:

Company Name _____
Street Address _____
City, State _____
ATTN.: _____
Tel.: _____
Fax: _____
Email: _____

With a copy to: Hopping Green & Sams, PA
119 South Monroe Street, Suite 300 Tallahassee, Florida 32301
Attn: District Counsel

Contractor:

Company Name _____
Street Address _____
City, State _____
ATTN.: _____
Tel.: _____
Fax: _____
E-Mail: _____

The Exhibits and Schedules attached to this Service Agreement and made a part hereof are:

- Exhibit “A” Service Description and Specifications
- Exhibit “B” Summary and Itemized Bid Forms
- Exhibit “C” Landscape Maintenance Inspection Gradesheet
- Exhibit “D” Weekly Maintenance Worksheet
- Exhibit “E” Boundary Maps
- Exhibit “F” Irrigation Controllers
- Exhibit “G” Evaluation Criteria
- Exhibit “H” Contractor Information

Any subcontractor utilized by Contractor shall be total responsibility of Contractor. All terms and conditions of this Service Agreement imposing responsibilities and obligations on Contractor shall apply to any and all subcontractors as if they were the responsible contractor. In the event suit is brought or an attorney is retained by either Party to enforce the terms of this Service Agreement, the prevailing Party shall be entitled to recover, in addition to any other remedy to which that Party may be entitled, reimbursement for reasonable attorney's fees.

The terms and provisions of this Service Agreement that by their sense and context are intended to survive the performance thereof by the Parties shall survive the completion of performance and termination of this Service Agreement.

This Service Agreement shall not be assigned by the Contractor without prior written consent of the District and HOA and/or District/HOA Manager.

ARTICLE ELEVEN – SIGNATURES

Having carefully examined this Service Agreement, as well as the premises and the conditions affecting the Work outlined herein, the undersigned Contractor agrees to furnish all services, equipment, labor and materials called for in said documents. The term of this Service Agreement shall **begin on** _____ **and expire on** _____.

The parties hereto signing this Service Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Service Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Service Agreement as of the day and year first written above.

SPRING LAKE CDD
(DISTRICT)

Title: _____

Date: _____

By: _____

Name: _____

Title: _____

Date: _____

LUCAYA LAKE CLUB
(HOMEOWNER ASSOCIATION)

By: _____

Name: _____

Title: _____

Date: _____

COMPANY NAME
(CONTRACTOR)

By: _____

Name: _____

EXHIBIT “A”

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Line Items correspond to the Itemized Bid Forms – Exhibit “B” and are to be performed to the frequencies specified.

I. TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) to five (5) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting. *(Unit Price Line Item: Turf Mow)*

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. *(Unit Price Line Item: Lake Mow)*

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Unit Price Line Item: Edge Bedlines/Edge Hardlines)*

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting as necessary the pH to maintain healthy plants. Contractor shall not fertilize turf around lake banks. *(Unit Price Line Item: Turf Fertilization)*

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets,

chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. *(Unit Price Line Item: Insect/Disease Control)*

E. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District and HOA Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. *(Line Item: Irrigation Management)*

F. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Turf Weed Control)*

G. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. *(Unit Price Line Item: Monofilament Trim)*

II. ZOYSIA TURF MAINTENANCE

A. Mowing

Zoysia turf shall be mowed to a height of two (2) to three and one-half (3.5) inches. *(Unit Price Line Item: Zoysia Mow)*

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular

appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. *(Unit Price Line Item: Edge Bedlines/Edge Hardlines)*

C. Overseeding

All turf areas shall be prepared and overseeded with 280# per acre of a Grade “A” quality Blue Tag Perennial Ryegrass. This seed shall be free of “Poa annua” and other noxious weed seeds. Overseeding will begin in November, with 90% germination of all areas by December 31. Reducing the height of turf prior to overseeding is acceptable. Contractor shall not change the above schedule, rates, or specifications without approval of District/HOA Manager. *(Line Item: Supplemental Pricing)*

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Unit Price Line Item: Turf Fertilization)*

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. *(Unit Price Line Item: Insect/Disease Control)*

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District and HOA Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. *(Line Item: Irrigation Management)*

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Turf Weed Control)*

H. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. *(Unit Price Line Item: Monofilament Trim)*

III. SHRUB AND GROUNDCOVER MAINTENANCE**A. Shrub Pruning**

All shrubs shall be pruned using a combination of hand pruning and has shears to remove dead and/or damaged wood to allow for natural development of plant material and to create the effect intended by the Consultant and District and/or District/HOA Manager. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, and to promote interior growth and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these prunings. *(Line Item: Shrub/Groundcover Pruning)*

B. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 12 to 18-inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately January. All pruning debris shall be removed from the site. *(Line Item: Shrub/Groundcover Pruning)*

C. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. *(Line Item: Shrub/Groundcover Pruning)*

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Unit Price Line Item: Shrub Fertilization)*

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Fire ants shall be treated and mounds removed as needed. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. *(Unit Price Line Item: Insect/Disease Control)*

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the District and HOA and/or District/HOA Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any shrub or groundcover areas unless plant material is under warranty. *(Unit Price Line Item: Irrigation Management)*

G. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. *(Line Item: Bed Weed Control)*

IV. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees along boulevards, roadways, parks, activity areas, conservation areas, and all designated neighborhoods such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet, excluding palm trees. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. (*Unit Price Line Item: Tree Pruning*)

Palm Pruning

All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. Palms should not be pruned at an angle greater than 90-degree angle, no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seed heads. When pruning palms, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees/palms. Contractor shall be not responsible for pruning palms over 50 feet in overall height (*Unit Price Line Item: Palm Pruning*)

B. Fertilization

Contractor shall be responsible for fertilizing all planted trees that have a caliper of eight (8) inches or less. Existing mature trees do not apply. Contractor is required to notify District/HOA Manager and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. (*Unit Price Line Item: Tree Fertilization*)

Palms are to be fertilized using fertilizers especially formulated for palms. (*Unit Price Line Item: Palm Fertilization*)

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem for all planted trees that have a caliper of eight (8) inches or less, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. (*Unit Price Line Item: Insect/Disease Control*)

D. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated trees and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees/palms that were not reported to the District and HOA and District/HOA Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any trees/palms unless plant material is

under warranty. (*Unit Price Line Item: Irrigation Management*)

E. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant and/or Contractor. Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. (*Unit Price Line Item: Tree Pruning*)

V. SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish. Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. District and/or District/HOA Manager and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris, and trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the District and HOA and/or District/HOA Manager.

C. Seasonal Color Replacement

Contractor shall be responsible for replacing any seasonal color plants that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the District and HOA and/or District/HOA Manager and Consultant.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass. *(Unit Price Line Item: Deadheading & Pruning)*

F. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Fertilization)*

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. *(Unit Price Line Item: Insect/Disease Control)*

H. Watering

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the District and HOA and District/HOA Manager in writing, and will be responsible for replacement of these items.

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. *(Unit Price Line Item: Watering)*

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible

for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Bed Weed Control)*

J. Perennial Maintenance

Perennials such as but not limited to Roses, Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, District and/or District/HOA Manager and/or Consultant request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. *(Line Item: Deadheading and Pruning)*

VI. MULCHING FOR TREE AND SHRUB BED AREAS

A. Mulch

Contractor will be responsible for pricing complete application(s) of “Grade A” Medium Pine Bark Nugget mulch which will occur at the District and HOA Manager's discretion. Mulch is to be spread at a depth of two (2) inches such that none of the old or previously laid mulch is visible.

Contractor shall be responsible for weekly raking and grooming of mulch areas within all playgrounds. Contractor shall be responsible for installing mulch as needed in playgrounds. District shall be responsible for supplying mulch needed for playgrounds only. Contractor shall be responsible for removal of mulch from paved surfaces, curbs, and sidewalks. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance, i.e., mower damage around bedlines, etc.

Contractor shall provide a sample of any deviation in size or different pine bark nugget prior to installation and must have written approval prior to beginning work. *(Unit Price Line Item: Mulch)*

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined and only have areas growing into the beds removed. A three (3)-inch deep trench along turf bedlines are not required. All tree wells located in turf areas shall have root balls raked smooth, and shall be trenched and beveled at a depth of three (3) inches. . All trenching soil including mulch and debris shall be disposed of off site and is not to be redeposited back into bed areas. *(Unit Price Line Item: Mulch)*

VII. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. *(Unit Price Line Item: Debris Disposal)*

B. Road Kill

Contractor shall be responsible for removal and proper disposal of any animal carcass Monday through Friday. *(Unit Price Line Item: Debris Disposal)*

C. Park Trash Containers / Dog Stations.

Contractor shall be responsible for emptying and replacing trash liners of all trash containers every fourth day or when container is 85% full or twice a week Monday through Friday. *(Unit Price Line Item: Debris Disposal)*

D. Weed Control

All parking lot areas, roadways, parkways, pavers, curbs, gutters, drains, driveways, sidewalks areas, paths and bike paths shall be maintained to control and strive to eliminate weeds. *(Unit Price Line Item: Bed Weed Control)*

E. Disposal of Debris

All debris shall be disposed of off site. District shall furnish area for Contractor dumpster storage. *(Unit Price Line Item: Debris Disposal)*

F. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If District elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

G. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. *(Unit Price Line Item: Debris Disposal)*

VIII. LEAF REMOVAL**A. Leaf Collection**

Fallen leaves in all areas shall be collected no less than four (4) times per year and removed from property. This is to be done as requested by the Consultant and District and/or District/HOA Manager from the beginning of December through March, or until leaf dispersement ceases.

On a weekly basis, the Contractor will collect leaves from focal areas, bed, and turf areas to prevent heavy build-up and cause damage to plant material by smothering. *(Unit Price Line Item: Debris Disposal)*

B. Disposal of Debris

All debris shall be disposed of off site. *(Unit Price Line Item: Debris Disposal)*

IX. NATURAL AREA MAINTENANCE

All mulched wooded natural areas should be kept free of limbs and weeds. Natural leaf drop will not have to be removed. These areas can also be used for leaf deposit if District and/or District/HOA Manager's permission is obtained.

Contractor shall be responsible for maintaining a three-foot (3-foot) buffer between formally maintained areas and natural vegetation growth including but not limited to trees, vines, or large variety weeds. *(Unit Price Line Item: Debris Disposal)*

X. PLANT MATERIAL DISPOSAL**A. Removal**

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. *(Unit Price Line Item: Debris Disposal)*

B. Replacement

Contractor shall contact and advise the District and HOA Manager, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

XI. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish District and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to District. District shall be liable for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section XII. Irrigation System.

Contractor agrees to program, monitor, adjust and manage all automatic entire irrigation systems for all areas as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

Contractor agrees to be responsible for monitoring all systems within the described premises and correct for coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf, which obstruct the spray.

Contractor shall be responsible for checking and adjusting all controllers to assure proper operation WITH A WRITTEN SUMMARY OF FINDINGS AT MINIMUM MONTHLY. (*Unit Price Line Item: Irrigation Management*).

B. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use. Contractor shall be responsible for reading the Southwest Florida Water Management District water consumption meters and forwarding the appropriate documentation to District/HOA Manager. Based on District's and HOA's historical water and electrical use records, an agreed upon yearly level of water and electrical use shall be determined. Should water or electrical consumption be deemed excess, the District and HOA shall be reimbursed by the Contractor.

XII. ALTERNATE IRRIGATION SYSTEM

Contractor shall be responsible for employing an irrigation technician trained to manage irrigation operating system within 30 days of commencement of contract. Contractor shall be responsible for all programming necessary to properly operate irrigation system.

A. Irrigation Inspection and Management

Contractor agrees to program, monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment.

Contractor agrees to be responsible for monitoring all systems within the described premises and correct for: coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf which obstruct the spray.

Contractor shall be responsible for checking and adjusting all controllers to assure proper operation WITH A WRITTEN SUMMARY OF FINDINGS AT MINIMUM MONTHLY.

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract or as needed. Contractor shall be required to furnish District and Consultant with a summary of each clock and zone operation. Contractor shall furnish recommendations for repair and improvements to the systems with an itemized cost for proposed work.

Irrigation clocks shall have each zone identified and any malfunctions within these zones must be identified in writing within 30 days of Commencement of Contract. Contractor shall take full responsibility for repair of any irrigation-related problems not identified within said 30-day period. (*Supplemental Pricing: Alternate Irrigation Management*).

B. Irrigation System Maintenance, Repairs, and Replacement

1. Contractor shall bear all cost for any and all maintenance, repairs, and parts associated with the system including the water delivery system, main lines two (2) inches or less in diameter, lateral lines two (2) inches or less in diameter, and sprinkler heads. Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units. (*Supplemental Pricing: Alternate Irrigation Management*).
2. Contractor shall make all repairs as needed within 24 hours except for replacement of capitalized items described below. Parts and labor expense shall be born by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs. (*Supplemental Pricing: Alternate Irrigation Management*).

3. Contractor shall **not** be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, any irrigation lines greater than two (2) inches in diameter and faulty or damaged wiring. District shall be furnished an itemized parts list and cost for all such capital items that must be authorized by District prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be born by the District. (*Supplemental Pricing: Alternate Irrigation Management*).

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use. Contractor shall be responsible for reading the Southwest Florida Water Management District water consumption meters and forwarding the appropriate documentation to District/HOA Manager. Based on District's and HOA's historical water and electrical use records, an agreed upon yearly level of water and electrical use shall be determined. Should water or electrical consumption be deemed excess, the District and HOA shall be reimbursed by the Contractor.

XIII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED, AND INSECT CONTROL

- A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The Specifications are intended to be consistent with current label instructions. In the event the Specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.
- B. Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the District and HOA with healthy, vigorous plant material throughout the term of the contract.
- C. Chemical forms may vary with weather conditions.
- D. Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.
- E. Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. District, District/HOA Manager and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the contract.
- F. Contractor will be responsible for making any extra visits necessary during the year

to correct any problems which may occur during the duration of the contract.

- G.** Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.
- H.** Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

EXHIBIT “B”

SUMMARY BID FORM

Exterior Landscape Maintenance
SPRING LAKE CDD
Riverview, FL

CATEGORY A. Landscape Maintenance Total	\$
CATEGORY B. Seasonal Color / Perennial Maintenance Total	\$
CATEGORY C. Seasonal Plant Installation Total	\$
CATEGORY D. Mulch Total	\$
CATEGORY E. Palm Pruning Total	\$
FIRST YEAR TOTAL BID PRICE	\$
<i>SECOND YEAR TOTAL BID PRICE</i>	\$
<i>THIRD YEAR TOTAL BID PRICE</i>	\$

Contractor Company Name _____

Contractor Address _____

Contractor Representative _____

Contractor Signature _____

Title _____

Telephone Number _____

Date _____

*** District may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent District purchases materials tax exempt during the life of this Service Agreement, District shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

EXHIBIT “B” (Continued)

SPRING LAKE CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL
Turf		
Mow	46	\$
Lake Mowing	40	
Edge (Bedlines)	23	
Edge (Hardlines)	46	
Monofilament Trim	46	
Turf Fertilization (not around lake banks)	6	
Turf Insect/Disease/Weed Control	52	
Zoysia		
Mow	46	\$
Edge (Bedlines)	23	
Edge (Hardlines)	46	
Monofilament Trim	46	
Turf Fertilization	6	
Turf Insect/Disease/Weed Control	52	

Continued on following page.

EXHIBIT “B” (Continued)

SPRING LAKE CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM (Continued)

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	
Shrub Insect/Disease Control	52	
Shrub/Groundcover Pruning	12	
Shrub/Groundcover Fertilization	4	
Tree Pruning	12	
Tree Fertilization	2	
Palm Fertilization	4	
Debris Disposal	52	
Irrigation Management	52	

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE TOTAL \$ _____

Contractor Signature _____ Company Name _____ Date _____

*** District may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent District purchases materials tax exempt during the life of this Service Agreement, District shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT “B” (Continued)

SPRING LAKE CDD

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL \$ _____

Contractor Signature

Company Name

Date

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EXHIBIT “B” (Continued)

SPRING LAKE CDD

CATEGORY C

SEASONAL COLOR INSTALLATION ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
	Spring	4”		
	Summer	4”		
	Fall	4”		
	Winter	4”		

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL \$ _____

NOTES:

1. Not all properties have seasonal colorbeds.
2. All annuals shall be four-inch (4”) container-grown Grade A plants with multiple blooms at the time of installation.
3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.
4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
 - a. Distance away from curbs, turflines, etc.:

Spring Annuals	10"
Summer Annuals	10"
Fall Annuals	8"
Winter Annuals	8"
 - b. On Center (o.c.) Spacings:

Spring Annuals	10"
Summer Annuals	10"
Fall Annuals	8"
Winter Annuals	8"

Contractor Signature _____ Company Name _____ Date _____

*** District may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent District purchases materials tax exempt during the life of this Service Agreement, District shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT “B” (Continued)

SPRING LAKE CDD

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
Pine Bark Nugget – medium (1 st application)		
Trenching (1 st application)		
Pine Bark Nugget – medium (2 nd application)		
Trenching (2 nd application)		

CATEGORY D. FIRST YEAR MULCH TOTAL \$ _____

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.
2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

Contractor Signature _____ Company Name _____ Date _____

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EXHIBIT “B” (Continued)

SPRING LAKE CDD

CATEGORY E

PALM PRUNING ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)	TOTAL
Palm Pruning	2	

CATEGORY E. PALM PRUNING TOTAL \$ _____

Contractor Signature

Company Name

Date

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EXHIBIT “B”

SUMMARY BID FORM

Exterior Landscape Maintenance
LUCAYA LAKE CLUB HOA
Riverview, FL

CATEGORY A. Landscape Maintenance Total	\$
CATEGORY B. Seasonal Color / Perennial Maintenance Total	\$
CATEGORY C. Seasonal Plant Installation Total	\$
CATEGORY D. Mulch Total	\$
CATEGORY E. Palm Pruning Total	\$
FIRST YEAR TOTAL BID PRICE	\$
<i>SECOND YEAR TOTAL BID PRICE</i>	\$
<i>THIRD YEAR TOTAL BID PRICE</i>	\$

Contractor Company Name _____

Contractor Address _____

Contractor Representative _____

Contractor Signature _____

Title _____

Telephone Number _____

Date _____

*** District may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent District purchases materials tax exempt during the life of this Service Agreement, District shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement, and run concurrent with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

EXHIBIT “B” (Continued)

LUCAYA LAKE CLUB HOA

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL
Turf		
Mow	46	\$
Lake Mowing	40	
Edge (Bedlines)	23	
Edge (Hardlines)	46	
Monofilament Trim	46	
Turf Fertilization (not around lake banks)	6	
Turf Insect/Disease/Weed Control	52	
Zoysia		
Mow	46	\$
Edge (Bedlines)	23	
Edge (Hardlines)	46	
Monofilament Trim	46	
Turf Fertilization	6	
Turf Insect/Disease/Weed Control	52	

Continued on following page.

EXHIBIT “B” (Continued)

SPRING LAKE CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM (Continued)

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	FIRST YEAR TOTAL PRICE
Bed Weed Control	52	
Shrub Insect/Disease Control	52	
Shrub/Groundcover Pruning	12	
Shrub/Groundcover Fertilization	4	
Tree Pruning	12	
Tree Fertilization	2	
Debris Disposal	52	
Irrigation Management	52	

CATEGORY A. FIRST YEAR LANDSCAPE MAINTENANCE TOTAL \$ _____

Contractor Signature

Company Name

Date

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EXHIBIT “B” (Continued)

LUCAYA LAKE CLUB HOA

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. FIRST YEAR SEASONAL COLOR /PERENNIAL MAINTENANCE TOTAL \$ _____

Contractor Signature

Company Name

Date

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EXHIBIT “B” (Continued)

LUCAYA LAKE CLUB HOA

CATEGORY C

SEASONAL COLOR INSTALLATION ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
	Spring	4”		
	Summer	4”		
	Fall	4”		
	Winter	4”		

CATEGORY C. FIRST YEAR SEASONAL PLANT INSTALLATION TOTAL \$ _____

NOTES:

1. Not all properties have seasonal colorbeds.
2. All annuals shall be four-inch (4”) container-grown Grade A plants with multiple blooms at the time of installation.
3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.
4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:
 - a. Distance away from curbs, turflines, etc.:

Spring Annuals	10"
Summer Annuals	10"
Fall Annuals	8"
Winter Annuals	8"
 - b. On Center (o.c.) Spacings:

Spring Annuals	10"
Summer Annuals	10"
Fall Annuals	8"
Winter Annuals	8"

Contractor Signature _____ Company Name _____ Date _____

*** District may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent District purchases materials tax exempt during the life of this Service Agreement, District shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

**EXHIBIT "B" (Continued)
LUCAYA LAKE CLUB HOA**

CATEGORY E

PALM PRUNING ITEMIZED BID FORM

FUNCTION	FREQUENCY (PER YEAR)	TOTAL
Palm Pruning	2	

CATEGORY E. PALM PRUNING TOTAL \$ _____

Contractor Signature

Company Name

Date

*** District may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent District purchases materials tax exempt during the life of this Service Agreement, District shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT “B” (Continued)

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	\$
2. Pine bark nugget – medium mulch (cost/yard, spread on site)	\$
3. Mini pinebark nuggets - (cost/yard, spread on site)	\$
4. Empire Zoysia sod laid, non-site ready (cost/square foot)	\$
5. Additional labor with truck and hand tools (cost/man hour)	\$
6. Winter Rye Over Seeding (price/10,000s.f.)	\$
7. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$
8. Additional labor with truck and light power equipment (e.g., 36” and 52” walk mower) (cost/man hour)	\$
9. Additional labor with truck and heavy power equipment a. 72” bush hog with operator (cost/man hour) b. 600-gallon minimum watering truck with operator (cost/man hour)	a. \$ b. \$
10. Cost per hour a. General Laborer b. Supervisor and truck c. Irrigation Technician with one laborer & truck d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. \$ b. \$ c. \$ d. \$
11. Alternate Irrigation Management	\$

The prices above shall be commensurate with the contract term.

Contractor Signature _____ Company Name _____ Date _____

*** District may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent District purchases materials tax exempt during the life of this Service Agreement, District shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "C"
SPRING LAKE CDD AND LUCAYA LAKE CLUB HOA
SAMPLE MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: _____ Score: _____ *Performance Payment*TM % _____

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

EXHIBIT "D"
SAMPLE WEEKLY MAINTENANCE WORKSHEET

- 1) Date of maintenance visit: _____
- 2) Supervisor: _____
- 3) Watering man-hours: _____
- 4) Listing of problems and locations:
 - a) Insect and plants: _____

 - b) Disease and plants: _____

 - c) Nutrient problems and plants _____

 - d) Dry plants: _____

 - e) Wet plants: _____

 - f) Amount of mulch applied: _____
 - g) Amount of mulch needed or applied over designated amount: _____
 - h) Dead plants removed: _____

 - i) Tree service work needed: _____

 - j) Irrigation damage and repairs: _____

- 5) Extra work performed:
 - a) Number of men: _____
 - b) Their title(s): _____
 - c) Hours per man: _____
 - d) Description of work performed: _____

General Notes:

Please list any items the District and HOA Manager and/or Consultant need to know or any extra work that is to be performed outside of the grounds maintenance contract scope. Also, give an estimate of time to perform the work: _____

—

EXHIBIT "E"

SPRING LAKE CDD AND LUCAYA LAKE CLUB HOA

BOUNDARY MAPS

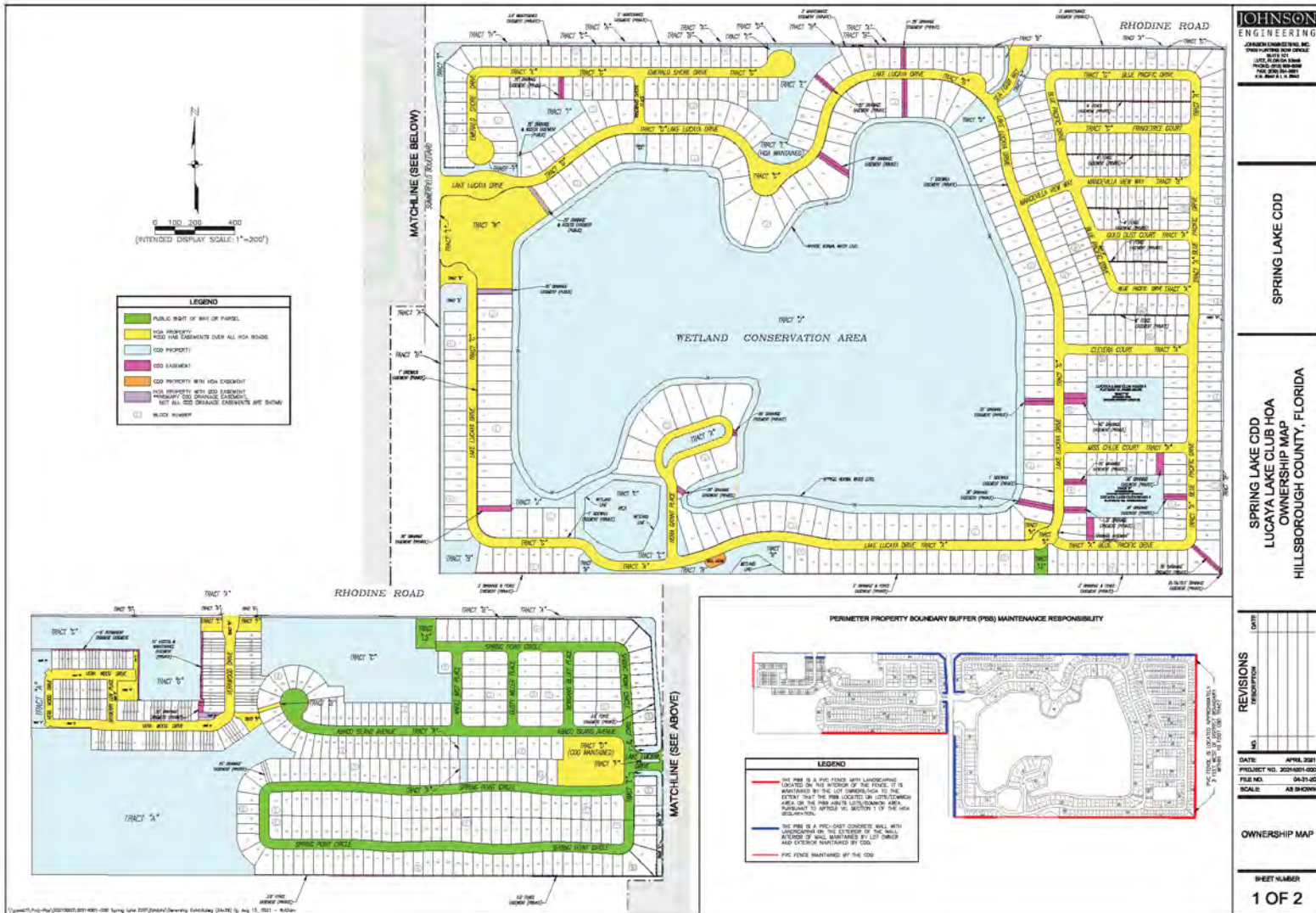


EXHIBIT "F"

SPRING LAKE CDD AND LUCAYA LAKE CLUB HOA IRRIGATION CONTROLLERS

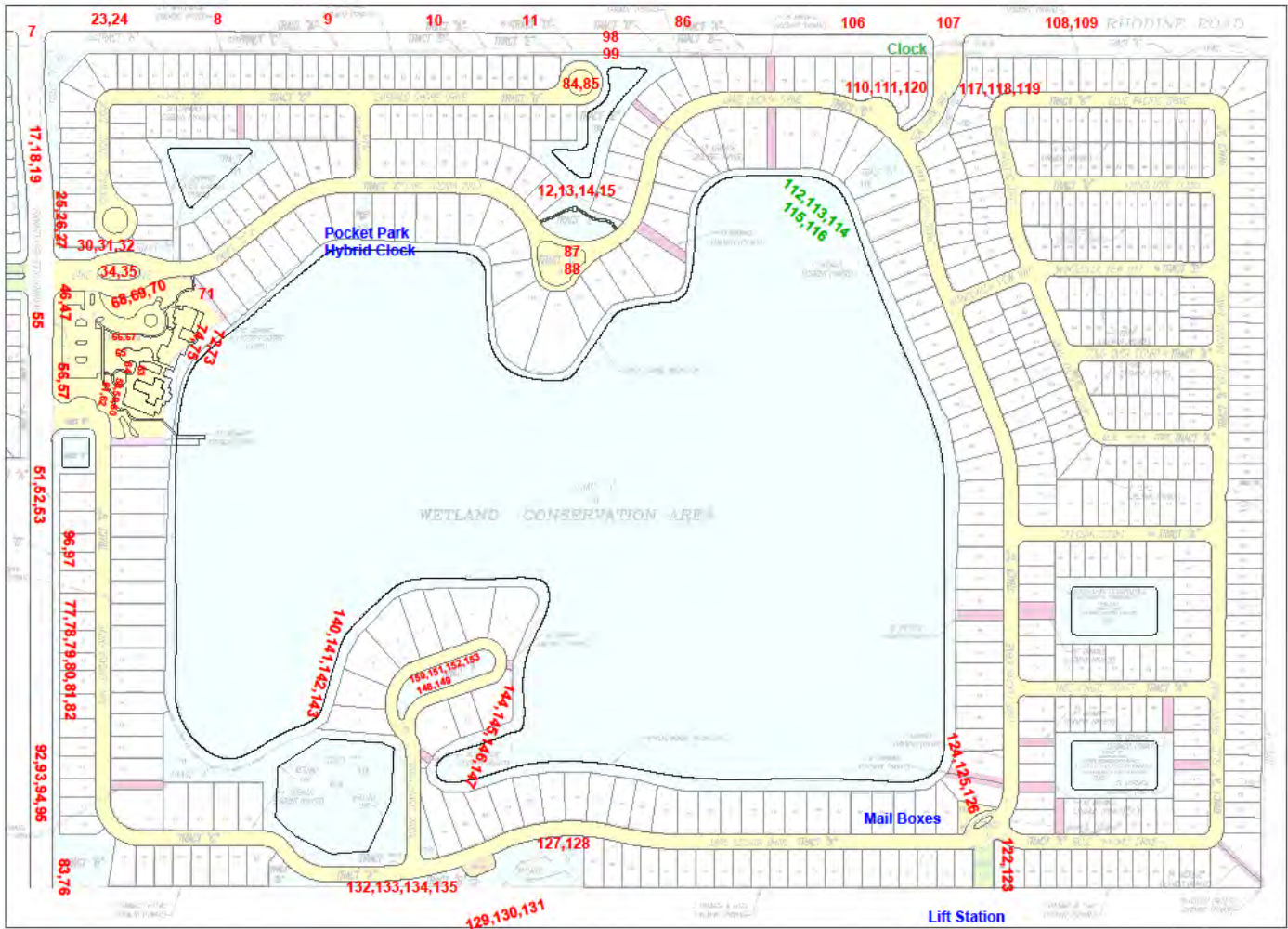


EXHIBIT “G”**SPRING LAKE CDD AND LUCAYA LAKE CLUB HOA****EVALUATION CRITERIA**

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT
 EXTERIOR LANDSCAPE MAINTENANCE SERVICES
 REQUEST FOR PROPOSALS

EVALUATION CRITERIA

Pre-Requisite: Contractor has all applicable licenses?

Pre-Requisite: Contractor is authorized to do business in Florida?

Pre-Requisite: Contractor has 5 years of experience as a landscape maintenance contractor?

Pre-Requisite: Contractor attended the Mandatory Pre-Bid Meeting?

1. Personnel & Equipment (20 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with Proposal.

2. General Experience (20 Points Possible)

This category addresses past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (15 Points Possible)

This category addresses the following issues: Does the Proposal demonstrate an understanding of the District’s and HOA’s needs for the services requested? Does it provide all information as requested by the District?

including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for “best practices” included? Does the Proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Exterior Landscape Maintenance Specifications and Contract in responding to the Proposal?

4. Financial Capacity (5 Points Possible)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District, any additional insurance being offered, and audited financial statements, or similar information.

5. Price (25 Points Possible)

This category addresses the proposed pricing for the work, taking into account the three-year term as well as the reasonableness of all unit pricing and other pricing information. A full twenty (25) points will be awarded to the Proposer submitting the lowest priced Proposal (Parts 1, 2, 3 and 4 of the Proposal,

Part IV – Pricing). All other Proposers will receive a percentage of this total amount based upon a formula which divides the lowest Proposal price by the Proposer’s Proposal price and is then multiplied by the number of points possible in this part of the price evaluation (i.e., twenty). Up to an additional ten (10) points will be awarded as to the reasonableness of all numbers and quantities provided in Parts 1, 2, 3, 4, 5 & 6 of the Proposal Part IV - Pricing (including but not limited to any unit prices provided, as well as Optional Landscaping Areas).

6. Reasonableness of ALL Numbers (15 Points Possible)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities and costs provided.

Total Points Possible (100 Points Possible)

EXHIBIT "H"

SPRING LAKE CDD AND LUCAYA LAKE CLUB HOA

CONTRACTOR INFORMATION

(Required submittal at the Contractor Pre-Bid Meeting)

All Information Must Be Completed and Submitted to the District and HOA Manager's Office no later than September 30, 2021, at 11:00 a.m., or the Proposal and Questionnaire Will Be Rejected.

1. Business Name ("Applicant"): _____
Address: _____

Telephone: _____ Fax: _____
Web Site: _____
E-Mail: _____

2. Is the Applicant a Sole Proprietorship _____ Partnership _____ Corporation _____

3. If Applicant is a Corporation, is it incorporated in the State of Florida?
Yes () (Complete Sec 3.1) No () (Complete Sec 3.2)

3.1 If yes, provide the following:

Is Applicant in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

Date incorporated _____
Charter No. _____

3.2 If no, provide the following:

In which state is the Applicant incorporated? _____

Is Applicant in good standing with that State? Yes () No ()

If no, please explain _____

Date incorporated _____ Charter No. _____

Is Applicant registered with the State of Florida? Yes () No ()

4. If Applicant is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes () (Complete Sec 4.1) No () (Complete Sec 4.2)

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

Is Applicant in good standing with the State of Florida? Yes () No ()

If no, please explain _____

Date Applicant was organized? _____

4.2 If no, in which state is the Applicant organized? _____

Is Applicant in good standing with that state? Yes () No ()

If no, please explain _____

Date Applicant was organized? _____

Is Applicant registered as a foreign partnership or limited liability company to do business in the State of Florida? Yes () No ()

If no, please explain _____

5. If the Applicant is a sole proprietorship, who is the owner? _____

6. How long in business? _____

If the Applicant has merged with another business or changed its name during the past 5 years, state the name of the firm(s) or business(es) involved in the merger and all other names, including fictitious trade names, under which the Applicant has conducted business.

7. List Applicant’s officers and titles:

<u>Name</u>	<u>Title</u>
_____	_____
_____	_____
_____	_____
_____	_____

8. Location of the Applicants’ business office responsible for the work

Street Address: _____
City: _____ State: _____ Zip Code: _____
Tel: _____ Fax Number: _____

9. Landscape Maintenance Gross Revenue in 2018: \$ _____

10. Landscape Maintenance Gross Revenue in 2019: \$ _____

11. Landscape Maintenance Gross Revenue in 2020: \$ _____

12. Headquarters location: _____

13. States in which you operate: _____

14. Name of Applicant’s Bonding Company _____
Address _____

Approved Bonding Capacities: Aggregate Limit \$ _____
Single Project Limit \$ _____
Total Current Contracts Bonded \$ _____

15. What are Applicant’s current insurance limits? (Attach a copy of Applicant’s certificate of insurance)

General Liability \$ _____
Automobile Liability \$ _____
Workers Compensation \$ _____
Expiration Date _____

16. Has Applicant been cited by the Federal Occupational Safety and Health Administration (OSHA) for any job site or company office/shop safety violations in the past two years? Yes () No ()

If yes, please describe each violation, fine, and resolution _____

16.1 What is Applicant’s current Experience Modifier Rate? _____

16.2 Has Applicant experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of an injury in the past two years? Yes () No ()

If yes, please describe each incident (Attach additional sheets if necessary) _____

17. Attach current financial statement, prepared within the last 180 days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past 365 days.

18. List any judgments, suits, claims and/or liens pending against the Applicant:

19. List and describe (including the amount of the damages paid) any lawsuits or claims for damages against the Applicant during the past five (5) years related to the performance or delivery of landscape maintenance services on any account which resulted in a judgment against the Applicant or a written settlement agreement and/or payment of money in excess of \$10,000.00 to the property owner receiving such services, and state whether such sums were paid by the Applicant or an insurance carrier on its behalf:

20. State whether the Applicant has initiated any formal bid protests during the past five (5) years related to Contracts that were not initially awarded to Applicant. If so, identify the Owner who awarded the disputed bid or Contract, the basis for the bid protest, and, if known, the reason why the Applicant was not awarded the Contract.

21. Financial references:

Bank: _____

Vendors: _____

22. Does the Applicant have a policy on drug screening? Yes () No ()

Describe policy on drug screening: _____

23. Does the Applicant have pre-employment drug screening? Yes () No ()

Describe policy on drug screening: _____

24. Describe training program for employees: _____

25. Furnish company literature that describes the Applicants' business and scope of operations.

26. List all in-house departments such as irrigation, tech services, seasonal color and their department heads:

<u>Department</u>	<u>Department Head</u>
_____	_____
_____	_____
_____	_____
_____	_____

27. List five (5) current clients including contact persons and telephone numbers:

<u>Company</u>	<u>Contact Person</u>	<u>Telephone</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

28. List all Community Development Districts serviced by the Applicant during the past five (5) years, and whether each such District is a current client.

<u>Company</u>	<u>Contact Person</u>	<u>Telephone</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

29. List three (3) jobs lost in the previous 12 months and the reason(s) why:

Company: _____
Contact Person: _____
Telephone: _____
Reason job lost: _____

Company: _____
 Contact Person: _____
 Telephone: _____
 Reason job lost: _____

Company: _____
 Contact Person: _____
 Telephone: _____
 Reason job lost: _____

30. List five (5) of your largest maintenance accounts, their contract value and length of service:

<u>Account Name</u>	<u>Value</u>	<u>Length of Service</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

31. List irrigation technicians trained to manage irrigation operating system and include number of years of experience in operating these systems.

Dated this _____ day of _____, 2021.

 Name of Applicant (Business Name) By: _____
Signature

(Print or Type Name and Title of Person Signing)

Apply Corporate Seal, if filing as a corporation

Spring Lake Community Development District
Lake and Dock Rules (Draft)
(As of August 31, 2021)

Commented [ME1]: Before finalization, it is recommended that a complete defined term search be completed and appropriate corrections made.

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2021 at a duly noticed public meeting, the Board of Supervisors of the Spring Lake Community Development District adopted the following Rules to govern the use of Lake Lucaya, the use and operation of watercraft and vessels upon the lake, and construction of private Docks within the lake.

1. **Introduction.** These rules address the terms and conditions associated with the use of Lake Lucaya, the use and operation of watercraft and vessels within Lake Lucaya, and construction of private docks within Lake Lucaya (“Rules”). These Rules are designed to assist in maintaining the natural resources within, and along the shoreline of Lake Lucaya. The Rules are designed to reduce erosion and scour where possible. The Spring Lake Community Development District (“CDD”) owns the Lake and is a public entity. All applicable regulations and statutes pertaining to waters of the State of Florida remain in full force and effect.

USE OF LAKE LUCAYA, LAKE BANKS AND BOATING

2. **Hours of Operation.** Residents, their guests and authorized users may use Lake Lucaya from sunrise to sunset. Waterskiing is limited from 10am to one hour prior to sunset, Monday-Friday, and from 8am to one hour prior to sunset on Saturdays, Sundays and Federal Holidays.
3. **Usage Guidelines.** Lake Lucaya is available for fishing and certain recreational uses. Swimming is not permitted as the lake is NOT designed for swimming. All underwater sports and activities are prohibited. Residents, their guests, and authorized users utilize Lake Lucaya at their own risk. Hazards include but are not limited to alligators, snakes, toxic algae, parasites, bacteria, and amoeba. Non-motorized watercraft, non-motorized vessels and motorized vessels shall not be operated within one-hundred fifty (150) feet waterward and seventy-five (75) feet on either side of the Community Beach Area (0.86 acres). Speed shall not be greater than is reasonable under the local conditions and other water traffic. The maximum speed is thirty-two (32) miles per hour (mph). Motorized vessels must not exceed Idle Speed/No Wake (the slowest speed at which a motorized vessel can operate and maintain steerageway and headway with

control) within one hundred fifty (150) feet of the shoreline at all times. Additionally, motorized vessels must not exceed Slow Speed/Minimum Wake (the speed at which a motorized vessel can operate producing little to no wake) in the restricted southeastern lobe of Lake Lucaya at all times, as such area is depicted on Exhibit B attached hereto. All fully loaded non-motorized watercraft and motorized vessels shall maintain one (1) foot of clearance between the submerged bottom and deepest draft (hull or engine, whichever is greater) at all times, except as necessary to get to or from the boat ramp or a dock. The beaching or grounding of any non-motorized vessel or motorized vessel anywhere along the Lake Lucaya shoreline or shallow areas is prohibited.

4. **Fishing.** Fishing at Lake Lucaya is catch and release. Fishing from watercraft and vessels registered with the Lucaya Lake Club Homeowners Association (“HOA”) is allowed. Lakefront residents and their guests may also fish from the CDD-owned lake banks immediately behind their property. Residents, their guests, and authorized users must comply with the provisions of s. 379.354 (2020) and be properly licensed to fish in freshwater unless exempt under s. 379.353 (2020).
5. **Non-Motorized Watercraft and Non-Motorized Vessels.** The Lucaya Lake Club Homeowners Association shall determine whether to require registration of non-motorized canoes, kayaks, paddleboards, paddleboats, sailboards, sailboats, windsurfing boards and rowboats, and the process therefore.

Safety Equipment Required. The owner and operator of a non-motorized watercraft or non-motorized vessel is responsible for carrying, storage, maintenance and use of the safety equipment required by the United States Coast Guard, and Ch. 327 and Ch. 328 of the Florida Statutes.

6. **Motorized Vessel Registration and Operation Requirements.** All Lakefront property residents shall first complete an application and register with the HOA any vessel, as said term is defined in s. 327.02(46), Fla. Stat. (2020), before such vessel may operate upon Lake Lucaya. Motorized vessels may not exceed twenty-four (24) feet in length and two-hundred fifty (250) horsepower (hp). Only vessels with Flat Bottom Hulls or Modified-V Hulls up to twenty (20) inches are allowed.
 - a. **Prohibition on Airboats, Personal Watercraft, Two (2)-Stroke Outboard Motors, Vessels with Deep-V Hull, and Vessels with Ballast.** Airboats; personal watercraft; two (2)-stroke outboard motors; vessels with deep-V hulls and motorized vessels equipped with ballast, ballast tanks or ballast bags and/or wave surf shapers/wedges are NOT authorized to operate on Lake Lucaya.

Commented [ME2]: Please note that HGS has not researched the potential liability of the CDD, if any, for restricting boats that may have been previously allowed by the Developer or HOA. That would require board approval and would take time and resources. HGS recommends this research be conducted by the District’s new legal counsel.

b. Provision of Information to the Spring Lake CDD. Once received from the HOA, the District Manager shall review the Application filed with the HOA to ensure:

- (1) Proof of insurance coverage at limits no less than \$300,000 combined single limit, or \$100,000/\$300,000/\$100,00 split limits for the vessel. This coverage must be renewed annually with a copy provided to the District Manager.
- (2) Copy of the current registration of the vessel with the State of Florida in accordance with the requirements of Ch. 328, Fla. Stat. (2020). Lake Lucaya is owned by the Spring Lake CDD which is considered a public entity. Therefore, the provisions of s. 328.03(1)(a), Fla. Stat. (2020) apply. This registration must be renewed annually and a copy provided to the District Manager.
- (3) Copies of Florida Boater Safety ID Cards for anyone born on or after January 1, 1988, who will be operating a motorized vessel in Lake Lucaya with an engine of ten (10) horsepower or more. If additional operators are added, copies of the Florida Boater Safety ID Cards must be sent to the District Manager.

The CDD Manager shall notify the HOA Manager when the above requirements are satisfied, after which the vessel may be registered by the HOA.

c. Wake Restrictions. When operating a vessel on plane or creating a wake, the vessel must remain a minimum of one-hundred fifty (150) feet away from the shoreline. All vessels shall comply with “Idle Speed, No Wake” and “Slow Speed, Minimum Wake” zones which may be designated by the Spring Lake CDD when necessary or appropriate.

d. Safety Equipment Required. The owner and operator of a motorized vessel is responsible for carrying, storing, maintenance and use of the safety equipment required by the United States Coast Guard, and Ch. 327 and Ch. 328 of the Florida Statutes.

7. Watercraft and Vessel Operating Regulations. All operators of watercraft and vessels operating upon Lake Lucaya shall comply with the following operating regulations.

a. Compliance with Applicable Law. All operators of watercraft and vessels operating upon Lake Lucaya shall comply with all applicable federal, state and local laws, rules and regulations pertaining to boating

and navigational safety.

- b. Navigational Lights. All navigation lights of watercraft and vessels must be on during any period of restricted visibility.
- c. Right-of-Way. Watercraft and vessels not under motorized power (e.g., sailboats, canoes, kayaks, rowboats, etc.) shall have the right-of-way upon Lake Lucaya. Nevertheless, operators of watercraft and vessels not under power shall make every effort to stay out of the way of motorized vessels.
- d. Lake Bank. In order to prevent damage to the storm water management system, no motorized vessel shall be tied, or otherwise secured, to the lake bank.

DOCK STRUCTURES

- 8. Approval of Dock Structures. No Dock Structure may be constructed, altered or added to within Lake Lucaya except in accordance with the following requirements. The term “Dock Structure” used herein shall refer to a dock and related improvements constructed in the Lake consisting of, without limitation, a deck/walking surface (ie., Boardwalk) on pilings and/or flotation devices, railings, roof, outer boat lift pilings and boat lift, and related improvements which is located adjacent to the rear boundary line of the benefitted lot.
 - a. Adoption of the Lucaya Lake Club Master Dock Plan. The Lucaya Lake Club Master Dock Plan (“Master Dock Plan”) revised June 24, 2020, attached hereto as **Exhibit A**, is hereby adopted. The Master Dock Plan shall govern the type, design and location of private Dock Structures which may be constructed only from properties bordering Lake Lucaya.
 - (1) Application Required. Prior to construction, alteration, or addition of any Dock Structure, the owner of such lot shall submit a completed “Dock Construction/Alteration Request”, together with all submittals and fees required therefore, to the HOA Community Association Manager. The HOA shall then conduct its review. After the HOA, Lucaya Lake Club Design Review Committee (DRC), and the Community Association Manager complete their review of the application and find it to be acceptable to the HOA, the application must be forwarded to the Spring Lake CDD Manager for review by the Spring Lake CDD.
 - (2) Review by Spring Lake CDD Manager. The District Manager will

review the application for completeness then forward it to the District Engineer for review. Upon the District Engineer's recommendation for approval or denial, the District Manager will send a written approval or denial to the Homeowner and copy of such letter to the LLC HOA. If approved, the homeowner and their Dock construction company will then coordinate logistics regarding the dock construction with the District Manager. No Dock Structure may be constructed, altered, or added until the District Manager has provided a written approval for such construction, alteration, or addition in accordance with these Rules.

- (3) Review by Spring Lake CDD Engineer. Upon receipt of a fully completed Application, the District Engineer shall review the Application for the limited purpose of determining the consistency of the Application with the provisions of the Master Dock Plan, the District's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies. Upon completion of such review, the District Engineer shall formulate a written recommendation to the District Manager as to whether or not the Application complies with the foregoing. The Applicant may be billed up to \$170 for the District Engineer's services should the individual review take longer than fifteen (15) minutes.
- a. Should the District Engineer determine that the Application is consistent with the Master Dock Plan, the District's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies, the District Engineer shall so advise the District Manager.
 - b. Should the District Engineer determine that the Application fails to comply with the provisions of the Master Dock Plan, the District's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies, then the District Engineer shall so advise the Homeowner and provide the Homeowner with an opportunity to amend the Application, to include payment of an additional Engineering Services Fee of up to \$170 for each resubmittal.
 - c. If the Homeowner refuses to amend the Application or the amendment of the Application does not cure the failure to comply, then the District Engineer shall so advise the District Manager and advise of the basis upon which the

District Engineer determined that the Application fails to comply with the foregoing.

- (4) Approval Letter for Construction. Following receipt of the District Engineer's approval of the Application and receipt of any fees required for services provided by the District Engineer pursuant to and authorized by Spring Lake CDD Resolution 2021-07 passed and adopted April 6, 2021, the District Manager shall then issue the Approval Letter for Construction.
 - (5) Time Limit for Completion of Construction. All construction of a Dock Structure must be completed within eighteen (18) months of the date of the Approval Letter for Construction.
- b. Appeal of Denial. An applicant whose application was not approved by the District Engineer may appeal such denial by furnishing written notice of appeal to the District Manager within ten (10) days of receipt of the denial notice. The written notice of appeal shall set forth the grounds for the appeal to the CDD Board of Supervisors. The CDD Board of Supervisors shall exercise good faith efforts to consider the appeal as soon as reasonably possible following receipt of the appeal at a regularly scheduled meeting of the Board of Supervisors. The determination of the Board of Supervisors regarding the appeal shall be final.
 - c. Scope of Review. The District's review of the Application is limited to a determination of whether the proposed Dock Structure is consistent with the Master Dock Plan, the District's Southwest Florida Water Management District Environmental Review Plan (as amended from time to time), and the District's Rules and Policies. The District shall not be responsible for determining whether the proposed Dock Structure complies with any applicable laws, rules and regulations, codes and ordinances, including, without limitation, zoning ordinances, subdivision regulations and current building codes, nor shall the District be responsible for confirming the receipt or existence of any necessary legal rights to conduct the work and install and operate the proposed Dock Structure, including but not limited to applicable permits, real estate rights, licenses, and/or approvals of the Lucaya Lake Club Homeowners Association. The District shall have no liability or obligation to determine whether the proposed Dock complies with any such laws, rules, regulations, codes or ordinances and/or whether any such rights and/or approvals have been obtained.
 - d. Dock Structure Size Limitations. No Dock shall be larger than twelve feet by twelve feet (12x12). No Boardwalk walkway shall be more than four (4) feet wide. Docks will be constructed as close to the shore as

Commented [ME3]: The District should discuss and reference what property interest a resident has to be able to place a Dock Structure on CDD-owned property. New District counsel should check the plat and other recorded documents.

feasible. The District Engineer may allow Boardwalk walkways to extend up to a maximum of thirty-five (35) feet in length on a case-by-case basis to accommodate shallow areas. No Boat Lift roof structure shall be larger than twelve by twenty-four (12x24) feet and must run perpendicular to the dock. Exceptions may be granted on a case-by-case basis to meet Americans with Disabilities Act (ADA) requirements.

- e. No Vested Rights. Nothing contained in this Rule or the Master Dock Plan shall be construed or interpreted to vest or create in the owner of any lot bordering the Lake Lucaya the right to construct a Dock from such lot.

ENFORCEMENT

- 9. **Enforcement**. In the event a resident, guest or authorized user violates this rule and/or a resident's Non-Motorized Watercraft, Non-Motorized Vessel or Motorized Vessel is not in compliance with this rule, he or she shall be subject to the following:
 - a. Fines. (i) The first violation will incur a fine of One Hundred and 00/100 Dollars (\$100); (ii) a second violation will incur a fine of Two Hundred and 00/100 Dollars; (iii) a third violation will incur a fine of Four Hundred and 00/100 Dollars (\$400); and, (v) any additional violation(s) will incur a fine of One Thousand and 00/100 Dollars (\$1,000). The District Manager shall have the authority to exercise discretion in enforcing the fines and may escalate a fine up two levels (e.g., from a second violation to a fourth violation). The District Manager shall have the discretion to provide verbal or written warning(s) (or both) prior to fining the resident, guest or authorized user. This rule shall serve as an independent basis under which any violation of this rule may result in a suspension of the right to use the District's Lake, towing of any unauthorized vessels at the owner's expense, a fine for each violation as determined by the District Manager in accordance with this rule plus any and all collection costs, court costs, attorney's fees, and fees and expenses incurred by the Spring Lake CDD to enforce these Rules, collect fines imposed by these Rules, or recover damages or restitution for damage to property owned by the Spring Lake CDD.
 - b. Suspension of Privileges. In addition to the Fines outlined above, privileges at the Lake and adjacent District Lake banks can be subject to suspension by the Board of Supervisors if (i) a resident submits false information on a registration or application or (ii) a resident, guest or authorized user fails to abide by these Rules.

- (1) Non-Immediate Suspension. In addition to any fines: (i) A First Offense Violation will result in written notice and explanation of the violation and a copy of such notice being filed with the District Manager. (ii) A Second Offense Violation will result in an automatic suspension of all Lake privileges for thirty (30) days for the offender and watercraft or vessel involved. Written notice and explanation will be given and a copy of such notice will be filed with the District Manager. (iii) A Third Offense Violation will result in a suspension of all Lake privileges until the next Board of Supervisors Regular Meeting. At the Board Meeting, a record of all previous offenses will be presented to the Board for recommendation of suspension of privileges for (1) calendar year (or some shorter amount of time at the Board's discretion).
- (2) Immediate Suspension and Removal. The District Manager has the exclusive right, authority and discretion to suspend any resident, guest or authorized user when such action is necessary to protect the District's facilities from damage, when a person refuses to comply with the direction of the District Manager or his or her designee, when a person refuses to leave Lake Lucaya or other District-owned property when instructed to do so by the District Manager, or when the person poses a threat to the health, safety or welfare of District staff, HOA staff, or other residents and authorized users of Lake Lucaya and District-owned lands, for a period of no less than seven (7) days. (i) An Accident Report, if necessary, will be generated and a copy filed in the District Manager's Office. (ii) Upon issuance of an immediate suspension, should the offender continue to act or perform in an inappropriate manner/behavior, they shall forfeit all Lake privileges until the next Board of Supervisors' regular meeting. Thereafter, the Board of Supervisors may suspend such privileges for a period of up to one (1) year.
- (3) Notwithstanding the foregoing, if at any time a resident, guest or authorized user is arrested or trespassed for an act allegedly committed while at or on the District's Lake property, they shall have all Lake privileges immediately suspended until the next Board of Supervisors' Regular meeting. At that Board meeting, the Board will be presented with the facts surrounding the arrest or trespass and determine a length of suspension of Lake privileges for up to one (1) year. Written notice will be given to the resident, guest or authorized user as to the Board of Supervisors' decision.
- (4) Entering Lake Lucaya or the District-owned Lake Banks during a suspension period will result in a trespass warrant issued by the Hillsborough County Sheriff's Office, Florida Highway Patrol or

Florida Fish and Wildlife Commission.

- (5) Suspension Effective Date: (i) The effective date of suspension will be from the date of the written notice of suspension or from the date of any immediate suspension. All calendar days will be calculated toward the total number of suspension days. The Effective Date for the suspension will be stayed until the next Board meeting if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within five (5) business days of the date of the written notice or the date of any Immediate Suspension.
- (6) Appeal Process –Residents, Guests and Authorized Users.
 - (a) Any person(s) has the right to dispute and request an appeal of a fine or suspension to the District’s Board of Supervisors. (i) A notice of appeal must be submitted in writing to the District Management Office for placement on the next Regularly scheduled meeting agenda. (ii) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of the appeal. (iii) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next scheduled District regular meeting or such appeal will be heard at the next subsequent scheduled regular District meeting.
 - (b) Any person(s) appealing will be governed by the following procedures: (i) Appellant must be physically present or represented by counsel at the meeting in which the appeal will be heard by the Board of Supervisors. If the Appellant is a minor, the Appellant’s parent, guardian or attorney must be physically present. Failure of attendance will result in dismissal of appeal with no resubmission on future District Agenda dockets. (ii) Appellant’s argument and basis for appeal will be limited to five (5) minutes per violation unless otherwise expanded by the Board of Supervisors. (iii) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal. (iv) Appellant must furnish eight (8) copies of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 - (c) The District’s Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion. (i) District action(s) will be resolved by way of successful Board

motion. (ii) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

(d) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion. (i) District action(s) will be resolved by way of successful Board motion and shall constitute final action by the Spring Lake CDD. (ii) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

c. Minors. When the issue of a suspension or an appeal is brought before the Board of Supervisors and the person subject to the suspension or appeal is a minor, the Appellant's parent, guardian or attorney must be physically present.

GENERAL PROVISIONS

10. **Authority of District Manager and District Engineer.** The District Manager and District Engineer shall have the authority to take such actions as may be necessary to implement and administer the provisions of these Rules.
11. **Conflicts.** Any prior CDD rules and/or policies governing the same subject matter as the foregoing rule are hereby rescinded to the extent such rules/policies are in conflict with the rule set forth herein.
12. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.
13. **Effective Date.** The foregoing rule shall be effective as of _____.

EXHIBIT A: Lake Lucaya Master Dock Plan





EXHIBIT B: Lake Lucaya Usage/Erosion Control Map

Specific Authority: §§ 120.69, 190.011, 190.012, 190.035, 190.036, 190.041, Fla. Stat.
Law Implemented: §§ 120.69, 190.011, 190.012, 190.035, 190.036, 190.041, Fla. Stat.

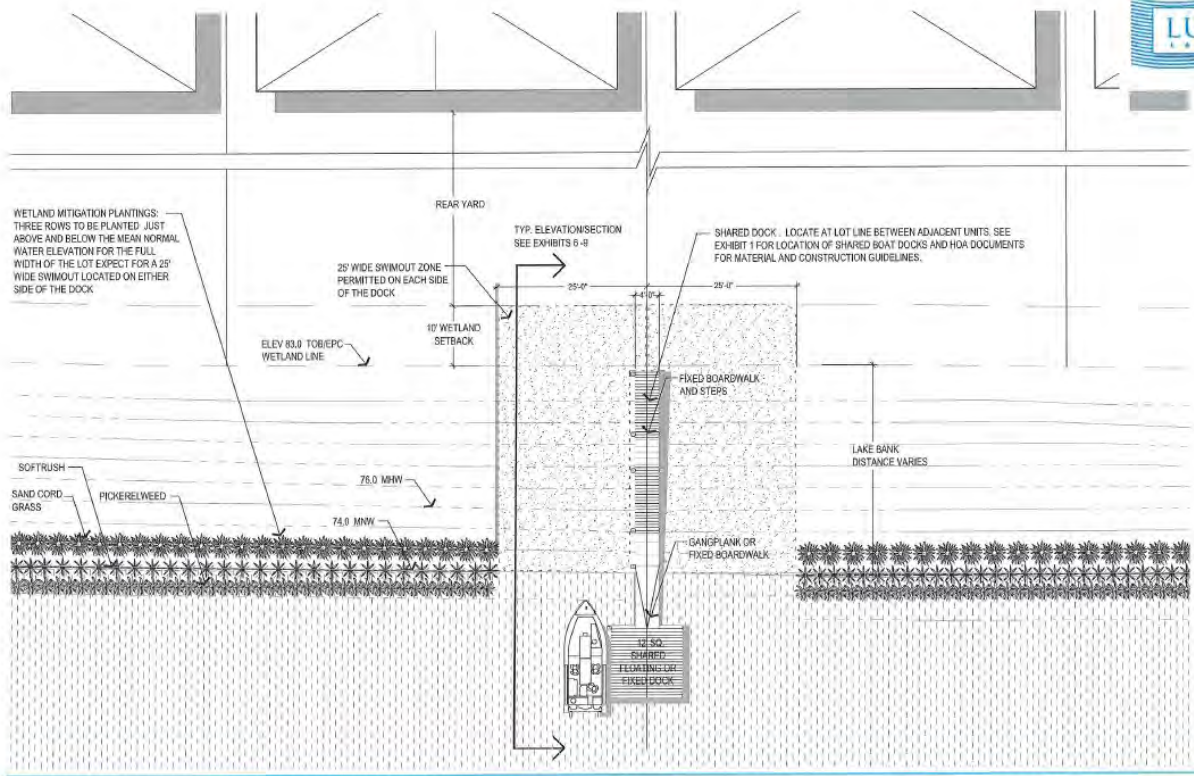
EXHIBIT A:
Lucaya Lake Club Master Dock Plan
 (Revised June 24, 2020)



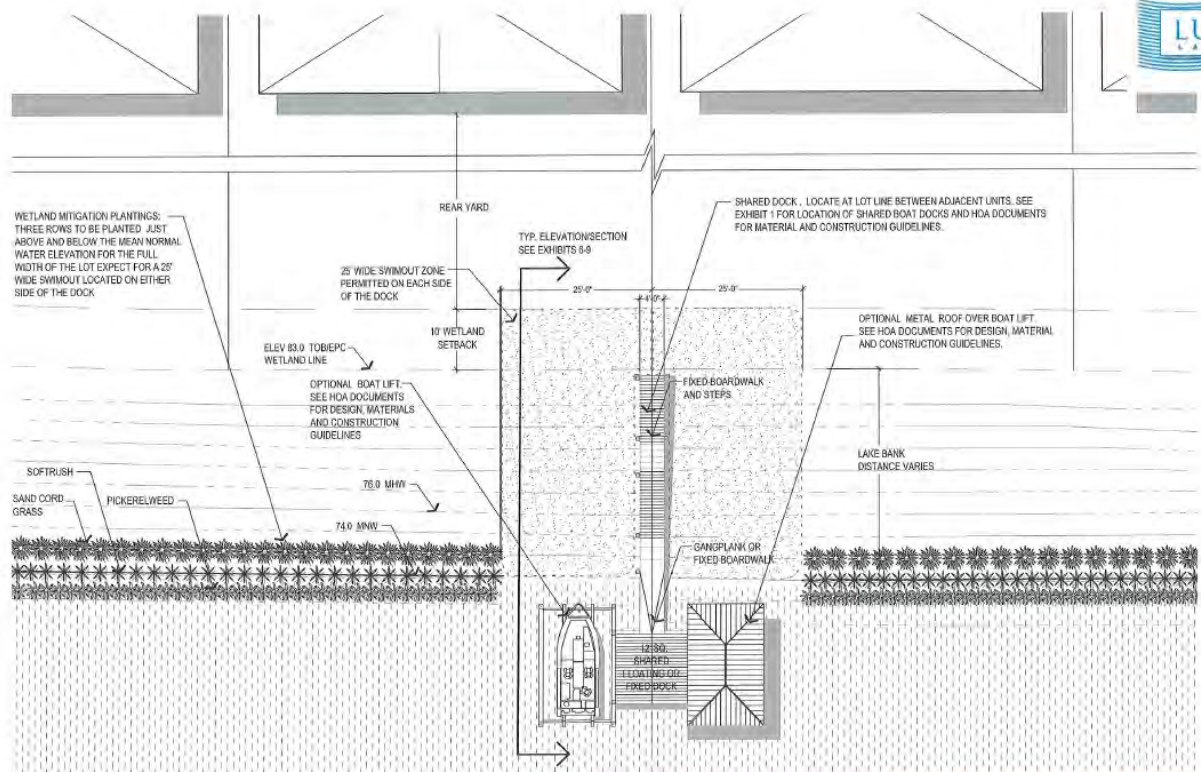
LEGEND

-  Typical Pairs of Lots With Shared Docks
-  Typical Pairs of Lots With Shared Docks
-  Typical Lot With Individual Dock
-  Location of Detailed Dock Plans and Cross Sections. See Exhibits 2-7.

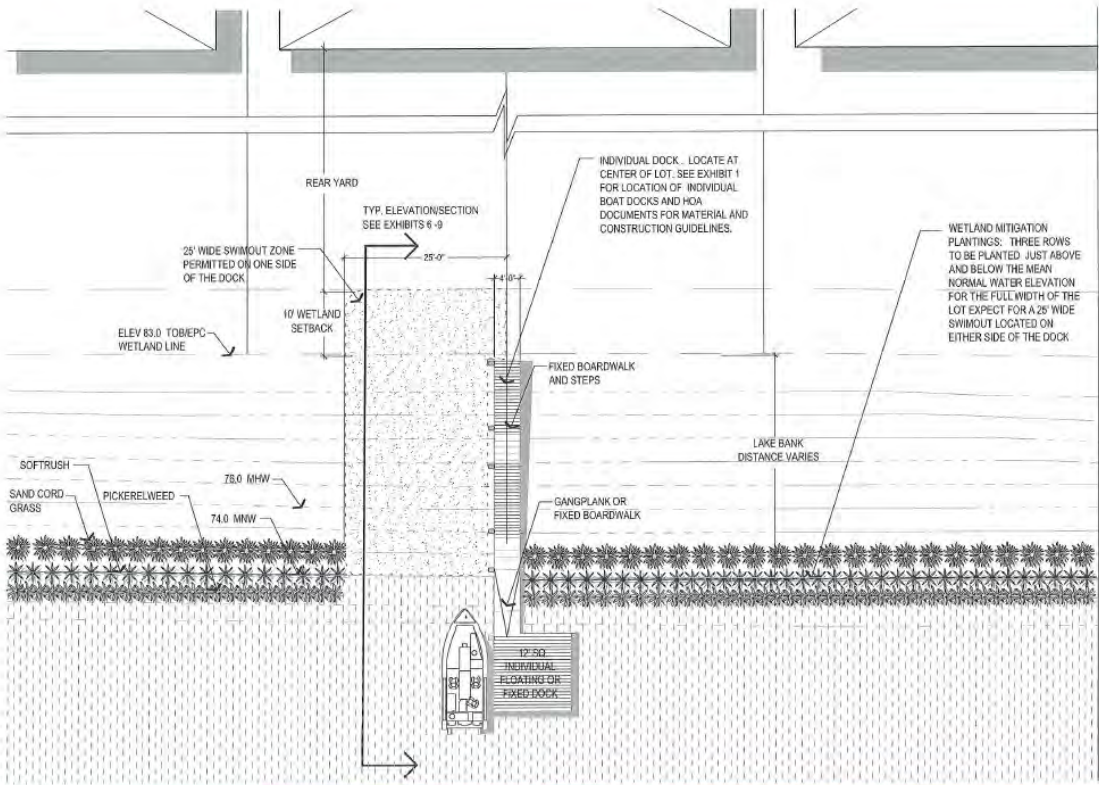
MASTER DOCK PLAN KEY MAP



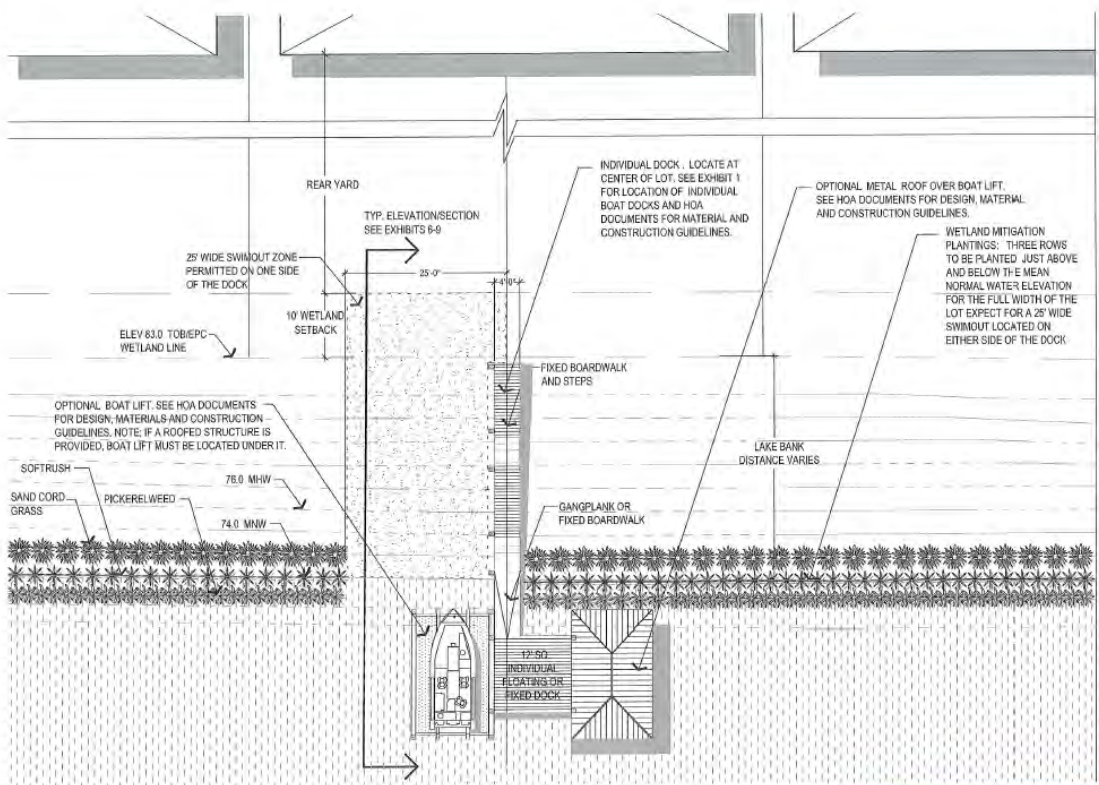
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT



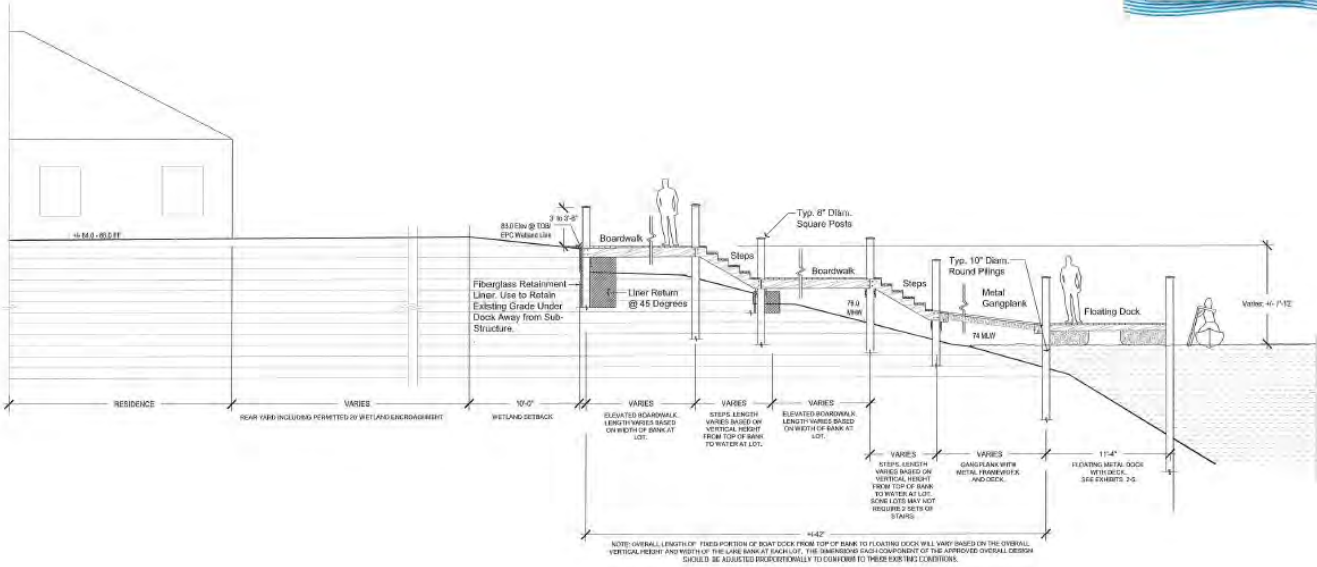
TYPICAL SHARED BASE FLOATING OR FIXED DOCK LAYOUT WITH DESIGN OPTIONS



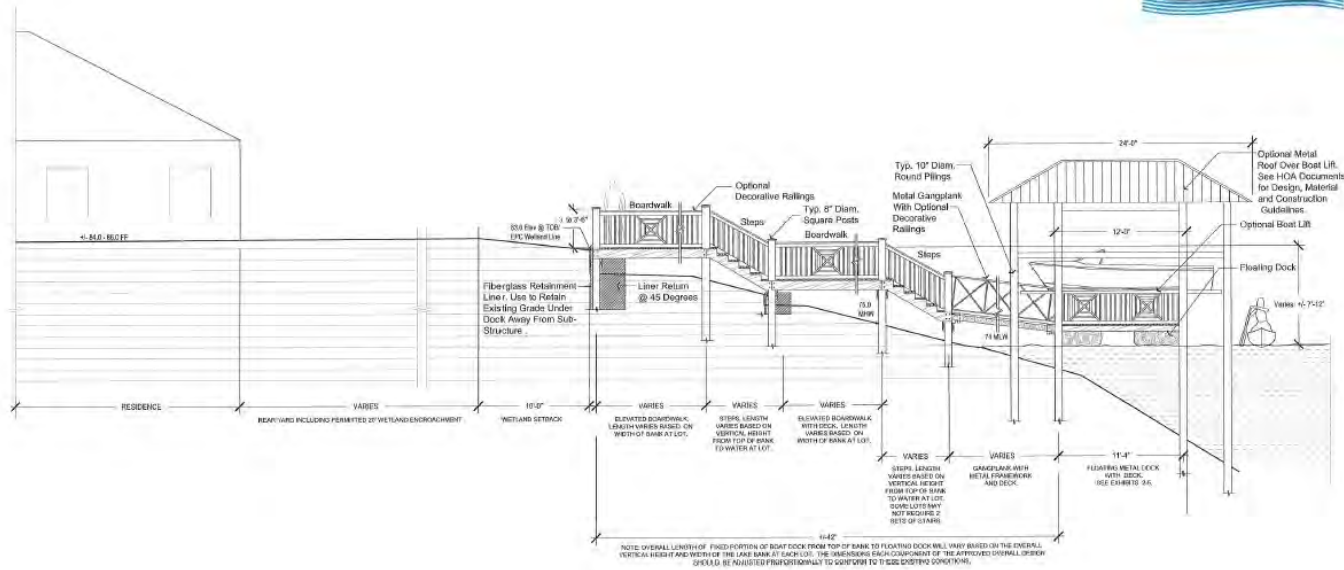
TYPICAL INDIVIDUAL BASE FLOATING OR FIXED DOCK LAYOUT



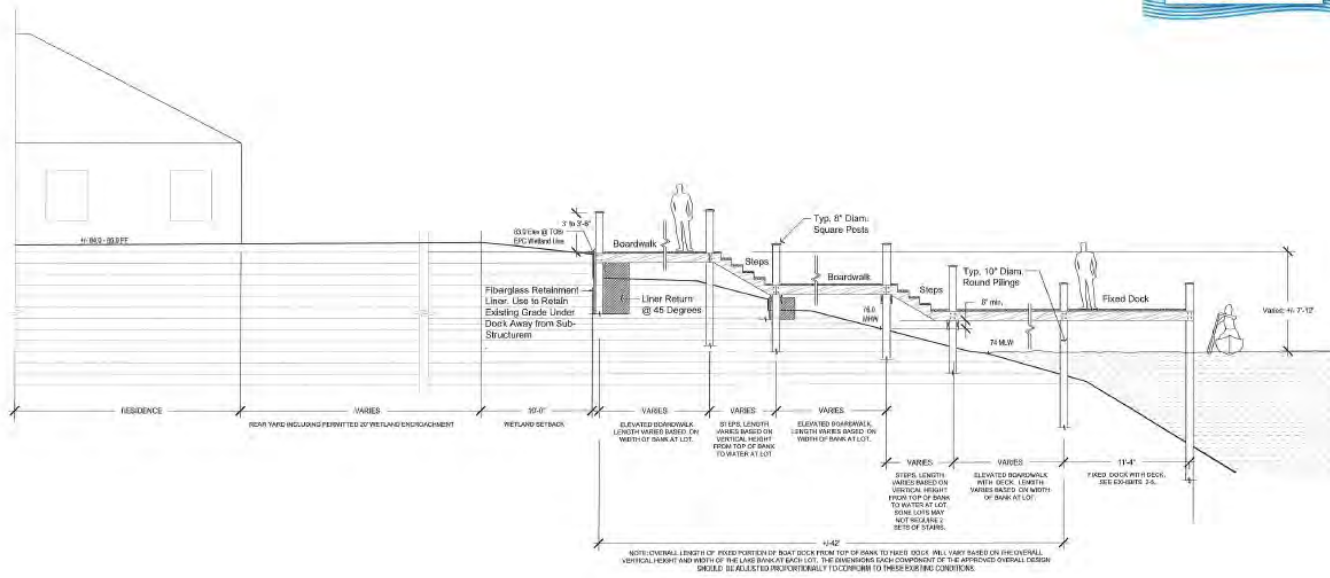
TYPICAL INDIVIDUAL BASE FLOATING OR FIXED DOCK LAYOUT WITH DESIGN OPTIONS



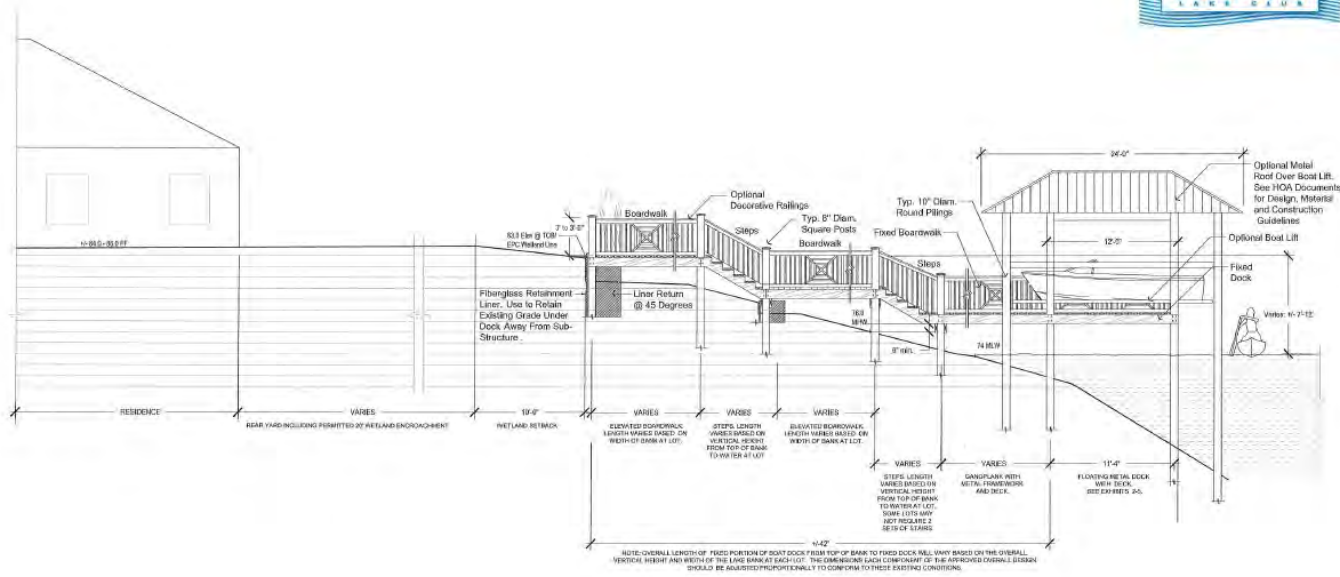
TYPICAL SHARED AND INDIVIDUAL BASE FLOATING DOCK SECTION



TYPICAL SHARED AND INDIVIDUAL BASE FLOATING DOCK SECTION WITH DESIGN OPTIONS



TYPICAL SHARED AND INDIVIDUAL BASE FIXED DOCK SECTION



TYPICAL SHARED AND INDIVIDUAL BASE FIXED DOCK SECTION WITH DESIGN OPTIONS

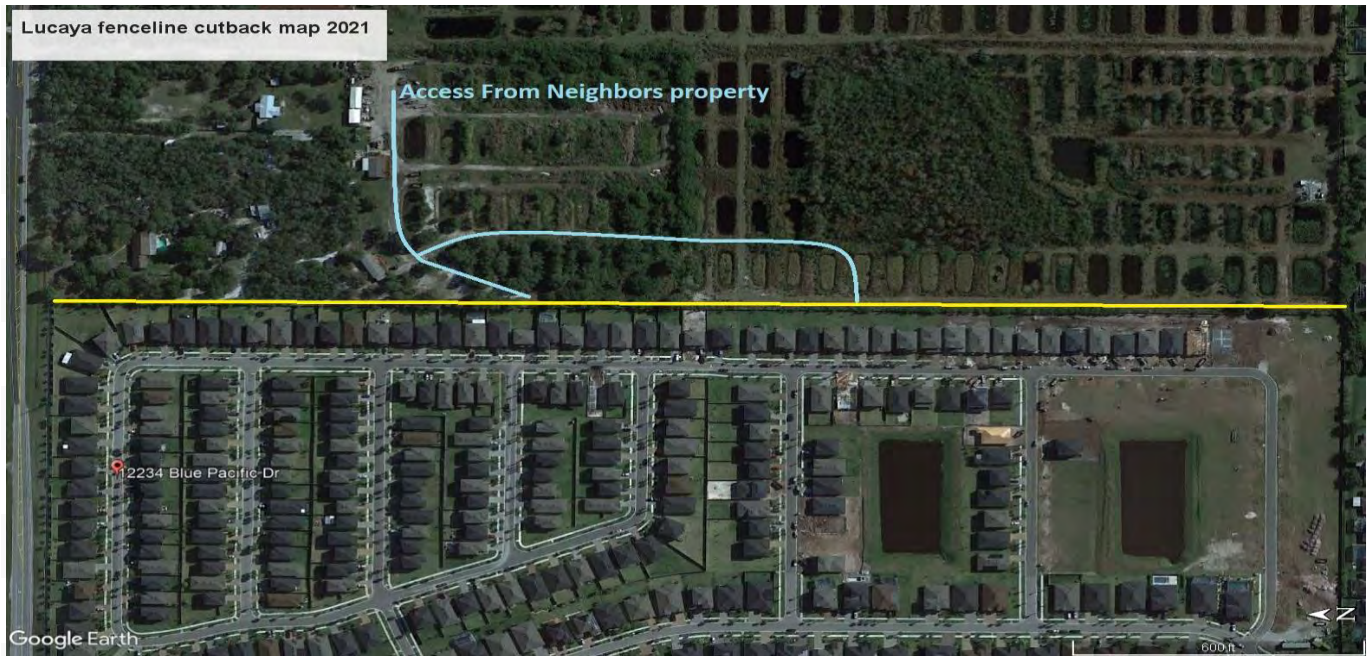
EXHIBIT B:
Lake Lucaya Usage/Erosion Control Map



Tree Care Services Proposal

<p>Customer Name Greg Funk Customer Phone 813-382-0824 Customer E-Mail gregory.funk@brightview.com Billing Address 9713 Palm River road Billing City, St, Zip Tampa, FL</p>	<p>Jobsite Name Lucaya CDD Jobsite Address 11301 Lake Lucaya Drive Jobsite City, St, Zip Tampa, FL Jobsite Contact Justin G Romero Jobsite Contact Phone 813.363.0344</p>
---	--

Tree Species	Quantity	Service	Priority	Estimated Cost
Fence-line clearance	1	<p>Provide a three man crew with chainsaws, chipper & chip truck and a Gator (to escort debris) on a per day rate of \$2,250.00. The objective is to clear out all debris between the vinyl fence and the barbed wire fence. The per day rate of \$2,250.00 is good for clearing normal growth not exceeding 30'. any larger trees to be removed there will be additional cost due to higher dump fees. The client will set the price "not to exceed" which will dictate the amount of available days to perform work.</p>		\$2,250



Customer Approval Signature

Company Representative Signature

Items included in this price

Jobsite clean-up and debris disposal



All materials



City ordinances for noise and traffic blockage researched and followed



All applicable taxes



Company-supplied, regularly-maintained tools and equipment



Drive time



Priority 1 Subtotal	\$0
Priority 2 Subtotal	\$0
Priority 3 Subtotal	\$0

24151 Ventura Boulevard, Calabasas, CA 91302

Phone (818) 225-5800 Fax (818) 225-8500

www.treecareservices.com

Proposed Cost

Total Proposed Cost **\$2,250**

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

August 3, 2021 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, August 3, 2021 at 6:30 p.m.** at The Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Public Hearing and Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, August 3, 2021 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair	
Ruth Brown	Vice-Chair	
William Kidwell	Supervisor	
Chrissy Nieves	Supervisor	<i>via conference call</i>
Tom Bigelow	Supervisor	

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Michael Eckert	District Counsel, Hopping Green & Sams	<i>via conference call</i>

There were ten audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Reidt directed the Board to recess to the public hearing.

39 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

40 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

41
42 MOTION TO: Open the public hearing.
43 MADE BY: Supervisor Kidwell
44 SECONDED BY: Supervisor Keipper
45 DISCUSSION: None further
46 RESULT: Called to Vote: Motion PASSED
47 5/0 - Motion Passed Unanimously

48
49 **B. Staff Presentations**

50
51 Mr. Reidt went over the proposed FY 2022 budget and line items with the Board.
52

53 **C. Public Comments**

54
55 There were public comments on mailings, concern over not receiving mailings, and future debt
56 service refinancing. Mr. Eckert stated that notice was issued in the newspaper and mailings are not
57 controllable since they rely on the post office.
58

59 **D. Consideration of Resolution 2021-12; Adopting Proposed Fiscal Year 2022 Budget**

60
61 The Board reviewed the resolution.
62

63 MOTION TO: Approve Resolution 2021-12.
64 MADE BY: Supervisor Kidwell
65 SECONDED BY: Supervisor Keipper
66 DISCUSSION: None further
67 RESULT: Called to Vote: Motion PASSED
68 5/0 - Motion Passed Unanimously

69
70 **E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

71
72 Mr. Reidt closed the public hearing on adopting the fiscal year 2022 budget.
73
74
75

76 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

77 **A. Open the Public Hearing on Levying O&M Assessments**

78

79

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

80

81

82

83

84

85

86

B. Staff Presentations

87

88 Mr. Reidt went over the assessments with the Board.

89

90

C. Public Comments

91

92 There were some public comments questioning a few items responded to by Counsel and the Board.

93

94

D. Consideration of Resolution 2021-13; Levying O&M Assessments

95

96 The Board reviewed the resolution.

97

98

MOTION TO:	Approve Resolution 2021-13.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

99

100

101

102

103

104

105

E. Close the Public Hearing on Levying O&M Assessments

106

107 Mr. Reidt closed the public hearing on levying O&M assessments.

108

109

110

6. RETURN AND PROCEED TO THE REGULAR MEETING

111

112 Mr. Reidt directed the Board to return and proceed to the regular meeting.

113

114

115

116 **7. STAFF REPORTS**

117 **A. District Engineer**

118 **i. Discussion on Blue Pacific Ave. Encroachment**

119

120 Mr. Chang reported on the Blue Pacific east wall maintenance issue. There are 49 properties, 26
121 of which have continued their side fences to the rear wall across CDD property. Only 18 have
122 submitted applications and those approvals show the fence ending at the property line, not the
123 CDD east wall. The CDD has property, irrigation, and trees to maintain in this area and has no
124 access. The CDD has one quote to cut back the prefab wall at the front to allow access for
125 \$14,950; however, that would leave the area open. The Board discussed getting one additional
126 quote at minimum and installing a wrought iron gate at that front point for mower and
127 maintenance access.

128

129

MOTION TO: Send notification to all 49 homeowners requiring
removal of any landscape and fencing that is across
CDD land in this area and notify those without
obstructions that none may be placed.

130

131

132

133

MADE BY: Supervisor Kidwell

134

SECONDED BY: Supervisor Nieves

135

DISCUSSION: None further

136

RESULT: Called to Vote: Motion PASSED

137

5/0 - Motion Passed Unanimously

138

139 The Board also asked for Mr. Reidt to contact Paul Woods to make sure that area is included in
140 the RFP for landscape.

141

142 Mr. Chang also noted that he is working on the land transfers of Tracts D and E. Mr. Eckert will
143 assist.

144

145 **B. District Counsel**

146

147 The Board discussed holding a special meeting to discuss the Lake and Dock Rules.

148

149

MOTION TO: Set a special meeting for the purpose of discussing
the Lake and Dock Rules on August 24, 2021 at 6:30
p.m.

150

151

152

MADE BY: Supervisor Bigelow

153

SECONDED BY: Supervisor Brown

154

DISCUSSION: None further

155

RESULT: Called to Vote: Motion PASSED

156

5/0 - Motion Passed Unanimously

157
158 It was noted the Board could invite the HOA attorney to attend if they so desire.
159

160 The Board then discussed the ERM agreement.
161

MOTION TO:	Approve the ERM agreement.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

168
169 **C. District Manager**

170 **i. Action Item List**

171 **ii. Community Inspection Reports**
172

173 Mr. Reidt reviewed the action item list and community inspection reports with the Board.
174
175

176 **8. BUSINESS ITEMS**

177 **A. Consideration of Resolution 2021-14; Setting Fiscal Year 2022 Meeting Schedule**
178

179 The Board reviewed the resolution and meeting schedule.
180

MOTION TO:	Approve Resolution 2021-13.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

187
188 **B. Discussion on Setting Workshop for Lake & Dock Rules and Policies**
189

190 This item was addressed earlier in the meeting.
191

192 **C. Discussion on Planting Enhancements – Cardno**
193

194 The Board discussed the planting enhancements.
195

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MOTION TO:	Approve the planting enhancements.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

The Board asked to remind homeowners via e-blast that the new plants are not to be removed and that replacement is their responsibility under the covenants.

9. CONSENT AGENDA
A. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting July 6, 2021

The Board reviewed the July 6, 2021 minutes.

MOTION TO:	Approve the July 6, 2021 minutes.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Consideration of Minutes of the Board of Supervisors Continued Public Hearing and Regular Meeting July 15, 2021

The Board reviewed the July 15, 2021 minutes and noted a few changes.

MOTION TO:	Approve the July15, 2021 minutes as amended.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

234 **C. Consideration of Operations and Maintenance Expenditures June 2021**

235
236 The Board reviewed the O&Ms.
237

238	MOTION TO:	Approve the June 2021 O&Ms.
239	MADE BY:	Supervisor Bigelow
240	SECONDED BY:	Supervisor Keipper
241	DISCUSSION:	None further
242	RESULT:	Called to Vote: Motion PASSED
243		5/0 - Motion Passed Unanimously

244
245 **D. Review of Financial Statements Month Ending June 30, 2021**

246
247 Mr. Reidt reviewed the financials with the Board.
248
249

250 **10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

251
252 Supervisor Nieves expressed that she is unhappy with landscape.
253

254 A resident who lives at 11615 Lake Lucaya Drive would like for the Board to focus on the study
255 and SWFWMD when adjusting rules, and to try not to change the lifestyle of the residents who
256 have purchased in the community.

257
258 A resident who lives at 11213 Abaco Island appreciated the unbiased decision on selecting an
259 outside source for assistance on the rules.

260
261 A resident who lives at 11712 Lake Lucaya Drive expressed concern over the docks and large
262 engines. The resident felt that the CDD should have the lake rule responsibility.

263
264 A resident who lives at 11409 Emerald Shores said they appreciate the independent study.
265
266
267

268 **11. ADJOURNMENT**
269

270	MOTION TO:	Adjourn at 8:41 p.m.
271	MADE BY:	Supervisor Kidwell
272	SECONDED BY:	Supervisor Bigelow
273	DISCUSSION:	None further
274	RESULT:	Called to Vote: Motion PASSED
275		5/0 - Motion Passed Unanimously

276
277 **These minutes were done in summary format.*
278

279 **A copy of the audio recording is available on request.*
280

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

284
285 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
286 **meeting held on _____.**
287

288 _____
289 **Signature** _____
290 **Signature**

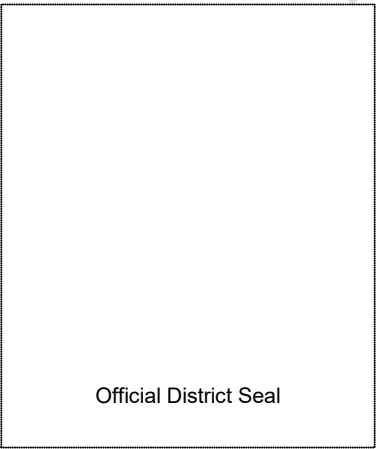
291 _____
292 **Printed Name** _____
293 **Printed Name**

294 **Title:** **Title:**
295 **Secretary** **Chairman**
296 **Assistant Secretary** **Vice Chairman**
297

298
299 *Recorded by Records Administrator*
300

301
302 _____
303 *Signature*

304
305 _____
306 *Date*
307



Lucaya Lake Club Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BrightView	7421229	\$ 9,649.00		Landscape Maintenance - July 2021
Cardno	314795	420.00		Lake Management - July 2021
Cardno	314796	1,060.00		Lake Management - July 2021
Cardno	314857	3,580.00	\$ 5,060.00	Maintenance & Algae Application - 06/30/2021
Meritus Districts	10693	3,897.64		District Management Services - July 2021
Monthly Contract Sub-Total		\$ 18,606.64		
Variable Contract				
Hopping Green & Sams	123913	\$ 2,460.00		Professional Services thru 06/30/2021
Lucaya Lake Club HOA	LLC070121	1,080.00		Payroll Reimbursement - 07/01/2021
Lucaya Lake Club HOA	LLC071621	270.00	\$ 1,350.00	Payroll Reimbursement - 07/16/2021
Variable Contract Sub-Total		\$ 3,810.00		
Utilities				
Tampa Electric	211001371262 072021	\$ 659.23		Electric Service thru 07/15/2021
Tampa Electric	211001371445 072021	4,617.08		Electric Service thru 07/20/2021
Tampa Electric	211001371635 072021	662.54		Electric Service thru 07/14/2021
Tampa Electric	211005013209 072021	32.14		Electric Service thru 07/14/2021
Tampa Electric	221000910945 072121	2,713.61		Electric Service thru 07/15/2021
Tampa Electric	221007738356 072021	457.97		Electric Service thru 07/14/2021
Tampa Electric	221007741822 072021	528.43		Electric Service thru 07/14/2021
Tampa Electric	221007753553 072121	387.51		Electric Service thru 07/15/2021
Tampa Electric	221008035422 072021	975.94	\$ 11,034.45	Electric Service thru 07/14/2021
Utilities Sub-Total		\$ 11,034.45		

Lucaya Lake Club Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
BrightView	7326548	\$ 562.17		Wire Troubleshooting - 04/23/2021
BrightView	7453953	616.79	\$ 1,178.96	Drip Tube Repair - 07/13/2021
Don Harrison Enterprises	2786	317.25		Receptacle Installment - 07/02/2021
Hopping Green & Sams	123268	3,613.25		Professional Service thru 05/31/2021
Nichols Landscape Architecture	SL20 1 5	227.34		Architecture Service - 06/28/2021
Optimal Outsource	OPT0574676	115.70		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0574701	133.50		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0574737	102.23		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0574747	61.41		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0574751	77.43		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0574792	64.08		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0574799	60.52		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0575092	80.10		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0575232	45.39		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0575233	58.74		Print/Insert/Mail Service - 06/28/2021
Optimal Outsource	OPT0575250	22.25	\$ 821.35	Print/Insert/Mail Service - 06/28/2021
Supervisor: Ruth Brown	RB071521	200.00		Supervisor Fee - 07/15/2021
Supervisor: Thomas Bigelow	TB071521	200.00		Supervisor Fee - 07/15/2021
Supervisor: Warren Keipper	WK071521	200.00		Supervisor Fee - 07/15/2021
Supervisor: William Kidwell	WMK071521	200.00	\$ 800.00	Supervisor Fee - 07/15/2021
Tampa Bay Times	119700 070721	1,683.00		Budget & Assessment Hearing Notice - 07/07/2021
Regular Services Sub-Total		\$ 8,641.15		
Additional Services				
Additional Services Sub-Total		\$ 0.00		

**Lucaya Lake Club Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 42,092.24		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary



INVOICE

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7421229
Invoice Date: 7/1/2021
Cust PO #:

Job Number	Description	Amount
341900277	Spring Lake CDD Landscape Maintenance For July	9,649.00
<i>53900 4604 AKA</i>		
Total invoice amount		9,649.00
Tax amount		
Balance due		9,649.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 19968821
 Invoice #: 7421229
 Invoice Date: 7/1/2021

Amount Due:	\$9,649.00
--------------------	-------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

**Spring Lake CDD
 Teresa Farlow
 2005 Pan Am circle
 Suite 300
 Tampa FL 33607**

**Invoice # : 314795
 Invoice Date : 06/30/2021
 Terms : 30 Days
 Project : R18X483500
 Project Manager : Boser, Patrick G.**

Project Name : Sping Lake CDD: Lucaya Lake Club Lake Management

Email Invoices teresa.farlow@merituscorp.com

If you have any questions regarding your project, please contact Patrick Boser. Email: Patrick.boser@cardno.com Phone: 813-927-1201. For any billing inquiries, please contact Angela Rappe' Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 6/25/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Mgmt. 7/2020	5,040.00	66.67	3,360.00	2,940.00	420.00
Total Fee Type LS:	5,040.00		3,360.00	2,940.00	420.00

Amount Due this Invoice \$420.00

Outstanding Invoices

Number	Date	Balance
314795	06/30/2021	420.00
Total Now Due		420.00

Aging Balances			
Under 30	31 - 60	61 - 90	Over 90
420.00	0.00	0.00	0.00

53900
4308
07/27

Project #:	R18X483500	Lake Management	✓
Project Name:	Lucaya Lake Club - LM	Mitigation Maintenance	
Phase:	5820	Technician:	ME
		Other	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
06/18/21	treated ponds
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:				
algae	X	paragrass	-	Additional Services:
alligator weed	X	pennywort	-	dead fish clean up
azola	-	primrose willow	X	midge treatments
bacopa	-	punk tree	-	trash pick-up
bahiagrass	-	ragweed	-	
barnyard grass	-	salt bush	-	
Bermuda grass	-	sedges	-	
Brazilian pepper	-	sesbania	-	
caeserweed	-	soda apple	-	
Carolina willow	-	southern niaid	-	
castorbean	-	Spanish needles	-	
cattail	-	spike rush	X	
Chinese tallow	-	thistle	-	
climbing hempvine	-	torpedograss	X	
cogongrass	-	vetch	-	
dayflower	-	vines	X	
dog fennel	X	water fern	-	
dollarweed	X	water hyacinth	-	
duckweed	-	water-lettuce	-	
elderberry	-	water-lily	-	
grasses	-	watermeal	-	
hairy-pod cowpea	-	widget grass	-	
hydrilla	-	wild taro	-	
hydrocotyle	-			
indigo	-			

Comments:



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS EFT@cardno.com
 Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

Spring Lake CDD
Greg Meath
5680 W Cypress Street
Ste A
Tampa FL 33607

Invoice # : 314796
Invoice Date : 06/30/2021
Terms : 30 Days
Project : R18X483800
Project Manager : Boser, Patrick G.

Project Name : Spring Lake CDD: Lucaya Lake Edge Maintenance

Email Invoices: districtinvoices@merituscorp.com

If you have any questions regarding your project, please contact Patrick Boser. Email: Patrick.boser@cardno.com Phone: 813-927-1201. For any billing inquiries, please contact Angela Rappe' Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 6/25/2021

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Management 7/2020	12,720.00	100.00	12,720.00	11,660.00	1,060.00
5821 - Monthly Lake Mgmt 7/2021	12,720.00	0.00	0.00	0.00	0.00
58B20 - Quarterly Open Water Maint. 11/20	900.00	75.00	675.00	675.00	0.00
Total Fee Type LS:	26,340.00		13,395.00	12,335.00	1,060.00

Amount Due this Invoice

\$1,060.00

53900
4308
RA 21

Outstanding Invoices

Number	Date	Balance
314796	06/30/2021	1,060.00
Total Now Due		1,060.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
1,060.00	0.00	0.00	0.00



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

Spring Lake CDD
Greg Meath
5680 W. Cypress St.
Suite A
Tampa FL 33607

Invoice # : 314857
Invoice Date : 06/30/2021
Terms : 30 Days
Project : R19X448500
Project Manager : Boser, Patrick G.

Project Name : Spring Lake CDD: Lucaya Lake Club Maintenance

EMAIL ONLY- districtinvoices@merituscorp.com

If you have any questions regarding your project, please contact Patrick Boser. Email: Patrick.boser@cardno.com Phone: 813-927-1201. For any billing inquiries, please contact Angela Rappe' Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 6/25/2021

Phase: 56 - Maintenance

	Amount
Monthly Fee	585.00
-June Event	
Subtotal	585.00

Total This Phase **\$585.00**

Phase: 5821 - Algae Applications As Needed

	Amount
Per-Event Fee	2,995.00
-June Event	
Subtotal	2,995.00

53900
4308
Aha

Total This Phase **\$2,995.00**

Total Fee Type CPM: **3,580.00**

Amount Due this Invoice **\$3,580.00**

Outstanding Invoices

Number	Date	Balance
314857	06/30/2021	3,580.00
Total Now Due		3,580.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
3,580.00	0.00	0.00	0.00

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10693
DATE: 07/01/2021
DUE DATE: 07/01/2021

BILLING ADDRESS
Spring Lake CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services July		3,750.00
	Website Administration		125.00
	Postage May		9.74
86	Copies BW May	0.15	12.90
SUBTOTAL			3,897.64
NEW CHARGES			
TOTAL			3,897.64

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

July 21, 2021

Spring Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Bill Number 123913
Billed through 06/30/2021

General Counsel

SLCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

06/01/21	MCE	Confer with Brown; confer with Reidt; prepare for and attend board meeting.	3.80 hrs
06/02/21	MCE	Follow up from board meeting; confer with Brown.	0.40 hrs
06/02/21	DGW	Conduct board meeting follow-up.	0.60 hrs
06/07/21	MCE	Prepare letter to residents; research access licenses and easements.	1.10 hrs
06/11/21	MCE	Confer with Brown; research wake consultants.	0.20 hrs
06/16/21	MCE	Follow up on deed swap.	0.10 hrs
06/17/21	JEM	Review and revise form of deed regarding conveyance of tract D, Lucaya Lake Club phase 1A; review and analyze issues regarding conveyance of tract E, Lucaya Lake Club phase 1C; analyze issues regarding restrictions applicable to tract D imposed by Lucaya Lake Club phase 1A plat.	1.00 hrs
06/21/21	MCE	Prepare resolution adopting dock review rates; review park transfer issues; confer with Reidt, Keipper and Chang.	0.70 hrs
06/22/21	MCE	Confer with homeowner regarding plants in easement; confer with Reidt.	0.30 hrs
06/22/21	JEM	Review correspondence from Chang.	0.10 hrs
06/23/21	MCE	Follow-up on 11146 Abaco Island tree removal.	0.10 hrs
06/28/21	MCE	Prepare for and attend conference call; revise resolution.	1.20 hrs
Total fees for this matter			\$2,460.00

MATTER SUMMARY

Wilbourn, David - Paralegal	0.60 hrs	125 /hr	\$75.00
Merritt, Jason E.	1.10 hrs	265 /hr	\$291.50
Eckert, Michael C.	7.90 hrs	265 /hr	\$2,093.50

TOTAL FEES \$2,460.00

TOTAL CHARGES FOR THIS MATTER

\$2,460.00

BILLING SUMMARY

Wilbourn, David - Paralegal	0.60 hrs	125 /hr	\$75.00
Merritt, Jason E.	1.10 hrs	265 /hr	\$291.50
Eckert, Michael C.	7.90 hrs	265 /hr	\$2,093.50

TOTAL FEES **\$2,460.00**

TOTAL CHARGES FOR THIS BILL

\$2,460.00

Please include the bill number with your payment.

51400
3107
RHR

LLC 070121

CHECK REQUEST FORM



Meritus
Associations
Solutions for Better Communities.

COMMUNITY NAME: Spring Lake CDD

TODAY'S DATE: 7/1/21

CHECK AMOUNT: \$1,080

CHECK PAYABLE TO: Lucaya Lake Club HOA

MAILING ADDRESS:

CONTACT PHONE #:

CHECK DESCRIPTION: Payroll Reimbursement

5/1-5/15	15 hours	
5/16-5/29	15 hours	
5/30-6/12	15 hours	
6/13-6/26	15 hours	
		60 hours
		x\$18
		<u>\$1,080</u>

SPECIAL INSTRUCTIONS:

Approved

G/L# <u>53900-1201</u> DATE _____
CK # _____ DATE _____

DMS Time Sheet

Employee Name: Horan Steven
 (Last Name, First Name)

Work Period: From 5/1/2021 to 5/14/2021

Summary	
Worked	60.00
ETO	0.00 Sick
Holiday	0.00
Total	60.00

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Sick	Notes
Sunday										
Monday	5/3/2021					6.00				
Tuesday	5/4/2021					6.00				5hrs.CDD
Wednesday	5/5/2021					6.00				
Thursday	5/6/2021					6.00				2hrs.CDD
Friday	5/7/2021					6.00				
Saturday	5/8/2021					5.00				
Sunday										
Monday	5/10/2021					5.00				
Tuesday	5/11/2021					5.00				3hrs.CDD
Wednesday	5/12/2021					5.00				
Thursday	5/13/2021					5.00				
Friday	5/14/2021					5.00				5hrs.CDD
Saturday										
Sunday										
Monday						0.00				
Tuesday						0.00				
Wednesday						0.00				
Thursday						0.00				
Friday						0.00				
Saturday						0.00				
Totals						60.00	0.00	0.00	0.00	

Employee's Signature: Steven Horan

Manager's Signature: _____

DMS Time Sheet

Employee Name: Horan Steven
 (Last Name, First Name)

Work Period: From 5/15/2021 to 5/28/2021

Summary	
Worked	60.00
ETO	0.00 Sick
Holiday	0.00
Total	60.00

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Sick	Notes
Sunday										
Monday										
Tuesday										
Wednesday										
Thursday										
Friday										
Saturday	5/15/2021					5.00				
Sunday										
Monday	5/17/2021					5.00				
Tuesday	5/18/2021					5.00				3hrs.CDD
Wednesday	5/19/2021					5.00				
Thursday	5/20/2021					5.00				
Friday	5/21/2021					5.00				2hrs.CDD
Saturday	5/22/2021					5.00				
Sunday										
Monday	5/24/2021					5.00				2hrs.CDD
Tuesday	5/25/2021					5.00				5hrs.CDD
Wednesday	5/26/2021					5.00				
Thursday	5/27/2021					5.00				3hrs.CDD
Friday	5/28/2021					5.00				
Saturday										
Totals						60.00	0.00	0.00	0.00	

Employee's Signature: Steven Horan

Manager's Signature: _____

DMS Time Sheet

Employee Name:

(Last Name, First Name) _____

Work Period:

From _____

Summary	
Worked	60.00
ETO	0.00 Sick
Holiday	0.00
Total	60.00

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Sick	Notes
Sunday										
Monday						0.00				
Tuesday						0.00				
Wednesday						0.00				
Thursday						0.00				
Friday						0.00				
Saturday	5/29/2021					5.00				
Sunday										
Monday	5/31/2021					5.00				
Tuesday	6/1/2021					5.00				5hrs. CDD
Wednesday	6/2/2021					5.00				
Thursday	6/3/2021					5.00				
Friday	6/4/2021					5.00				
Saturday	6/5/2021					5.00				
Sunday										
Monday	6/7/2021					5.00				
Tuesday	6/8/2021					5.00				
Wednesday	6/9/2021					5.00				3hrs. CDD
Thursday	6/10/2021					5.00				4hrs. CDD
Friday	6/11/2021					5.00				3hrs. CDD
Saturday										
Totals						60.00	0.00	0.00	0.00	

Employee's Signature: Steven Horan

Manager's Signature: _____

DMS Time Sheet

Employee Name:

(Last Name, First Name) _____

Work Period:

From _____

Summary	
Worked	60.00
ETO	0.00 Sick
Holiday	0.00
Total	60.00

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Sick	Notes
Sunday										
Monday						0.00				
Tuesday						0.00				
Wednesday						0.00				
Thursday						0.00				
Friday						0.00				
Saturday	6/12/2021					5.00				
Sunday										
Monday	6/14/2021					5.00				
Tuesday	6/15/2021					5.00				2hrs CDD
Wednesday	6/16/2021					5.00				2hrs.CDD
Thursday	6/17/2021					5.00				
Friday	6/18/2021					5.00				3hrs CDD
Saturday	6/20/2021					5.00				
Sunday										
Monday	6/22/2021					5.00				
Tuesday	6/23/2021					5.00				
Wednesday	6/24/2021					5.00				3hrs. CDD
Thursday	6/25/2021					5.00				2hrs. CDD
Friday	6/26/2021					5.00				3hrs. CDD
Saturday										
Totals						60.00	0.00	0.00	0.00	

Employee's Signature: Steven Horan

Manager's Signature: _____

CHECK REQUEST FORM

LHC 07/16/21



Meritus

Associations

Solutions for Better Communities.

COMMUNITY NAME: Spring Lake CDD

TODAY'S DATE: 7/16/21

CHECK AMOUNT: 270

CHECK PAYABLE TO: Lucaya Lake Club HOA

MAILING ADDRESS: _____

CONTACT PHONE #: _____

CHECK DESCRIPTION: Payroll Reimbursement 6/27/21-7/10/21

SPECIAL INSTRUCTIONS: _____

Approved

De Jk

G/L# <u>53900-120</u> DATE _____
CK # _____ DATE _____

Payroll Details

Description		Hours and Earnings		Taxes		Deductions		Employer	
	Hours	Rate	Amount	Tax	Amount	Deduction	Amount	Liability	Amount
Pay Frequency: Biweekly									
Employee: Horan, Steven E									
Regular	60.00	18.0000	1,080.00	FED FIT	11.46	FED SOCSEC-ER	985.92	FED SOCSEC-ER	66.96
	60.00		1,080.00	FED SOCSEC	66.96	FED MEDCARE-ER		FED MEDCARE-ER	15.66
				FED	15.66	FED FUTA		FED FUTA	6.48
				MEDCARE		FL SUI-ER		FL SUI-ER	29.16
					94.08				118.26
SSN: xxx-xx-9196									
Check Date: 07/16/2021 / Direct Deposit / Checking / Account No: XXXXXXXXXXX3562 \$985.92									
Pay Frequency Totals: Biweekly									
Regular	60.00		\$1,080.00	FED FIT	\$11.46	FED SOCSEC-ER	\$985.92	FED SOCSEC-ER	\$66.96
	60.00		\$1,080.00	FED SOCSEC	\$66.96	FED MEDCARE-ER		FED MEDCARE-ER	\$15.66
				FED	\$15.66	FED FUTA		FED FUTA	\$6.48
				MEDCARE		FL SUI-ER		FL SUI-ER	\$29.16
					\$94.08				\$118.26
Total Employees - Biweekly: 1									
Company Totals:									
Regular	60.00		\$1,080.00	FED FIT	\$11.46	FED SOCSEC-ER	\$985.92	FED SOCSEC-ER	\$66.96
	60.00		\$1,080.00	FED SOCSEC	\$66.96	FED MEDCARE-ER		FED MEDCARE-ER	\$15.66
				FED	\$15.66	FED FUTA		FED FUTA	\$6.48
				MEDCARE		FL SUI-ER		FL SUI-ER	\$29.16
					\$94.08				\$118.26
Total Employees - Company: 1									

DMS Time Sheet

Employee Name:

(Last Name, First Name) _____

Work Period:

From _____

Summary	
Worked	60.00
ETO	0.00 Sick
Holiday	0.00
Total	60.00

Day	Date	Time In	Lunch Out	Lunch In	Time Out	Total Hours Worked	ETO Time Used	Holiday	Sick	Notes
Sunday										
Monday						0.00				
Tuesday						0.00				
Wednesday						0.00				
Thursday						0.00				
Friday						0.00				
Saturday	6/26/2021					5.00				3hrs.CDD
Sunday										
Monday	6/28/2021					5.00				
Tuesday	6/29/2021					5.00				
Wednesday	6/30/2021					5.00				2hrs.CDD
Thursday	7/1/2021					5.00				
Friday	7/2/2021					5.00				3hrs CDD
Saturday	7/3/2021					5.00				
Sunday										
Monday	7/5/2021					5.00				
Tuesday	7/7/2021					5.00				
Wednesday	7/8/2021					5.00				4hr.CDD
Thursday	7/9/2021					5.00				
Friday	7/10/2021					5.00				3hrs. CDD
Saturday										
Totals						60.00	0.00	0.00	0.00	

Employee's Signature: Steven Horan _____

Manager's Signature: _____

Statement Date: 07/20/2021
Account: 211001371262

SPRING LAKE CDD
11081 RHODINE RD PMP
RIVERVIEW, FL 33579-0000



Current month's charges:	\$659.23
Total amount due:	\$659.23
Payment Due By:	08/10/2021

Your Account Summary

Previous Amount Due	\$693.16
Payment(s) Received Since Last Statement	-\$693.16
Current Month's Charges	\$659.23
Total Amount Due	\$659.23

53100
4301



Share with our Veterans.
Donate today to help pay electric bills for local veterans in need.
tampaelectric.com/share

SHARING THE HOPE

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211001371262

Current month's charges:	\$659.23
Total amount due:	\$659.23
Payment Due By:	08/10/2021

Amount Enclosed \$ _____
608173764318

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

00000037-0000901-Page 43 of 50

Account: 211001371262
Statement Date: 07/20/2021
Current month's charges due 08/10/2021



Details of Charges – Service from 06/16/2021 to 07/15/2021

Service for: 11081 RHODINE RD PMP, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C25373	07/15/2021	2,596		95,912		6,684 kWh	1	30 Days

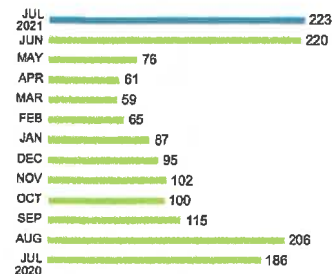
Basic Service Charge						\$18.06	
Energy Charge		6,684 kWh @ \$0.05928/kWh				\$396.23	
Fuel Charge		6,684 kWh @ \$0.03167/kWh				\$211.68	
Storm Protection Charge		6,684 kWh @ \$0.00251/kWh				\$16.78	
Florida Gross Receipt Tax						\$16.48	
Electric Service Cost						\$659.23	

Total Current Month's Charges

\$659.23

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000037-0000902-Page 45 of 50

Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/20/2021
Account: 211001371445

SPRING LAKE CDD
LUCAYA LAKE CLUB PH1A & BL
RIVERVIEW, FL 33579-0000



Current month's charges:	\$4,617.08
Total amount due:	\$4,617.08
Payment Due By:	08/10/2021

Your Account Summary

Previous Amount Due	\$4,617.11
Payment(s) Received Since Last Statement	-\$4,617.11
Current Month's Charges	\$4,617.08
Total Amount Due	\$4,617.08

53100
4301



Share with our Veterans.
Donate today to help pay electric bills for local veterans in need.
tampaelectric.com/share

00000037-0000881-Page 3 of 80

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211001371445

Current month's charges:	\$4,617.08
Total amount due:	\$4,617.08
Payment Due By:	08/10/2021
Amount Enclosed	\$ _____

608173764319

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
JUL 26 2021

Statement Date: 07/20/2021
Account: 211001371635

SPRING LAKE CDD
LUCAYA LAKE CLB, PH 1B
RIVERVIEW, FL 33579-0000



Current month's charges:	\$662.54
Total amount due:	\$662.54
Payment Due By:	08/10/2021

Your Account Summary

Previous Amount Due	\$662.49
Payment(s) Received Since Last Statement	-\$662.49
Current Month's Charges	\$662.54
Total Amount Due	\$662.54

53100
4301

Share with our Veterans.
Donate today to help pay electric bills for local veterans in need.
tampaelectric.com/share

00000037-0000887-Page 35 of 50

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

SCAM ALERT!

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- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211001371635

Current month's charges:	\$662.54
Total amount due:	\$662.54
Payment Due By:	08/10/2021
Amount Enclosed	\$ _____

608173764320

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371635
Statement Date: 07/20/2021
Current month's charges due 08/10/2021



00000037-0000898- Page 37 of 50

Details of Charges – Service from 06/15/2021 to 07/14/2021

Service for: LUCAYA LAKE CLB, PH 1B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	76 kWh @ \$0.02712/kWh	\$2.06
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.03136/kWh	\$2.38
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.12

Lighting Charges

\$140.91

Details of Charges – Service from 06/15/2021 to 07/14/2021

Service for: LUCAYA LAKE CLB, PH 1B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	358 kWh @ \$0.02712/kWh	\$9.71
Fixture & Maintenance Charge	13 Fixtures	\$123.69
Fixture & Maintenance Charge	13 Fixtures	\$95.27
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	358 kWh @ \$0.03136/kWh	\$11.23
Storm Protection Charge	358 kWh @ \$0.00354/kWh	\$1.27
Florida Gross Receipt Tax		\$0.57

Lighting Charges

\$521.63

Total Current Month's Charges

\$662.54

Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/20/2021
Account: 211005013209

LUCAYA LAKE CLUB HOA INC
SPRING LAKE COMMUNITY
11309 RHODINE RD
RIVERVIEW, FL 33579-7715



Current month's charges:	\$32.14
Total amount due:	\$32.14
Payment Due By:	08/10/2021

Your Account Summary

Previous Amount Due	\$33.29
Payment(s) Received Since Last Statement	-\$33.29
Current Month's Charges	\$32.14
Total Amount Due	\$32.14

00000011-0001972-Page 11 of 112

53100
4301



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

SCAM ALERT!



Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211005013209

Current month's charges:	\$32.14
Total amount due:	\$32.14
Payment Due By:	08/10/2021
Amount Enclosed	\$ _____
625457684163	

LUCAYA LAKE CLUB HOA INC
SPRING LAKE COMMUNITY
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211005013209
Statement Date: 07/20/2021
Current month's charges due 08/10/2021



Details of Charges – Service from 06/15/2021 to 07/14/2021

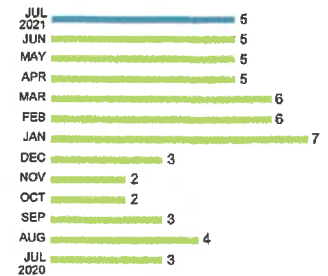
Service for: 11309 RHODINE RD, RIVERVIEW, FL 33579-7715

Rate Schedule: **General Service - Non Demand**

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000538079	07/14/2021	1,402	1,260	142 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	142 kWh @ \$0.05928/kWh	\$8.42
Fuel Charge	142 kWh @ \$0.03167/kWh	\$4.50
Storm Protection Charge	142 kWh @ \$0.00251/kWh	\$0.36
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$32.14

Total Current Month's Charges

\$32.14

00000011-0001973-Page 13 of 112

Important Messages

Important rate information for lighting customers

Tampa Electric is seeking a rate adjustment to increase production of clean, green energy and to make it easier for customers to do business with us. The Public Service Commission has set dates and times for hearings to provide interested Tampa Electric Company customers an opportunity to speak about the company's quality of service and the requested rate increase. Visit tampaelectric.com/rates and select Understanding Your Rates and Charges, then Customer Communications, to review the proposed lighting rates, which would take effect in January 2022.

Statement Date: 07/21/2021
Account: 221000910945

SPRING LAKE CDD
LUCAYA LAKE CLUB PH1C
RIVERVIEW, FL 33579-0000



Current month's charges:	\$2,713.61
Total amount due:	\$2,713.61
Payment Due By:	08/11/2021

Your Account Summary

Previous Amount Due	\$2,713.64
Payment(s) Received Since Last Statement	-\$2,713.64
Current Month's Charges	\$2,713.61
Total Amount Due	\$2,713.61

53100
4301

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221000910945

Current month's charges:	\$2,713.61
Total amount due:	\$2,713.61
Payment Due By:	08/11/2021

Amount Enclosed \$ _____

687185916639

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221000910945
Statement Date: 07/21/2021
Current month's charges due 08/11/2021



Details of Charges – Service from 06/16/2021 to 07/15/2021

Service for: LUCAYA LAKE CLUB PH1C, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2713 kWh @ \$0.02712/kWh	\$73.58
Fixture & Maintenance Charge	77 Fixtures	\$883.23
Lighting Pole / Wire	77 Poles	\$1657.81
Lighting Fuel Charge	2713 kWh @ \$0.03136/kWh	\$85.08
Storm Protection Charge	2713 kWh @ \$0.00354/kWh	\$9.60
Florida Gross Receipt Tax		\$4.31
Lighting Charges		\$2,713.61

Total Current Month's Charges \$2,713.61

00000441-0004376-Page 13 of 18

Statement Date: 07/20/2021
Account: 221007738356

SPRING LAKE CDD
LUCAYA LAKE CLUB PH 4B, LIGHTS
RIVERVIEW, FL 33579-0000



Current month's charges:	\$457.97
Total amount due:	\$457.97
Payment Due By:	08/10/2021

Your Account Summary

Previous Amount Due	\$457.97
Payment(s) Received Since Last Statement	-\$457.97
Current Month's Charges	\$457.97
Total Amount Due	\$457.97

53100
4301

SHARING THE HOPE
Share with our Veterans.
Donate today to help pay electric bills for local veterans in need.
tampaelectric.com/share

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007738356

Current month's charges:	\$457.97
Total amount due:	\$457.97
Payment Due By:	08/10/2021

Amount Enclosed \$ _____
676074832563

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007738356
Statement Date: 07/20/2021
Current month's charges due 08/10/2021



Details of Charges – Service from 06/15/2021 to 07/14/2021

Service for: LUCAYA LAKE CLUB PH 4B, LIGHTS, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	247 kWh @ \$0.02712/kWh	\$6.70
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.03136/kWh	\$7.75
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39

Lighting Charges **\$457.97**

Total Current Month's Charges **\$457.97**

00000037-00000000-Page 21 of 50

Important Messages

Important rate information for lighting customers

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Statement Date: 07/20/2021
Account: 221007741822

SPRING LAKE CDD
LUCAYA LAKE CLUB PH 4C, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	08/10/2021

Your Account Summary

Previous Amount Due	\$528.43
Payment(s) Received Since Last Statement	-\$528.43
Current Month's Charges	\$528.43
Total Amount Due	\$528.43

53100
4301

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

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007741822

Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	08/10/2021

Amount Enclosed \$ _____
676074832564

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

00000037-0000885-Page 11 of 50

Account: 221007741822
Statement Date: 07/20/2021
Current month's charges due 08/10/2021



Details of Charges – Service from 06/15/2021 to 07/14/2021

Service for: LUCAYA LAKE CLUB PH 4C, LIGHTS, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	285 kWh @ \$0.02712/kWh	\$7.73
Fixture & Maintenance Charge	15 Fixtures	\$187.35
Lighting Pole / Wire	15 Poles	\$322.95
Lighting Fuel Charge	285 kWh @ \$0.03136/kWh	\$8.94
Storm Protection Charge	285 kWh @ \$0.00354/kWh	\$1.01
Florida Gross Receipt Tax		\$0.45

Lighting Charges **\$528.43**

Total Current Month's Charges **\$528.43**

00000037-0000886-Page 13 of 50

Important Messages

Important rate information for lighting customers

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Statement Date: 07/21/2021
Account: 221007753553

SPRING LAKE CDD
RHODINE RD PH 4A, LIGHTS
RIVERVIEW, FL 33579-0000



Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	08/11/2021

Your Account Summary

Previous Amount Due	\$387.51
Payment(s) Received Since Last Statement	-\$387.51
Current Month's Charges	\$387.51
Total Amount Due	\$387.51

53100
4301



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007753553

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	08/11/2021
Amount Enclosed	\$

637803344003

Received

JUL 26 2021

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007753553
Statement Date: 07/21/2021
Current month's charges due 08/11/2021



Details of Charges – Service from 06/16/2021 to 07/15/2021

Service for: RHODINE RD PH 4A, LIGHTS, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	209 kWh @ \$0.02712/kWh	\$5.67
Fixture & Maintenance Charge	11 Fixtures	\$137.39
Lighting Pole / Wire	11 Poles	\$236.83
Lighting Fuel Charge	209 kWh @ \$0.03136/kWh	\$6.55
Storm Protection Charge	209 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.33
Lighting Charges		\$387.51

Total Current Month's Charges

\$387.51

0000441-0004372-Page 5 of 18

Statement Date: 07/20/2021
Account: 221008035422

SPRING LAKE CDD
LUCAYA LAKE CLUB PHASE 4D, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$975.94
Total amount due:	\$975.94
Payment Due By:	08/10/2021

Your Account Summary

Previous Amount Due	\$975.94
Payment(s) Received Since Last Statement	-\$975.94
Current Month's Charges	\$975.94
Total Amount Due	\$975.94

53100
4301



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008035422

Current month's charges:	\$975.94
Total amount due:	\$975.94
Payment Due By:	08/10/2021

Amount Enclosed \$
683482220207

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

00000037-00008033-Page 27 of 50

Account: **221008035422**
 Statement Date: 07/20/2021
 Current month's charges due **08/10/2021**



Details of Charges – Service from 06/15/2021 to 07/14/2021

Service for: LUCAYA LAKE CLUB PHASE 4D, LIGHTS, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	494 kWh @ \$0.02712/kWh	\$13.40
Fixture & Maintenance Charge	26 Fixtures	\$324.74
Lighting Pole / Wire	26 Poles	\$559.78
Lighting Fuel Charge	494 kWh @ \$0.03136/kWh	\$15.49
Storm Protection Charge	494 kWh @ \$0.00354/kWh	\$1.75
Florida Gross Receipt Tax		\$0.79
Franchise Fee		\$59.99
Lighting Charges		\$975.94

Total Current Month's Charges

\$975.94

0000037-0000894-Page 28 of 50

Important Messages

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INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7326548
Invoice Date: 4/23/2021
Sales Order: 7485053
Cust PO #:

Project Name: POOL AREA
Project Description: TROUBLESHOOTING WIRE

Job Number	Description	Amount
341900277	Spring Lake CDD TROUBLESHOOTING WIRE PROBLEMS AROUND POOL AREA CAUSING ZINES Irrigation Tech – Wire Tracking Equip. / Valve Locating Valve – Decoder Replacement – 1 Sta. zones 96 and 97	562.17
Total Invoice Amount		562.17
Taxable Amount		
Tax Amount		
Balance Due		562.17

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7326548
 Invoice Date: 4/23/2021

53900
4611
RHT

Amount Due: \$ 562.17

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655



INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7453953
Invoice Date: 7/13/2021
Sales Order: 7556787
Cust PO #:

Project Name: JUNE
Project Description: IRRIGATION REPAIRS

Job Number	Description	Amount
341900277	Spring Lake CDD NUMEROUS NETAFIM BREAKS CAUSED BY RODENTS EATING TUBING Drip Tube - Repair Break Drip Tube - Repair Break-N/C	616.79
Total Invoice Amount		616.79
Taxable Amount		
Tax Amount		
Balance Due		616.79

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7453953
 Invoice Date: 7/13/2021

*53900
 4611
 Ah D*

Amount Due: \$ 616.79

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

June 24, 2021

Spring Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Bill Number 123268
Billed through 05/31/2021

General Counsel

SLCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

05/03/21	MCE	Review new laws approved by Florida Legislature in 2021 and impact on district.	0.20 hrs
05/04/21	MCE	Prepare for and attend board meeting.	3.40 hrs
05/05/21	MCE	Follow up from board meeting; confer with Knox regarding homeowners' association and boating.	0.70 hrs
05/05/21	DGW	Prepare fiscal year 2021-2022 budget resolutions and notices; prepare special warranty deeds for parcel swap.	1.70 hrs
05/12/21	EGRE	Prepare letter to resident.	0.60 hrs
05/13/21	MCE	Prepare letter to residents that installed trees and improvements on tract C.	0.30 hrs
05/14/21	MCE	Review outstanding issues; review fence/homeowner association issues and protocol.	0.30 hrs
05/17/21	MCE	Follow up regarding assessment collection plan for 2021-2022; prepare budget and assessment documents regarding fiscal year 2021-2022.	0.30 hrs
05/19/21	MCE	Prepare budget and assessment documents.	0.30 hrs
05/23/21	MCE	Follow up on 11146 Abaco encroachment; confer with Reidt.	0.20 hrs
05/24/21	MCE	Confer with resident regarding Abaco Drive encroachment; confer with Reidt.	0.30 hrs
05/26/21	MCE	Prepare for board meeting.	0.20 hrs
05/26/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.60 hrs
05/27/21	MCE	Prepare and distribute resolution regarding drainage easements per Reidt request.	0.20 hrs
05/27/21	EGRE	Prepare resolution regarding homeowner association's application review in drainage areas.	1.30 hrs
05/28/21	MCE	Review fence applications, dock rules and outstanding items; prepare for board meeting; review declaration of dock easements; confer with Brown; research	2.70 hrs

plantings around ponds.

05/30/21	MCE	Research engineer's report, plantings and use of bond funds; research issues regarding property swap; prepare for board meeting.	1.60 hrs
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Total fees for this matter	\$3,588.50
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DISBURSEMENTS

Document Reproduction	24.75
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Total disbursements for this matter	\$24.75
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MATTER SUMMARY

Wilbourn, David - Paralegal	1.70 hrs	125 /hr	\$212.50
Gregory, Emma C.	1.90 hrs	215 /hr	\$408.50
Kilinski, Jennifer L.	0.60 hrs	220 /hr	\$132.00
Eckert, Michael C.	10.70 hrs	265 /hr	\$2,835.50

TOTAL FEES	\$3,588.50
TOTAL DISBURSEMENTS	\$24.75

TOTAL CHARGES FOR THIS MATTER	\$3,613.25
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BILLING SUMMARY

Wilbourn, David - Paralegal	1.70 hrs	125 /hr	\$212.50
Gregory, Emma C.	1.90 hrs	215 /hr	\$408.50
Kilinski, Jennifer L.	0.60 hrs	220 /hr	\$132.00
Eckert, Michael C.	10.70 hrs	265 /hr	\$2,835.50

TOTAL FEES	\$3,588.50
TOTAL DISBURSEMENTS	\$24.75

TOTAL CHARGES FOR THIS BILL	\$3,613.25
------------------------------------	-------------------

Please include the bill number with your payment.

51400
 3107
 @ HQ



NICHOLS
LANDSCAPE ARCHITECTURE

Invoice

Date	Invoice No.
6/28/2021	SL20-1.5

Due Date
7/13/2021

Bill To

Spring Lake CDD
c/o Meritus
Attn. Rick Reidt
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

**SPRING LAKE CDD - Lucaya Lakes
Landscape Architecture Misc. Services**

Emailed Invoice on June 28, 2021

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
5/4/2021	Principal Landscape Architect Research my notes and reply to Gregory on his email about Well connections.	155.00	0.18333	28.42
5/4/2021	Principal Landscape Architect Research notes and send reply to Greg and cc. Rick on final conclusion of connecting Wells and Pumps to solve clock time issue.	155.00	0.53333	82.67
5/24/2021	Principal Landscape Architect Prep info. and make call into Rick and Greg to resolve the GPM/ PSI with gate valve. Greg to get us more information.	155.00	0.38333	59.42
6/21/2021	Principal Landscape Architect Email to Greg.	155.00	0.36667	56.83

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53900
4611
RWD

PLEASE MAIL PAYMENTS TO THE FOLLOWING:
NICHOLS Landscape Architecture, Inc.
P.O. Box 155
Lutz, FL 33549

Total Due \$227.34

We appreciate your business!

"Providing Creative and Sustainable Solutions to Outdoor Spaces and Places"

2021



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Invoice OPT0574676

Jun 28, 2021

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYAGJRzAMPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	50.700	T	\$50.70
Printing, inserting and mailing. 130 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet) 130 2 Sheets total: 50.70 130 #10 Envelope				
Postage 1 oz Letter	130	0.500	N	\$65.00
Subtotal				\$115.70
Tax				\$4.31
Total				\$120.01

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
 PO Box 8307
 Southeastern, PA 19398-8307

51300
 4/10/21

the
 23
 total due



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Invoice OPT0574701

Jun 28, 2021

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAY4qUWZ8MPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Summary

	Qty	Price	Tax	Subtotal
Materials & Services	1	58.500	T	\$58.50
Printing, inserting and mailing.				
150 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
150 2 Sheets total: 58.50				
150 #10 Envelope				
 Postage 1 oz Letter	150	0.500	N	\$75.00
Subtotal				\$133.50
Tax				\$4.97
Total				\$138.47

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Make check payable to:

Optimal Outsource
 PO Box 8307
 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Invoice OPT0574737

Jun 28, 2021

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYgUNPGeMPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	44.730	T	\$44.73
Printing, inserting and mailing.				
1 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
1 1 Sheet total: 0.27				
114 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
114 2 Sheets total: 44.46				
115 #10 Envelope				
 Postage 1 oz Letter	115	0.500	N	\$57.50
Subtotal				\$102.23
Tax				\$3.80
Total				\$106.03

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Make check payable to:

Optimal Outsource
 PO Box 8307
 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Invoice OPT0574747

Jun 28, 2021

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYHhQHhXMPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	26.910	T	\$26.91
Printing, inserting and mailing.				
69 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
69 2 Sheets total: 26.91				
69 #10 Envelope				
Postage 1 oz Letter	69	0.500	N	\$34.50
Subtotal				\$61.41
Tax				\$2.29
Total				\$63.70

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
 PO Box 8307
 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Invoice OPT0574751

Jun 28, 2021

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYgPbCKGMPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	33.930	T	\$33.93
Printing, inserting and mailing.				
87 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
87 2 Sheets total: 33.93				
87 #10 Envelope				
Postage 1 oz Letter	87	0.500	N	\$43.50
Subtotal				\$77.43
Tax				\$2.88
Total				\$80.31

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

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 PO Box 8307
 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Invoice OPT0574792

Jun 28, 2021

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYn4APRhMPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Summary

	Qty	Price	Tax	Subtotal
Materials & Services	1	28.080	T	\$28.08
Printing, inserting and mailing. 72 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet) 72 2 Sheets total: 28.08 72 #10 Envelope				
Postage 1 oz Letter	72	0.500	N	\$36.00
Subtotal				\$64.08
Tax				\$2.39
Total				\$66.47

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

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 PO Box 8307
 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Invoice OPT0574799

Jun 28, 2021

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYLdbYREMPDF
 Job Name Sping Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Summary

	Qty	Price	Tax	Subtotal
Materials & Services	1	26.520	T	\$26.52
Printing, inserting and mailing. 68 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet) 68 2 Sheets total: 26.52 68 #10 Envelope				
Postage 1 oz Letter	68	0.500	N	\$34.00
Subtotal				\$60.52
Tax				\$2.25
Total				\$62.77

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
 PO Box 8307
 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Invoice OPT0575092

Jun 28, 2021

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

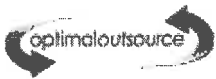
Client **Meritus Associations-381**
 Association **Not selected**
 Product **Mail My PDF**
 Job Number **HAYB8ydguMPDF**
 Job Name **Spring Lake CDD**
 PO Number **FY 2022 Assessments**
 Due Date **Jul 28, 2021**

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	35.100	T	\$35.10
Printing, inserting and mailing. 90 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet) 90 2 Sheets total: 35.10 90 #10 Envelope				
Postage 1 oz Letter	90	0.500	N	\$45.00
Subtotal				\$80.10
Tax				\$2.98
Total				\$83.08

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

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Optimal Outsource
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 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Invoice OPT0575232

Jun 28, 2021

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYzTQgLfMPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

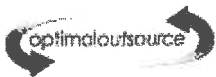
Summary

	Qty	Price	Tax	Subtotal
Materials & Services	1	19.890	T	\$19.89
Printing, inserting and mailing.				
51 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
51 2 Sheets total: 19.89				
51 #10 Envelope				
Postage 1 oz Letter	51	0.500	N	\$25.50
Subtotal				\$45.39
Tax				\$1.89
Total				\$47.08

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
 PO Box 8307
 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Invoice OPT0575233

Jun 28, 2021

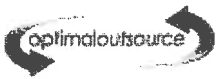
Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYjy2aazMPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Summary	Qty	Price	Tax	Subtotal
Materials & Services	1	25.740	T	\$25.74
Printing, inserting and mailing.				
66 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
66 2 Sheets total: 25.74				
66 #10 Envelope				
Postage 1 oz Letter	66	0.500	N	\$33.00
Subtotal				\$58.74
Tax				\$2.18
Total				\$60.93

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
 PO Box 8307
 Southeastern, PA 19398-8307



7 Rancho Cr
 Lake Forest, CA 92630
 (949) 916-3700
 billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Invoice OPT0575250

Jun 28, 2021

Client Meritus Associations-381
 Association Not selected
 Product Mail My PDF
 Job Number HAYmDjrs8MPDF
 Job Name Spring Lake CDD
 PO Number FY 2022 Assessments
 Due Date Jul 28, 2021

Summary

	Qty	Price	Tax	Subtotal
Materials & Services	1	9.750	T	\$9.75
Printing, inserting and mailing.				
25 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)				
25 2 Sheets total: 9.75				
25 #10 Envelope				
Postage 1 oz Letter	25	0.500	N	\$12.50
Subtotal				\$22.25
Tax				\$0.88
Total				\$23.08

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
 PO Box 8307
 Southeastern, PA 19398-8307

SPRING LAKE CDD

MEETING DATE: July 15, 2021


DMS Staff Signature *[Handwritten Signature]*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	NO	SALARY WAIVED	200.00 \$0
William Kidwell	Phoned ✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

RB071521

SPRING LAKE CDD

MEETING DATE: July 15, 2021


DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	NO	SALARY WAIVED	200.00 \$0
William Kidwell	Phone ✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

TB 071521

SPRING LAKE CDD

MEETING DATE: July 15, 2021


DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Thomas Bigelow	✓	SALARY ACCEPTED	\$200.00
Mary Christiana (Chrissy) Nieves	NO	SALARY WAIVED	200.00 \$0
William Kidwell	Phone ✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

WK071521

SPRING LAKE CDD

MEETING DATE: July 15, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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Mary Christiana (Chrissy) Nieves	NO	SALARY WAIVED	200.00 \$0
William Kidwell	Phoned ✓	SALARY ACCEPTED	\$200.00
Ruth Brown	✓	SALARY ACCEPTED	\$200.00
Warren Keipper	✓	SALARY ACCEPTED	\$200.00

WmK 071521

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/7/21		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
07/07/2021	Jean Mitotes	119700	
Total Amount Due		Ad Number	
\$1,683.00		0000163079	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/07/21	07/07/21	0000163079	Times	Legals CLS	Notice of Budget_and_Assessment_Hearing AffidavitMaterial	1	4x10.25 IN	\$1,681.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/7/21		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
07/07/2021	Jean Mitotes	119700	
Total Amount Due		Ad Number	
\$1,683.00		0000163079	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SPRING LAKE CDD
 ATTN: MERITUS DISTRICTS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

51300
4801
AND

Received
 JUL 12 2021

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

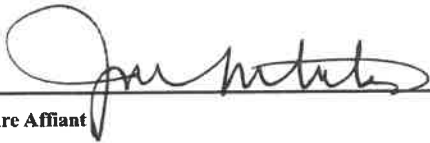
**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Budget_and_Assessment_Hearing** was published in **Tampa Bay Times: 7/ 7/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

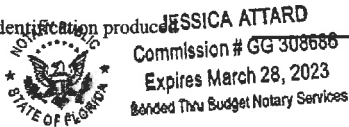
Sworn to and subscribed before me this .07/07/2021



Signature of Notary Public

Personally known X or produced identification

Type of identification produced JESSICA ATTARD



SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 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.

Upcoming Public Hearings, and Regular Meeting

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

DATE: August 3, 2021
TIME: 6:30 P.M.
LOCATION: The clubhouse at Lucaya Lake,
11301 Lake Lucaya Drive
Riverview, Florida 33579

which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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 hearings and meeting may be obtained at the offices of the District Manager, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, (813) 873-7300 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability

Townhomes							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
130	\$467.79	\$750.00	\$77.73	\$1,295.52	\$339.59	\$128.20	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,243.70	\$1,256.68	\$1,269.56	\$1,282.43	\$1,295.31		
40' Lots - Type I (Non-Gated)							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
48	\$358.56	\$900.00	\$93.10	\$1,351.66	\$405.48	\$153.08	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,489.99	\$1,390.11	\$1,300.67	\$1,211.14	\$1,121.66		
40' Lots - Type I							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
102	\$358.56	\$1,100.00	\$105.87	\$1,564.43	\$405.48	\$153.08	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,693.83	\$1,711.49	\$1,729.14	\$1,746.78	\$1,764.43		
50' Lots - Type I (Non-Gated)							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
154	\$608.19	\$1,000.00	\$108.40	\$1,716.59	\$506.85	\$191.34	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,731.32	\$1,752.33	\$1,773.43	\$1,794.53	\$1,815.63		
50' Lots - Type II							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
226	\$608.19	\$1,200.00	\$121.16	\$1,930.35	\$506.85	\$191.34	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$1,893.58	\$1,957.77	\$1,977.96	\$1,999.16	\$2,020.36		
60' Lots - Type II (Non-Gated)							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
70	\$837.83	\$1,200.00	\$130.07	\$2,167.90	\$608.22	\$229.61	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,081.19	\$2,102.87	\$2,124.55	\$2,146.23	\$2,167.90		
60' Lots - Type III							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
90	\$837.83	\$1,400.00	\$141.84	\$2,380.67	\$608.22	\$229.61	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,385.44	\$2,399.53	\$2,413.62	\$2,427.71	\$2,441.80		
70' Lots - Type IV							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
32	\$977.47	\$1,500.00	\$138.14	\$2,615.61	\$709.59	\$267.88	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,530.18	\$2,556.04	\$2,581.90	\$2,607.76	\$2,633.62		
70' Lakefront Lots - Type V							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
87	\$977.47	\$1,700.00	\$170.90	\$2,848.37	\$709.59	\$267.88	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,734.44	\$2,752.49	\$2,770.54	\$2,788.59	\$2,806.64		
80' Lakefront Lots Type VI							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
17	\$1,117.11	\$1,600.00	\$186.10	\$3,103.21	\$810.96	\$306.15	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$2,991.48	\$3,041.21	\$3,091.04	\$3,140.87	\$3,190.70		
80' Peninsula Lots Type VII							
Unit Count	O&M Per Unit	Debt Service Per Unit	County Collection Fees	Total Annual CDD	O&M FY 2021	Increase FY 2022	
11	\$1,117.11	\$2,400.00	\$205.35	\$3,722.46	\$810.96	\$306.15	
DATE IF PAID BY:	November 30	December 31	January 31	February 28	March 31		
	\$3,286.36	\$3,341.76	\$3,397.16	\$3,452.56	\$3,508.00		

*All payments received subsequent to February 28 are due in full.

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, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, 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 Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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 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:

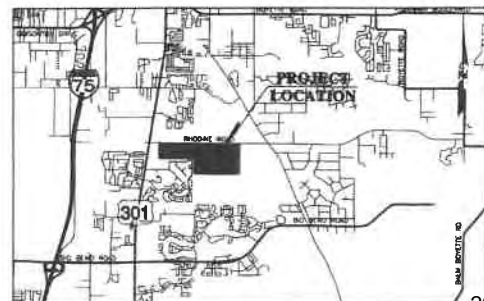
The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2020/2021.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on the property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property

or physical impairment should contact the District Manager's Office at least forty-eight (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 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.

Rick Reidt
District Manager



Spring Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Spring Lake CDD

Balance Sheet

As of 7/31/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2014	Debt Service - Series 2017	Capital Projects- Series 2014	Capital Projects- Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Interest Payable	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Revenue Bonds Payable-LT-2014A	0	0	0	0	0	0	6,290,000	6,290,000
Revenue Bonds Payable - Series 2017	0	0	0	0	0	0	9,375,000	9,375,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>13,494</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,665,000</u>	<u>15,678,494</u>
Fund Equity & Other Credits Contributed Capital								
Fund Balance-All Other Reserves	0	866,085	1,159,356	(0)	1	0	0	2,025,442
Fund Balance-Unreserved	65,868	0	0	0	0	0	0	65,868
Investment In General Fixed Assets	0	0	0	0	0	23,168,114	0	23,168,114
Unearned Revenues	0	0	0	0	0	0	0	0
Other	79,839	4,901	(35,982)	0	1	0	0	48,759
Total Fund Equity & Other Credits Contributed Capital	<u>145,707</u>	<u>870,985</u>	<u>1,123,374</u>	<u>0</u>	<u>2</u>	<u>23,168,114</u>	<u>0</u>	<u>25,308,182</u>
Total Liabilities & Fund Equity	<u><u>159,202</u></u>	<u><u>870,985</u></u>	<u><u>1,123,374</u></u>	<u><u>0</u></u>	<u><u>2</u></u>	<u><u>23,168,114</u></u>	<u><u>15,665,000</u></u>	<u><u>40,986,677</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 7/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,513	501,581	1,068	0 %
Interest Earnings				
Interest Earnings	0	919	919	0 %
Total Revenues	500,513	502,501	1,988	0 %
Expenditures				
Legislative				
Supervisor Fees	12,000	7,200	4,800	40 %
Financial & Administrative				
District Manager	45,000	37,500	7,500	17 %
District Engineer	5,000	19,379	(14,379)	(288)%
Disclosure Report	10,000	10,000	0	0 %
Trustees Fees	10,000	6,842	3,158	32 %
Auditing Services	6,000	5,700	300	5 %
Postage, Phone, Faxes, Copies	250	1,314	(1,064)	(425)%
Public Officials Insurance	3,101	2,960	141	5 %
Legal Advertising	2,500	4,212	(1,712)	(68)%
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	1,250	250	17 %
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	8,000	28,654	(20,654)	(258)%
Electric Utility Services				
Electric Utility Services	100,000	100,105	(105)	(0)%
Other Physical Environment				
Staff	0	1,350	(1,350)	0 %
Mulch/Tree Trimming	35,000	0	35,000	100 %
Waterway Management Program - Contract	18,760	18,825	(65)	(0)%
Waterway Improvements & Repairs	12,000	17,330	(5,330)	(44)%
Property & Casualty Insurance	8,885	8,694	191	2 %
Entry & Walls Maintenance	10,000	2,195	7,805	78 %
Landscape Maintenance - Contract	82,992	75,737	7,255	9 %
Landscape Enhancements	45,000	40,164	4,836	11 %
Plant Replacement Program	10,000	11,175	(1,175)	(12)%
Wetland Monitoring & Maintenance	7,000	4,855	2,145	31 %
Irrigation Maintenance	10,000	12,841	(2,841)	(28)%
Parks & Recreation				
Park & Common Area Maintenance	35,000	0	35,000	100 %
Capital Reserve				
Reserves	20,000	2,600	17,400	87 %
Total Expenditures	500,513	422,661	77,852	16 %
Excess of Revenues Over (Under) Expenditures	0	79,839	79,839	0 %
Exc of Rev / Other Sources Over Expend / Other Uses	0	79,839	79,839	0 %
Fund Balance, Beginning of Period	0	40,352	40,352	0 %
Fund Balance, End of Period	0	120,191	120,191	0 %

Spring Lake CDD
Statement of Revenues and Expenditures

200 - Debt Service - Series 2014
 From 10/1/2020 Through 7/31/2021
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	473,481	476,514	3,033	1 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>74</u>	<u>74</u>	<u>0 %</u>
Total Revenues	<u>473,481</u>	<u>476,588</u>	<u>3,107</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Bond Interest	333,481	336,688	(3,207)	(1)%
Bond Principal	<u>140,000</u>	<u>135,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>473,481</u>	<u>471,688</u>	<u>1,793</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>4,901</u>	<u>4,901</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>4,901</u>	<u>4,901</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	866,085	866,085	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>870,985</u></u>	<u><u>870,985</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2020 Through 7/31/2021
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	655,931	657,199	1,268	0 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>
Total Revenues	<u>655,931</u>	<u>657,293</u>	<u>1,362</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Bond Interest	475,931	478,275	(2,344)	(0)%
Bond Principal	<u>180,000</u>	<u>215,000</u>	<u>(35,000)</u>	<u>(19)%</u>
Total Expenditures	<u>655,931</u>	<u>693,275</u>	<u>(37,344)</u>	<u>(6)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(35,982)</u>	<u>(35,982)</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>(35,982)</u>	<u>(35,982)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	692,833	692,833	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>656,851</u></u>	<u><u>656,851</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

300 - Capital Projects- Series 2014
From 10/1/2020 Through 7/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>2,081</u>	<u>2,081</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>2,081</u>	<u>2,081</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(0)	(0)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

303 - Capital Projects- Series 2017
From 10/1/2020 Through 7/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>32,326</u>	<u>32,326</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>32,327</u>	<u>32,327</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(145,726)	(145,726)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(145,725)</u>	<u>(145,725)</u>	<u>0 %</u>

Spring Lake CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Bank Balance	163,090.64
Less Outstanding Checks/Vouchers	13,290.16
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	149,800.48
Balance Per Books	<u>149,800.48</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Spring Lake CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2021

Reconciliation Date: 7/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2117	7/22/2021	System Generated Check/Voucher	9,457.16	BrightView Landscape Services, Inc.
2118	7/22/2021	System Generated Check/Voucher	1,350.00	Lucaya Lake Club HOA
2119	7/22/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2120	7/22/2021	System Generated Check/Voucher	1,683.00	Times Publishing Company
2121	7/22/2021	System Generated Check/Voucher	200.00	Thomas Patrick Bigelow
2122	7/22/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2123	7/22/2021	System Generated Check/Voucher	200.00	William H. Kidwell
Outstanding Checks/Vouchers			13,290.16	

Spring Lake CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
 Reconciliation ID: 07/31/2021
 Reconciliation Date: 7/31/2021
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2079	5/6/2021	Series 2017 FY21 Tax Dist ID	563.39	Spring Lake CDD
2080	5/6/2021	Series 2014 FY21 Tax Dist ID	408.49	Spring Lake CDD
2098	6/15/2021	Series 2017 FY21 Tax Dist ID 531	3,152.05	Spring Lake CDD
2099	6/15/2021	Series 2014 FY21 Tax Dist ID 531	2,285.46	Spring Lake CDD
2100	6/17/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2108	7/1/2021	System Generated Check/Voucher	765.00	Johnson Engineering, Inc.
2109	7/1/2021	System Generated Check/Voucher	3,897.64	Meritus Districts
2110	7/1/2021	System Generated Check/Voucher	3,134.44	Tampa Electric
2111	7/8/2021	System Generated Check/Voucher	9,649.00	BrightView Landscape Services, Inc.
2112	7/8/2021	System Generated Check/Voucher	5,060.00	Cardno, Inc.
2113	7/8/2021	System Generated Check/Voucher	3,613.25	Hopping Green & Sams
2114	7/8/2021	System Generated Check/Voucher	227.34	Nichols Landscape Architecture
2115	7/8/2021	System Generated Check/Voucher	821.35	Optimal Outsource
2116	7/15/2021	System Generated Check/Voucher	317.25	Don Harrison Enterprises
Cleared Checks/Vouchers			34,094.66	
			34,094.66	

Spring Lake CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2021
Reconciliation Date: 7/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
4070	7/26/2021	Reimbursement - 07.26.21	<u>3,500.00</u>	
Cleared Deposits			<u>3,500.00</u>	