

Parkway Center Community Development District

Board of Supervisors
Koko Miller, Chairman
JoAnn Ward, Vice Chairperson
Tanya O' Conner, Assistant Secretary
Linda Bell, Assistant Secretary
Charlotte Hazlewood, Assistant Secretary

Gene Roberts, District Manager
Scott Steady, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Wednesday, April 26, 2023, at 6:30 p.m.

Zoom Meeting Link: Zoom Meeting Link:

<https://us05web.zoom.us/j/85213112937?pwd=RkVLbzNCWnJBOERhREZxVzdac1Mdz09>

Meeting ID: 852 1311 2937

Passcode: mz7iD0

The Regular Meeting of the **Parkway Center Community Development District** will be held on **April 26, 2023, at 6:30 p.m. at Parkway Center Clubhouse located at 7461 S Falkenburg Rd, Riverview, FL 33578**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. VENDOR/STAFF REPORTS

- i. District Counsel
- ii. District Engineer - Pond Bank Stabilization
- iii. District Manager *Under Separate Cover*
 - i. Community Inspection Report

4. BUSINESS ITEMS

- A. Discussion on Landscaping RFP Proposals Tab 01
 - i. Down To Earth
 - ii. LMP
 - iii. Pine Lakes
 - iv. Red Tree
- B. Discussion on Pond Bank Stabilization Planting Proposal Tab 02
- C. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Regular Meeting Minutes of the March 22, 2023, *Under Separate Cover*
- B. Consideration of Operation and Maintenance Expenditures March 2023 Tab 03
- C. Review of Financial Statements Month Ending March 31, 2023, *Under Separate Cover*

6. STAFF REPORTS

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

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

Sincerely,

Gene Roberts

District Manager

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

Meeting Location:
Parkway Center Clubhouse
7461 S Falkenburg Rd
Riverview, FL 33578



**Down to
EARTH**

LANDSCAPE & IRRIGATION

PARKWAY CENTER CDD

LANDSCAPE | IRRIGATION | CONSTRUCTION | GOLF



PREPARED FOR:

**Gene
Roberts**
LCAM
Inframark

2005 Pan Am Circle Suite 300
Tampa, FL 33607
Email: Generoberts@inframark.com
Website: www.inframark.com

Proposal issued:
17 April 2023

Proposal valid for 60 days



April 17th, 2023

PARKWAY CENTER CDD

7461 S Falkenburg Rd Riverview, FL 33578

RE: PARKWAY CENTER CDD Landscape and Irrigation Maintenance Request for Proposal

Dear Gene Roberts,

I personally want to thank you for considering Down To Earth as your Landscape Maintenance partner and for inviting us to participate in your RFP. We are confident that the following information will help to make the best decision and appreciate all the time you have taken to ensure we are submitting the most accurate proposal that reflects the expectations of the community.

Down To Earth Landscape and Irrigation has been in business for more than 30 years and we pride ourselves on providing superior service that brings "Natural Joy" to our customers. We understand the high standards our customers require and constantly seek to be the "Service Provider of Choice" in the green industry by delivering uncompromising quality that will exceed your expectations. There are many choices for your landscape management services, but what makes Down To Earth different is our ICARE values.

INTEGRITY

- We act with honesty, transparency, and reliability, always doing what is right for our customers, our environment, and our teams.

COMMUNITY

- We are one team that respects and cares for each other, continuously striving to beautify and improve the communities we serve.

ACCOUNTABILITY

- We meet our commitments to each other and to our valued customers and act if we fall short of expectations.

RELENTLESSNESS

- We are constant in our efforts to provide solutions to customers and to satisfy their needs.

EXCELLENCE

- We strive to deliver best in class quality and safety while improving our services and results every day.

Thank you for your consideration and we look forward to the opportunity of working with you to achieve your landscape vision and experiencing the Down To Earth Difference!

Respectfully,

RJ Woodall
Business Development Manager
(407)-962-6351
Robert Woodall

COMPANY OVERVIEW

WHO WE ARE AND WHAT MAKES US DIFFERENT



EXPERIENCE THE DOWN TO EARTH DIFFERENCE



Down To Earth Landscape & Irrigation is a premier, full-service landscape company proudly providing maintenance, irrigation, design, and construction services serving multiple regions across Florida.

Specializing in large-scale commercial, residential, and resort services, we deliver unparalleled service and unmatched quality from design and installation to ongoing maintenance.

ABOUT US

Founded in 1989 as a **landscape & irrigation installation company**, DTE expanded to include a **landscape maintenance division** and **golf division** to meet the increasing demand from our clients. Today, Down To Earth continues to grow with over 1,400 team members that operate out of 15 branch locations and 30+ golf courses.

OUR GOAL

Down To Earth's goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years: surround yourself with great people that demonstrate our **"ICARE"** values and offer a service that brings **"Natural Joy"** to our customers.

CERTIFIED & EXPERIENCED

- Certified State Licensed Irrigation Contractor
- Certified Golf Course Superintendents
- Certified State Licensed Pest Control Operators
- Certified Rain Bird Maxicom Operator
- Certified Arborists
- Certified Horticulturists
- Certified Employees in Maintenance of Traffic
- Green Industries Best Management Practices
- On-Staff Mechanics (Certified Diesel Mechanics and 2-Cycle Mechanics)

450+ VEHICLES

- Maintenance/Construction Trucks
- Irrigation Vans
- Enclosed Trailers/Dump Trailers
- Large Semi-Trucks, Goose Neck Trucks



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LOCATIONS

CENTRAL

Lake Nona
Mount Dora
Orlando
Sanford
The Villages

NORTH

Jacksonville

SOUTHEAST

Vero Beach
Fort Pierce
Viera

SOUTHWEST

Sarasota
Ruskin
Fort Myers
Naples
Tampa

COMPANY SAFETY PLAN

OUR NUMBER ONE PRIORITY



THE TEAM THAT CARES

Down To Earth understands that safety is the number one priority for both you and our employees. All personnel wear the following necessary protective equipment during the performance of their duties:

- DTE branded protective clothing, reflective, high visibility shirts, and safety vests.
- Protective eye wear or face shields
- Respiratory protection
- Gloves
- Ear/Hearing protection

Down To Earth personnel will adhere to all local, state, and federal safety guidelines and will observe all safety precautions when performing services on property, roadways and rights-of-way. The following measures will be employed when active in these areas:

- Safe location of parked vehicles
- Use of safety cones/signage
- Flag personnel as necessary

HIRING PROGRAM

- Mandatory drug screening prior to employment – zero-tolerance policy.
- Each new employee must complete our **“Green Vest Training”** program that focuses on the safe operation of all equipment and machinery.

PREVENTATIVE MAINTENANCE PROGRAM

- Participate in weekly **“toolbox talks”** to review the correct maintenance procedures and inspect current equipment.
- Equipment is cleaned and maintained daily which includes sharpening mower blades and servicing equipment to ensure proper working order.
- Weekly **Vehicle Condition Report** to ensure that all repairs and maintenance have been completed.
- Monthly **Branch & Site Audits** to ensure compliance.

SAFETY TRAINING PROGRAM

- Employees participate in scheduled equipment training programs demonstrating the correct way to operate machinery and tools utilized for day-to-day job activities.
- Fertilizer/Pest Control Applicators take the Florida Best Management Practices Class and stay current on all continuing education units.
- Weekly Safety topic as well as scheduled Safety bulletins to raise awareness and reinforce training.

LICENSES, CERTIFICATIONS, & INSURANCE BONDING



To deliver the very best customer service, we currently hold the following licenses, certifications, and insurance bonding:

- BMP Certified– Florida Green Industries
- Florida Department of Agriculture and Consumer Services, Certificate of Nursery Registration
- Florida Department of Agriculture and Consumer Services Certified Pest Control Operator
- Florida Department of Agriculture and Consumer Services Registered Pest Control Firm for Down to Earth Lawn Care
- Florida Department of Agriculture and Consumer Services, License as Dealer in Agriculture Products
- Florida Department of Environmental Protection
- Florida Irrigation Society, Completion Irrigation Auditing Training Course
- Florida Nursery, Growers and Landscape Association (FNGLA) – Certified Horticulture Professional (FCHP)
- FNGLA Certified Horticulturalists Florida Nursery, Growers and Landscape Association (FNGLA) – Florida Certified Landscape Contractor (FCLC)
- International Society of Arboriculture (ISA), Certified Arborist
- Irrigation Association (CLIA) Certified Landscape Irrigation Auditor
- John Deere Green Tech, Rain Master Eagle iCentral Control System
- Paige Irrigation, Certificate of Completion – Irrigation Wires & Cables and Proper Splicing Methods
- Professional Lawn Care Association of America, Certified Turfgrass Professional
- Rain Bird – Certified Maxicom Operator, Maxicom Software Level 1 and 2, Maxicom Hardware Level 1 & 2

All certificates & licenses are available upon request.

APPROACH TO SERVICES

AN OVERVIEW OF WHAT WE DO & HOW WE DO IT



We are driven by bringing natural joy to every client and property we service.

CORE COMPETENCIES

MAINTENANCE

IRRIGATION

CONSTRUCTION

ENHANCEMENTS &
INSTALLATION

FERTILIZATION &
PEST CONTROL

GOLF

MAINTENANCE SERVICES AVAILABLE

MOWING

Each turf variety is mowed based on area and site conditions to prescribed heights.

TRIMMING & EDGING

Performed around beds, curbs, streets, trees, and buildings.

IRRIGATION

From system installation to regular checks & audits and on-going maintenance of the irrigation system.

FERTILIZATION

Property specific blends are applied using proper fertilization techniques by licensed professionals.

INSPECTIONS & MANAGEMENT

Regular inspections are performed to examine the condition of the landscape and identify solutions to potential problems.

PEST & WEED CONTROL

Property will be treated chemically to effectively control insect infestation and disease in line with BMP guidelines.

TREE PRUNING

Trees shall be maintained with clear trunks to facilitate proper growth and provide 12'-15' clearance.

MULCHING

Applied to beds and/or bare grounds to moderate soil temperature and retain moisture for healthy plants.

ANNUAL FLOWERS

Proper spacing will be utilized per plant species variety to ensure proper growth.

DESIGN & INSTALL

In house capability to provide full design and install of new material to bring your vision to life.

STORM PREPARATION & REPAIR

In cases of storms or natural disasters, we can provide help to prepare and repair landscapes if requested.

For more details of our services, FAQs, and services beyond maintenance services we offer, please visit www.dtlandscape.com/all-services/

Note: Detailed scope of services included with pricing and contract.

STATE OF THE ART SERVICE

LATEST TECHNOLOGY



- Down To Earth leverages the latest technology and our expert staff to deliver best-in-class service with a commitment to stay on the cutting-edge of landscaping, irrigation systems, fertilization & pesticide practices, and systems.
- Down To Earth actively partners with our suppliers, industry associations, universities, and technology providers to incorporate their products into our services or provide feedback to help the industry including drones and autonomous mowers.

UF IFAS
UNIVERSITY OF FLORIDA



UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (UF/IFAS)

- We work with the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) to enhance our fertilization formulas and schedules to allow for custom blends based on soil samples, water quality, water availability and climate.

INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORISTS

- When it comes to tree care, Down To Earth remains at the forefront of botanical practices to optimize proper pruning and trimming. We have implemented a best-in-class hybrid approach utilizing the expertise of in-house and vendor-partnered International Society of Arboriculture (ISA) Certified Arborists.

INTEGRATED PEST MANAGEMENT (IPM)

- We have an industry-leading pest control program based on Integrated Pest Management (IPM) principles - a sustainable, science-based process that combines biological, physical, and chemical tools to identify, manage and reduce threats from pests in a way that minimizes overall economic, health and environmental risks.

DISASTER & STORM RELIEF PROTOCOL

Down To Earth understands firsthand the unpredictability of the weather. There have been many occasions throughout the years where we have offered immediate disaster and storm relief, in addition to frost protection services to our clients. Our extensive resources allow us to act quickly and address any issues efficiently and in a timely manner.



SUPPLEMENTAL CREWS

- Supplemental to our current maintenance teams, we have additional enhancement resources that can be made available to restore your property to pre-disaster condition. Furthermore, if necessary, our Construction Division employees are working in Florida year-round and can always offer additional help.

NECESSARY EQUIPMENT

- While adequate manpower is essential, having the necessary equipment is vitally important in these types of extreme situations. DTE has a deep inventory of equipment including loaders and dump trucks that can be redeployed statewide to meet the demands of any emergency.

PREVENTATIVE MEASURES

- For more than 30 years, our track record has proven that we will do everything possible to protect our clients' interests and eliminate potential problems during hurricanes, storms, and frost by implementing preventative measures such as pre-storm tree trimming, removal of loose debris, and use of frost cloths.



When disaster strikes, you can count on Down To Earth to keep your property safe, healthy, and operating smoothly.

Please note this is an additional service. Refer to scope of services for a list of all services within the agreement.



Inspected by: _____ Program A Run Days (Circle): M T W T F S S
Clock: _____ Program "B" Run Days (Circle): M T W T F S S

MONTHLY LAWN & ORNAMENTAL REPORT

YEARLY SERVICES SCHEDULE GUIDELINE

Property Specific Example

		JANUARY				FEBRUARY				MARCH				APRIL				MAY				JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER							
ACTION/TASK		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
TURF MOW SCHEDULE																																																					
TURF																																																					
EDGE																																																					
STRING TRIM																																																					
SHRUB MAINTENANCE SCHEDULE																																																					
HEDGE TRIM MONTHLY WITHIN SECTIONAL ROTATION																																																					
DETAIL																																																					
FERT AND PEST SCHEDULE																																																					
FERTILIZE TURF																																																					
FERTILIZE SHRUBS																																																					
INSECT CONTROL																																																					
WEED CONTROL																																																					
INTEGRATED PEST MANAGEMENT WEEDS																																																					
INTEGRATED PEST MANAGEMENT INSECTS																																																					
INSECT AND DISEASE CONTROL PLANT MATERIAL																																																					
INTERGATED PEST MGMT. PLANT MATERIAL																																																					
PRE EMERGENT/LARGE BEDS																																																					
IRRIGATION INSPECTION/REPAIRS																																																					
SPECIALTY PALM/ FERT. & INSECT CONTROL																																																					
MISCELLANEOUS ITEMS																																																					
TRIM ORNAMENTAL SHRUBS																																																					
RAISE OAKS																																																					
TRIM CRAPE MYRTLES																																																					
NUBCH																																																					
SELECTIVE ROSE PRUNING																																																					

PERSONNEL

MEET THE TEAM



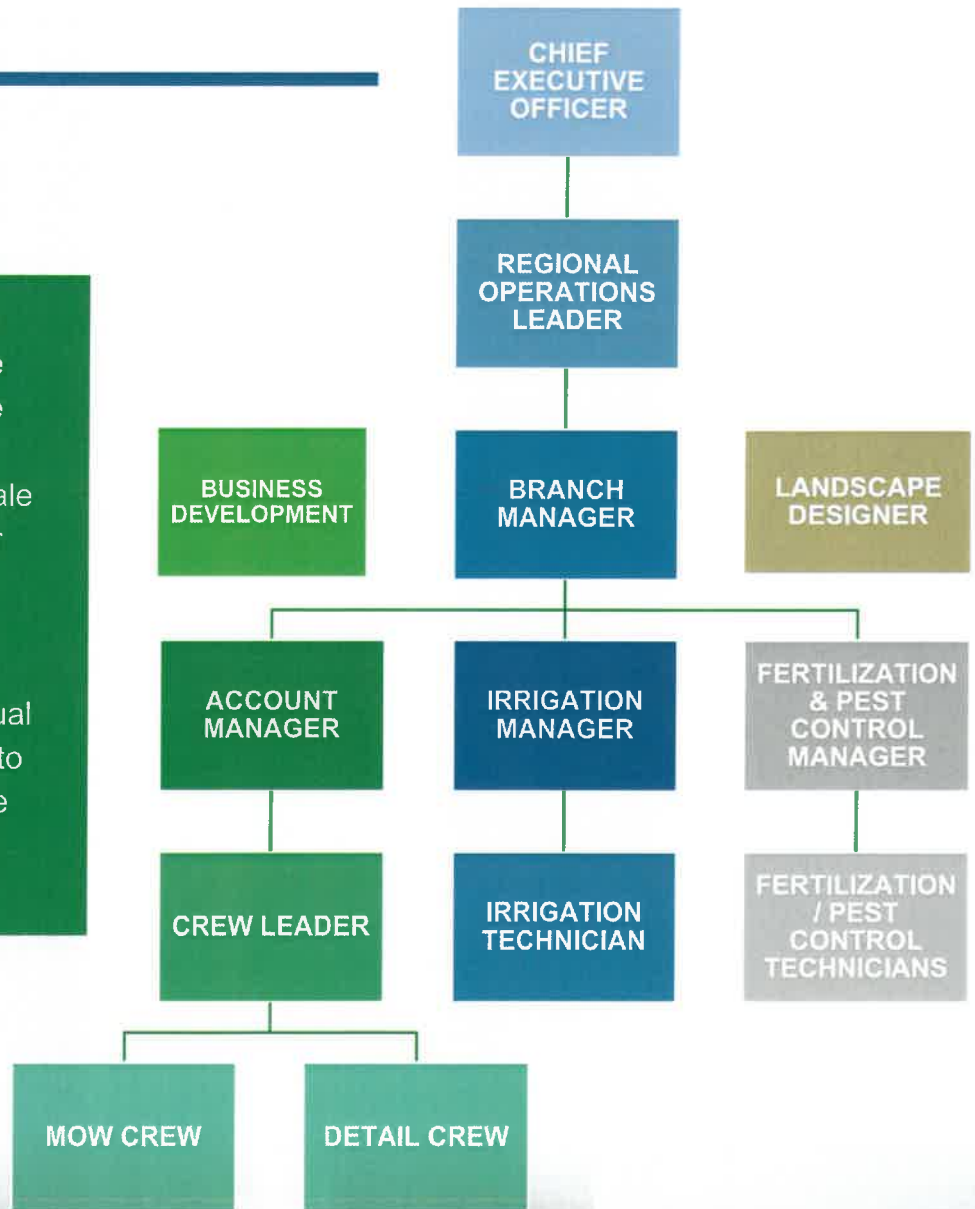
Our highly skilled and trained landscape technicians will be onsite to care for your property each day, supported by our staff of certified horticulturalists, arborists, pest control operators, and irrigation specialists.

OUR TEAM IS COMMITTED TO CREATING
THE HEALTHIEST AND MOST VIBRANT
LANDSCAPE FOR YOU

ORGANIZATIONAL CHART

One of the keys to Down To Earth's success is the ability to provide the care and attention of a local company but with the scale and resources of a larger enterprise.

This alignment from the CEO down to the individual crew members is critical to delivering our vision to be the "Service Provider of Choice".



YOUR DEDICATED LANDSCAPE TEAM

Down To Earth approaches each project with the same strategy and principles that have made us successful for 30 years: surround yourself with great personnel and offer services that exceed client expectations.



REGIONAL OPERATIONS LEADER

- Paul Richau
- Leads the region and provides support and resources.

BRANCH MANAGER

- John Neuber
- Leads multiple field teams and is responsible for the operations for your property.

ACCOUNT / PROJECT MANAGER

- Brain Brown
- Manages the on-site maintenance crews as the primary onsite point of contact.

BUSINESS DEVELOPMENT

- RJ Woodall
- Provides key information on services to ensure a smooth onboarding process.

SR. LANDSCAPE DESIGNER

- Amanda Wilson
- Creates beautiful custom landscapes as an industry trained professional.

PROPOSAL PRICING

PREPARED FOR PARKWAY CENTER CDD



BASED ON OUR DISCUSSIONS AND ASSESSMENT OF YOUR PROPERTY,
PLEASE SEE THE PROPOSED SERVICES AND PRICING WE CAN PROVIDE
TO BEST SERVE YOUR PROPERTY.

LANDSCAPE & IRRIGATION PROPOSAL

PARKWAY CENTER CDD

C/O: Inframark

7461 S Falkenburg Rd Riverview, FL 33578

Pricing Summary

Base Maintenance	\$190,897	Annually
Irrigation Maintenance	\$15,972	Annually
Fertilization / Pest Control Services	\$26,555	Annually
Season Annuals	\$6,556	Annually
Mulch	\$29,000	Annually
Palm Pruning (above 15 ft)	\$6,345	Annually
Dog Stations	\$4,992	Annually

Total \$280,317

Monthly \$23,359.75

Pricing valid for 60 days.

DETAILED SPECIFICATIONS

SCOPE OF WORK - The contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidentals required to perform complete maintenance of landscaped areas as detailed below.

All work shall be performed between the hours of 7:30 A.M. and 6:00 P.M. Monday through Friday, and with the consent of the CDD Manager between 9:00 A.M. and 4:00 P.M. on Saturday, for emergency services only.

Each bidder shall submit one bid encompassing all proposal areas.

MAINTENANCE SPECIFICATIONS

1. Turf

The Contractor should be aware that "Proper fertilization is very important for sustaining a healthy lawn. Fertilization and other cultural practices influence the overall health and quality of the lawn and reduce its vulnerability to numerous stresses, including weeds, insects, and disease. It is very important that anyone fertilizing their lawn be familiar with and follows the Florida-Friendly Landscaping™ Best Management Practices (FFL BMPs). These practices are designed to maintain healthy lawns and reduce any potential nonpoint source pollution of water resources that might result from lawn and landscape fertilization and other cultural practices. There are now state and local regulations that cover lawn fertilization, so be aware of city and county guidelines and always follow the directions on the fertilizer bag. For more information on BMPs, please refer to ENH979, Homeowner Best Management Practices for the Home Lawn (<http://edis.ifas.ufl.edu/ep236>)."

We recommend that "A soil test should be done to determine what nutrients are available to the lawn and what the soil pH is. The local Extension office has instructions and supplies for taking soil samples and submitting them to the Extension Soil Testing Laboratory for analysis. In particular, phosphorus levels are best determined by soil testing. Since many Florida soils are high in phosphorus, it is often not necessary to add phosphorus to a lawn once it is established."

"Florida Rule (5E-1.003) mandates that fertilizer application rates cannot exceed 1 pound of nitrogen per 1000 square feet for any application. Based on the percentage of nitrogen that is in a slowly available or slow-release form in a fertilizer, UF recommendations call for applying a ½ pound (water-soluble nitrogen source) to 1 pound (slow-release nitrogen source) of nitrogen per 1000 square feet of turf

grass. For information on determining how much fertilizer this equals, please refer to ENH962, Figuring out Fertilizer for the Home Lawn (<http://edis.ifas.ufl.edu/ep221>)."

2. Turf Mowing

"Argentine" Bahia grass will be mowed 32 times per year, and Stenotaphrum secundatum, variety "Floritam" St. Augustine grass to be mowed 42 times per year. Zoysia 42 times per year.

Mowing height shall be maintained at 3 to 4 inches on Bahia grasses and 3 ½ inches on St. Augustine grasses, in all areas of improved landscape. Bermuda and Zoysia at Best Management Practices.

A. The contractor shall use rotary mowers with sharp blades, which are correctly balanced. Dull blades shall be changed at midday per cut.

B. Floritam and Bahia grasses shall be mowed according to the mowing schedule described above.

C. Grass clippings are to be collected during the mowing operation and removed from the areas mowed. Mulching type mowers are acceptable. However, clippings that are visible 24 hours after mowing are to be removed from turf areas.

D. Streets, curbs, sidewalks, bike paths, plant beds, lakes, and borders shall be maintained free of grass clippings and other debris. These will be inspected on a weekly basis.

E. Where possible, trees shall not have turf more than one foot (1' *) inside of the "drip line" but shall be kept edged accordingly.

F. The contractor will cut and maintain along District fence lines.

3. Turf and Bed Edging

A. Mechanical edging of all turf grass areas next to curbs, streets, sidewalks, bike paths, beds, lakes and borders shall be done at least every mowing to prevent grass encroachment. All plant beds and obstacles are to be edged every other week throughout the year. All areas that are inaccessible with a mower are to be string trimmed at each mowing i.e., lake banks, signs etc. Due care shall be used to prevent chipping or damaging hardscape, curbs, (sidewalks etc.). Contractor shall ensure that all wall posts, columns, signs, valve boxes, transformers, utility boxes, fences, and other above ground appurtenances shall be trimmed in conjunction with the other mowing; edging schedule. Trimming shall not damage any trees, shrubs, or groundcover or sprinklers, or drip irrigation.

B. Chemical edging shall not be permitted unless written approval is secured in advance, from the district project representative.

C. Dirt, trash, and debris resulting from edging operations shall be removed and all areas shall be left in a clean condition before the end of the working day. Chemical treatment of curb road joints is permitted providing "drift damage" does not occur.

4. Turf Fertilization

The following fertilization schedule shall be generally followed; Contractor to obtain a soil test samples prior to start of this contract. Samples shall be taken using the kit from the local extension office, following their instructions. Contractor shall sample from 4-5 distinctive areas representing the various sod installed for this project. Contractor to mark up a map of his sampling locations. Contractor to submit these 4-5 soil samples to the laboratory for testing for fertilizer recommendations prior to each season. Results of test, map and recommendations of the Local Soil Extension Office shall be immediately provided to the Owner/ CDD with his estimate of cost, prior to proceeding with this work. Written direction shall be provided to the Contractor by the Owner/ CDD upon his submittal:

A. All St. Augustine 'Floritam' sodded areas shall be fertilized 4 -5 times year with 16-4-8 or 12-2-12 with minor elements with a slow release of the nitrogen @ 2-5 lbs. per 1000 square feet. Apply this rate and type; only if results from soil test noted above do not conflict. Note; Contractor shall apply fertilizer from only early April to fall. As directed at the beginning of the contract, the contractor shall provide preventative bug infestation. In late April and again in August contractor shall apply a blanket insect application. Insect spot treatments may be required between these two blanket preventative applications and should consist of products with a different chemical makeup such as Sevin, Arena etc. in order to curb chinch bug resistance. Fertilizer to be complete and include nitrogen, phosphorus, and potassium in the greatest amount, and calcium, magnesium and sulfur in smaller amounts. The Micronutrients shall include Iron, manganese, zinc, copper, chlorine, molybdenum, and boron in very small amounts but are essential. The contractor shall submit his proposed fertilizer label to the resident project representative for approval prior to application. No changes or substitutions will be permitted unless approval of the resident project representative is secured. Note if leaf yellowing may indicate two different deficiencies. Use foliar iron fertilizers such as iron sulfate or chelated iron solutions, to help cure iron deficiencies. And use nitrogen fertilizers applied according to BMP's cure nitrogen deficiencies.

B. 'Argentine' Bahia fertilization fertilized 2-4 times per year from Spring to Fall, with a slow release fertilizer plus micronutrients at 2-4 lbs. per 1000 square feet. The first application should be in April. Apply this rate and type, only if results from soil test noted above do not conflict. Note: contractor shall only apply fertilizer from Early April to fall. Bermuda to be fertilized monthly during the growing season with product to be determined by contractor and district. Bahia Grass is susceptible to iron deficiency in

high –pH (>7.0) soils, which may result in yellowing. This can be resolved with an iron source. Ferrous sulfate should be applied at the rate of 2 ounces in 3-5 gallons of water per 1000 square feet.

C. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to see that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the district resident project representative when these additional applications are needed and being executed.

D. Fertilizers containing iron shall be removed from curbs, roads, walks, and driveways to avoid staining before the sprinklers are activated after application of the fertilizer.

E. The complete fertilizers specified shall consist of a time release nature to encourage best management practices for the protection of water resources.

F. The method of application of fertilizer shall be the responsibility of the contractor. If any turf is badly damaged or killed by excessive fertilizer, it shall be replaced by the contractor at no additional expense. No drift shall occur near water bodies; lakes, ponds, wetlands, or other sensitive material.

5. Turf Weed Control

A. Annual grassy weeds shall be controlled by pre- emergence herbicides applied before weed germination begins, prior to February 15. Prior to application, contractor must provide a list of chemicals to be used for weed control, to the district representative for review and approval. Application times shall be appropriate to seed germination, which depends upon whether the grasses are summer annuals, or winter annuals. Application should only be done when there is adequate soil moisture, air temperature is between 60 -85 degrees Fahrenheit, and the turf is not suffering from water or mowing stress.

B. Annual grasses, annual broadleaf weeds, perennial broadleaf weeds and sedges may be treated in St. Augustine turf with post-emergent herbicides, which shall be applied in May. Prior to application, contractor must provide a list of chemicals to be used to the district representative for review and approval

C. The chemicals applied must be safe to use on the type turf within the project indicated within Exhibit "A" when used in the correct way on mature, healthy turf at the correct dose as specified by the manufacturer.

D. No spraying for weeds in either type of turf may be done when there is any danger of winds causing a spray drift into surrounding plants.

E. The only approved herbicide to be used to control selected species of sedge must be previously approved by the district representative.

F. Mowing intervals set forth in "Mowing" section 1.b may be relaxed during herbicidal treatment periods, with written approval of the resident project representative.

G. If district turf is contiguous to grasses of another variety, care shall be taken by the contractor to avoid injury to such turf. If the area contiguous to Floratam is Bahia, do not spray it with Atrazine.

H. Weed control elsewhere than in turf, the contractor shall keep all planted areas free of weeds at all times. This includes the bases of trees and shrubs, beds, and borders. In general, weeds shall be removed by hand from these areas. Chemicals, which may cause plant injury, decline or death, shall not be used. Granular Balan and Ronstar under some circumstances may be used for pre-emergent control after weeds have been removed by hand.

I. Mechanical treatment may be necessary if and when directed by District project representative.

J. It is recommended that the Contractor check with the local Extension office for positive identification of weeds and exact herbicide recommendations, to prevent damage to turf areas or root systems.

6. Turf Insect and Plant Material Pest Control

A. The contractor shall submit his annual insect and pest control program designed to prevent damage to Bahia sod, St. Augustine sod, Shrubs, Trees, and Groundcovers with his bid for this work. The Contractor shall submit the certificate for the individual who will be applying this program, and he/ she shall be a State certified pest control individual, capable of using the proposed chemicals. This work shall be done on an "as needed" basis or whenever requested by the resident project representative for the district.

B. For the St. Augustine Sod – The Contractor shall pay particular attention to damage by in the early spring, such as mole crickets, sod web worms, and chinch bugs etc. and in late August and September for nematodes, all of which will require that control programs be initiated promptly. Other restricted chemicals may be used only by a certified pest control operator. Contractor shall identify the source of the problem before treating the area. Several factors can decrease the quality of a lawn, i.e. traffic, excessive shade, compacted soils, over-or under watering, improper mowing, traffic, and high or low ph. The local extension office can verify an insect if unknown.

Infestations by other insects and pests shall be controlled by chemicals approved by the project representative prior to their use. Amdro or Top Choice is approved, and the contractor shall use this on fire ants as per manufacturer's instructions. Talstar, Permatrol and Sevin 80% WP and any other chemical deemed appropriate shall be used when needed on other species - as required by State law, all chemical applicators are required to read the labels of chemicals for specific information regarding the rates, approved uses and target treatment efficacy. The earwig should not be sprayed, if possible, as it is a useful predator of lawn caterpillars. There are many chemical controls available. The resident project representative can advise the contractor on approved formulations and the safe rates of their applications, if requested.

C. For all Trees, Shrubs and Groundcovers/ Ornamental Grasses - When insects such as white flies, scales, stinging caterpillars, hornworms, mealy bugs, spittlebugs, beetles, grasshoppers, katydids, leaf minors, leaf rollers, borers or others are detected and are reaching damaging levels on landscape plants, the contractor shall apply the appropriate control measures. These may be general-purpose sprays or systemic insecticides and their selection shall be related to the way they damage plants. The chemical selected shall control the target pest and be safe to use on the host plant. It is not necessary always to spray to control insect or mite populations. Whenever possible use a mechanical control method, biological controls or other non-chemical methods. The number of sprays per year needed cannot be predicted. The contractor must provide for a reasonable allowance in the bid, however, to plan for insect control. Some plants will require repeated sprays to control scale or caterpillars. The contractor shall plan for a minimum of two sprays for all plants as an average.

7. Turf and Plant Material Disease control

A. Since diseases are easier to prevent than control, the contractor may need to apply at least three sprays per year to St. Augustine turf known to be susceptible to the most common disease such as; Brown Patch, Dollar Spot, Gray Leaf Spot, Ruse and Helmenthosporium of St. Augustine. Fungicide approved by the project representative shall be used by the contractor. Contractor will inspect weekly for turf grass disease and shall spray on an "as needed" basis. Project representative is to be informed on all activities or problems.

B. Tree and shrub fungicides shall be applied to assist in prevention of diseases on susceptible species. In some cases, sprays or injections will be applied to combat other living agents such as bacteria, viruses, micro plasmas, algae, nematodes, or viroids. The best method of control shall be used by the contractor for the given situation. The most important consideration when combating disease is to have the spray on the plant before infection takes place; most fungicides are protectants not eradicates.

C. Diseases which commonly attack plants include: Botrytis Blight, Bacterial Wilt, Brown Gall, Mushroom Root Rot, Powdery Mildews, Pythium Root Rots, Thizonctonia Stem Rot, Sclerotonea Rot, and Southern Wilt. The contractor shall apply products such as Pentathalon, Clearys 3336, Dithane WP, or copper sulfate on an "as needed" basis.

D. If diseases are diagnosed which have no known method of control, the project representative shall be notified promptly. If the disease is confirmed, the plant shall be removed and destroyed off site. In some cases, the contractor shall remove infected soil and replace with new soil before replacing the diseased plant.

E. Other chemicals to control or prevent disease may be used on selected plants.

F. The contractor shall assume full responsibility for spray damage to plants. The site applicator shall be properly trained and licensed for commercial spraying. A photocopy of FDAC spray license with associated categories shall be attached. Diseases of Sabal palms include leaf scab, Phytophthora Bud Rot, Black Mildew, and Manganese deficiency. The contractor shall take prompt action to control these conditions either by spraying with appropriate chemicals such as Copper sulfate, Medallion, Topsin Tru

Ban, or in the case of Manganese deficiency either by applying Manganese to the soil or applying it as a one percent foliar spray.

G. Contractor to provide recommendations for issues such as dying or dead plants.

8. Plant Material; Trees, Palms, Shrubs, Groundcovers, Ornamental Grasses, Vines and Annuals Fertilization

A. The contractor shall fertilize all trees, palms, shrubs, ground covers and annuals to maintain them in a healthy growing condition, free from symptoms of nutritional deficiency or undesirable appearance.

B. The number of fertilizer applications per year for shrubs, trees, and palms will normally be every four months, but annuals may require more applications as noted below.

C. A complete fertilizer such as Osmocote or approved equal 14-14-14 or 19-6-12 with micro nutrients shall be applied every four months.

D. Landscape Trees and Plantings shall be fertilized as follows:

Annuals - Apply 1 lb. Per 25 square feet of 14-12-14 analysis slow release four times a year or as needed and follow at two-week intervals with the application of 20-20-20 liquid fertilizer, at rates directed by the manufacturer.

Shrubs and Ground Covers - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Medium Shrubs - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Large Shrubs - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Distribution - The fertilizer shall be well scattered in an area from halfway between the stem and the drip line of the circumference. The fertilizer shall be distributed as evenly as possible by hand or by special mechanical applicator.

The contractor shall apply fertilizers to plants, which are turgid and shall water-in the fertilizer promptly and thoroughly after application the same day.

Fertilizer, which lands on leaves, shall be shaken off or hosed off leaves.

Palms - Contractor to use a Palm fertilizer having an analysis (=the three numbers on all fertilizer labels which refer to their N-P₂O₅-K₂O content) of 8N-2P₂O₅-12K₂O +4Mg with micronutrients can correct

mild to moderate deficiencies and prevent their recurrence in most soil types in south and central Florida. The 8N-2P2O5-12K2O+4Mg with micronutrients maintenance fertilizer blend described above should release nutrients for up to three months, and thus a three-month application interval is recommended. The suggested application rate for south Florida landscapes is 1.5 lbs. of the 8N-2P2O5-12K2O+4Mg with micronutrients fertilizer (not N) per 100 sq. ft. of palm canopy area, bed area, or landscape area. This rate can be lowered for Central Florida to 1.0 lbs. Mechanically or by hand, spread around the root zone, under the canopy. Do not inject or provide holes for this application.

Trees - Apply 2 lbs. of nitrogen per 1000 square feet of planting bed where trees are located. Only newly installed trees shall be fertilized as instructed by Landscape Architect/ written specifications.

E. Not less than seventy-two (72) hours prior to the application or placement of any fertilizer, the contractor shall notify the project representative of the time and date that the contractor will apply fertilizers. Failure on the part of the contractor to notify the resident project representative shall result in the contractor forfeiting any and all right to payment for the applications made without notification.

9. Pruning

A. All pruning shall be performed according to the National Arborist Standards and Guidelines. Pruning shall be done as required to maintain the “natural shape” and characteristics of the particular tree or plant species. The resident project representative shall be made aware of all pruning activities, prior to start of work. Oaks, maples, hickory, olive, etc. shall be pruned in the dormant season only, i.e. late fall, early winter.

B. Pruning shall also include removal of trees, palms, shrubs, or ground covers that are dead, broken or diseased. When diseased plant materials are recommended to be removed, a photograph and removal shall be documented to the CDD in advance. Trees to be considered for removal due to disease, death, or broken, shall be first inspected by a certified arborist and a report provided with his recommendations shall be submitted to the CDD for their approval of this work. All Pruning shall be done under the supervision of a Certified Arborist. As trees and palms are removed, contractor to provide a proposal for the replacement of this material in accordance to the newly adopted master landscape plan. Please note Washington Palms will not be replaced with same. All new material shall meet Florida Grades and Standards for Nursery Grown Plants, latest edition. Installation of this material shall be done in accordance with standard nursery practices. Note, that all tree staking and guying, water ring, backfill, 3” layer of pine bark mulch, and watering for 3-month establishment, shall be included in price.

C. Pruning shall include the removal of inward growing branches, water suckers and crossing or rubbing branches (inclusion) and co-dominant leaders. Never remove more than 25% of foliage, for trees 8-13 years old. The crossing of branches or those facing inward will generally be selected for removal. Where two branches are growing immediately above and below one another - typically, the lower branch shall remove. Do not remove low, vigorous branches. Do not trim the leader, but you can remove competing leaders. Follow National Arborist Standards for all of this work.

D. Major pruning shall be done by the contractor under the supervision of a Certified Arborist, to maintain the natural shape of the individual plant species and/or to renew the vigor of the particular plant species on the following schedule:

Maintain a live canopy ratio of greater than 60%. Prune all trees in January, in accordance with pruning standards for shade trees as referred to Fine and Standard Pruning manual. Located at the County Extension Office. Trees to be limbed up to 12' clearance at all times.

For Palm pruning; remove dead, yellow and low hanging fronds. If hazardous blooms or fruit occurs this can be removed as well. Do not remove or damage the terminal bud of a palm.

All evergreen ornamental grasses i.e., (Fountain Grass, Fakahatchee Grass, Muhly Grass, etc. shall be trimmed in late fall or early spring,) to remove the tips only. For the deciduous grasses, like spartina, the contractor can prune this by greater than one half its sizes.

Follow the completion of the ornamental grass pruning with pruning of such species as the viburnum, Philodendron, Ligustrum, Jasmine and other non-flowering shrub species. As soon as the major flowering species has been completed its bloom, in late spring, any necessary required pruning should occur. Note: No heading of shrubs shall be done.

Shearing of hedges shall be done after they bloom, since more frequent pruning reduces their blooms.

Palms and related plant types shall be pruned one time per year. Periodic pruning may be necessary for unsightly fronds. Pruning shall require the removal of all dead fronds as close to the trunk. If more than ½ of the frond is brown, then remove the frond. Also, remove them, when they are largely brown on the tips or when the fronds are infested with the leaf scarified. Dead and live inflorescence shall be removed at the same time. Do not remove any green healthy fronds (just to make it easier to reach dead fruiting stalks or emerging florescence) and avoid nicking the petioles of adjacent healthy fronds. Unsightly dead fronds that occur at other times of the year shall be removed immediately. Palms over 50' in height to be pruned at additional cost to the district.

When major pruning begins on a particular species of tree or plant, it shall continue until all plants or trees of that species have been pruned within the jurisdiction of this contract.

Minor pruning shall occur throughout the year to keep individual plants within desired limits on an "as needed" basis. ("suckers" and "water sprouts" kept off and away from walls, pavement, curb edges, signage areas, etc.)

E. The contractor shall prune vertical growth at a 45-degree angle. Branches shall be removed flush with the trunk, above the collar; per the National Arborist Standards.

F. The contractor shall prune all typical winter and spring flowering trees and shrubs in late spring after their bloom. Such as azaleas, trumpet trees, loquat trees, crape myrtles. For Crape Myrtles: Do not remove more than 18" from the individual branches. A second Pruning or Pinching of the inflorescence

seed pod, after the Crape Myrtle goes to seed, in mid to late summer, will produce additional flowering. This is true for Hibiscus as well.

G. The contractor can prune the evergreen shrubs anytime; including for example jasmine, holly, juniper, wax myrtle, etc. anytime. To encourage rapid flush, prune just before spring flush.

H. The contractor is required to remove all pruned materials and debris from the site each day. Contractor also is required to remove all trash and other debris other than landscape clippings and limbs each day from the site.

I. Plant materials shall be trimmed on a regular basis from around landscape lighting accent fixtures and signage so as not to impede the lighting source and beam spread.

10. Water, Irrigation and Sprinklers

The contractor to visit the site monthly to inspect the overall irrigation system on a zone by zone basis, and provide a written report of this work to the CDD each month.

A. The manual and automatic sprinkler system is to be used to maintain plant health and to conserve water. The irrigation system is to be maintained/scheduled in compliance with all local jurisdictional agencies and the associated restrictions as warranted. Contractor will solely be responsible for negligence in the operations associated with restricted water schedules as placed by agencies.

B. The contractor shall provide supervision of the system and shall make all adjustments, repairs, and replacements required. Contractor is responsible to check the irrigation wells on a monthly basis to ensure they are in good working order. All repair estimates to be sent to district representative for approval.

C. At each monthly inspection, the Contractor shall use a soil moisture probe meter to determine soil moisture content in various locations throughout the property, and specifically in off-color bed or turf areas. If found dry or too wet, he shall make the corrective action promptly to rectify the condition.

D. Newly planted trees and shrubs shall be hand- watered if located in isolated areas, or at least daily by sprinklers or rain for the first four weeks providing at least 1" to 1-1/2" per plant, filling their plant well area. For weeks, 6-8, contractor shall be responsible to water new material every other day, to ensure establishment. For 8-24 weeks, at least once to twice a week, the material will need to be watered. Any newly planted material not surviving 6 months, shall be replaced by the Contractor at his cost. Note: It is recommended that the moisture meter readings in the root ball area shall be maintained in the "moist" zone on the meter.

E. Risers shall be added as needed in the bed areas to ensure that water is being supplied to the entire shrub area and not being blocked or deflected by growing plants.

F. The contractor shall inform the association immediately of any serious problems in the irrigation system or its coverage.

G. The contractor shall run through each zone of the system monthly during the summer and "winter" months to check that all heads are working properly, aimed properly, and flushed, to ensure that all planting areas are receiving water evenly and completely providing 100% irrigation coverage. A written report for each said visit shall be signed by the person performing the required inspections and submitted to the District within 10 (ten) days of the completed inspection. The report shall include each "well number" (1-4), each "zone", each "head type" and an indication per each as to "working properly/needs repair/repared as follows" (with notation). Monthly reports should also include zone number on map, and type of plant material, head type, and GPM per zone used. Any new irrigation work shall be warranted by the contractor for proper installation and performance for 1 year. Parts shall be warranted by the manufacturer for 1 year.

H. The clock controls shall be programmed to deliver seasonal amount of water, per zone, per plant type. Zones shall be separated for turf versus shrub versus bubbler. Perennials or annuals shall be on their own zone. The site should have a rain sensor device installed in 2-3 locations and should be reviewed monthly to be in working condition. They shall all be tied to the controller, and be used to turn off the system during rainfall events. Field capacity of each well shall never be exceeded. An annual program should be presented to the board for approval at the onset of this contract.

I. Because turf water needs to vary from month to month, the amount of watering time shall be adjusted periodically to reflect these needs. Seasonal adjustments can be made with the controller if forecasted.

J. Excessive watering shall be avoided. It wastes water, floods large soil spaces and adversely affects the Cation Exchange Capacity of the plant. It also wastes water-soluble fertilizers. Plants shall be watered, therefore, by contractor in accordance with the season, soil type and turf type and other conditions.

K. All turf and other irrigation shall be between the hours of 8:00 P.M. and 7:00 A.M., and on days as currently noted, per the restrictions of the SWFWMD, unless otherwise approved in writing by the resident project representative.

L. It shall be clearly understood and agreed by the contractor that all the irrigation, systems including all necessary appurtenances to maintain said system shall be the responsibility of the contractor. Damage by others will not relieve the contractor of their responsibility to maintain the turf, shrubs, trees, ground cover.

Contractor shall ensure that all valve covers are replaced and covering their respective boxes and when necessary shall replace broken or damaged one at their expense.

11. Special Requirements

A. All tree bracing systems shall be checked regularly and tightened as needed. After one-year, this support/ bracing system can be removed. Any tagging or other tight straps shall be removed promptly upon installation.

B. Mulch Contractor to install -Pine Bark Mini Nuggets Mulch once per year at a depth of 2-3 inches, to ensure an established depth of 2-3 inches throughout all planting bed, except annual beds.

D. Contractor shall police all district property under contract during each time of service and remove all trash and debris including branches, vegetation, furniture from grounds including shrubbery encountered while mowing and trimming. The district reserves the right to increase the schedule if needed. All said debris shall be removed from district property. Dog stations to be emptied weekly by contractor.

12. Seasonal/ Annual Planting

All seasonal plantings shall be maintained by the contractor in the following manner:

A. Soil Bed Preparation

1. Remove all grass, weeds, stones, and other debris from seasonal color beds.

2. Treat all beds for nematodes with chemicals that have previously been approved by District project representative. Apply according to label directions at 50 pounds per 1000 sq. feet of bed area for each change out of plants.

3. Test soil ph. Soil pH needs to be 5.5 to 7.0, correct with sulfur to lower pH as needed. Amend and add 2-3" a soil potting mix or peat conducive to the species being planted. Then sprinkle entire bed with a controlled release fertilizer i.e., Osmocote (choose a release time that will suit the plant material selected; i.e. 3 months). Thoroughly mix top 6" of the soil in this area. Note: Annual Beds should be bermed up to about 4-6" minimum height. Water with micro-irrigation system only, no overhead watering as it will damage the flowers.

4. Pull weeds by Hand within these, annual / seasonal beds are preferred. A pre-emergent herbicide can be applied after plants are established. A light mulching can be provided but material cannot touch stems of annuals. Depth of mulch should be 1-2" max.

B. Planting Details

(4) Four/ Annual bed plantings are to be done annually for each of the planned locations of the project. Quantity for each location to be field measured and quantity determined by location area and submitted

at time of bid. , Plant material being installed shall be a minimum of 4 " pots/ containers and in a good full plant condition and should be acceptable to the project representative at time of installation. Only One species for each season shall be selected and installed each time. Contractor to ensure he uses the same color for each of the minor entrances, and same color for each of the major entrances (they can be different if desired) shall be provided. Species for each season shall be chosen according to the approved list below or as directed by the CDD as follows:

The December - March planting usually consists of: 4" pots of Cold Season Annuals; one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Pansy's	10-12" o.c. staggered rows (no direct sun)
Petunias	12" o.c.
Phlox	8" o.c. staggered rows
Snapdragon	10" o.c.
Poinsettia's	12-14" o.c.

The April – June planting usually consists of: 4" pots of Warm Season Annuals one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Impatiens	12" o.c. staggered rows (no direct sun)
Wax Begonias	12" o.c. staggered rows (no direct sun)
Dwarf Pentas	18" o.c. staggered rows (hot pink or purple only)
Sweet Alyssum	10-12" o.c. staggered rows
Salvia	8" o.c. staggered rows
Zinnia 'elegans'	12" o.c.

The July – November planting usually consists of: 4" pots of Warm Season Annuals one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Dwarf Pentas	12" o.c. staggered rows (northern lights lavender)
Marigolds	10" o.c.
Coleus 'chocolate mint'	18" o.c. staggered rows (no direct sun)
Crossandra	10" o.c. (no direct sun)

C. Watering

Watering needs to be performed, as a minimum, as often as turf watering. Monitor for possible additional watering requirements. Frequent times throughout the day for short cycles work best.

Program the irrigation system per plant needs appropriately, if area is on its own zone. Note: Annual Bed Areas should be on their own irrigation zone.

H. Mulching

1. After plants are planted maintain a light topping of Flora Mulch if directed by CDD.
2. Just prior to the next seasonal planting, the mulch should be incorporated into the soil.

Additional mulch should then be added (top dressed) immediately following the next planting maintaining the one to two-inch requirement at all times.

I. Weeding

Remove all weeds once per week so they do not compete for water and nutrients.

J. Manicuring

Begonias, etc. may need to be pinched back to keep them compact and free flowering. Research plant if unknown and monitor for required manicuring needs.

K. Insect and Disease Control

Check weekly for insects and possible disease and follow through with the appropriate treatments for specific needs and plant type.

L. Frost Protection

1. It is the responsibility of the Contractor to monitor the weather daily. He will need to ensure that they have immediate access to enough protective material to cover all flowers/ bedding area within their contract area and to have that material properly installed prior to a frost event.

2. It will be their responsibility to remove this protective covering immediately following the danger of frost.

In the absence of taking this protective action as climate conditions require, the contractor will be subject to Section 3.28 of the General Conditions.

M. Weekly Reports

1. Weekly maintenance reports will be provided to the District.

N. Monthly Tour

1. Once a month (time to be determined by district), a tour of the landscape contract area will be performed by the Contractor's superintendent and the District Representative.

O. 1. Work orders approved by the District to be completed within 7 business days.

P. Dog Stations

Dog stations are to be serviced weekly with the contractor providing the bags.



THANK YOU!

WE APPRECIATE THE OPPORTUNITY TO PARTNER WITH YOU
AND PARKWAY CENTER CDD

Down To Earth Landscape & Irrigation
6501 Orient Road
Tampa, FL 33610
(407)-962-6351
dtelandscape.com

LMP Landscape Maintenance Professionals, Inc.SM

Built on Integrity. Grown on Relationships.

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
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RIVERVIEW, FL 33578
ATTENTION: GENE ROBERTS



Tampa

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Wesley Chapel

26324 Wesley Chapel Blvd.
Lutz, FL 33559
(813) 406-4465



Sarasota

1306 Rome Avenue
Sarasota, FL 34243
(941) 556-9404



PARKWAY CENTER CDD NARRATIVE

PERSONNEL- The individual who will be directly managing this account will be David Manfrin. David has been in the Greens Industry for 15+ years and with LMP for 12+ years. During his tenure he has obtained extensive experience managing large CDD's and numerous HOA's. David's attention to detail and communication separate him from other Account Managers in the industry. David is very personable and is not afraid to get his hands dirty when needed. David understands that relationships are the most important facet of our business, and he strives to instill this on every property he is involved with and is the foundation on which he manages.

The LMP local office that will be servicing Parkway Center CDD is approximately 20 minutes away, on US HWY 92 in Dover near I-4, I-275, and I-75, affording us the ability to mobilize very quickly to go in any direction. For Parkway Center CDD we intend to use a maintenance crew of 4 to service the property over 4 days. We have always felt that a smaller crew over the course of multiple days does a much better job than a large crew over the course of one day. Multiple days of service provides us the extra ability to pay close attention to items that we observed on our first day of service and address those items that same week as opposed to waiting until the following weeks to service. In addition, we will have our Irrigation Team that will be onsite 2-3 days per month, along with our Fertilizer/Pest Supervisor (Dave Mason) who will be onsite 2-3 days per month. As for trained technical staff, we will be utilizing 5-6 additional skilled technicians to address: irrigation system inspections and minor repairs, annual flower installation, installation of mulch, arbor care, along with the fertilization and pest control of the community throughout the year.

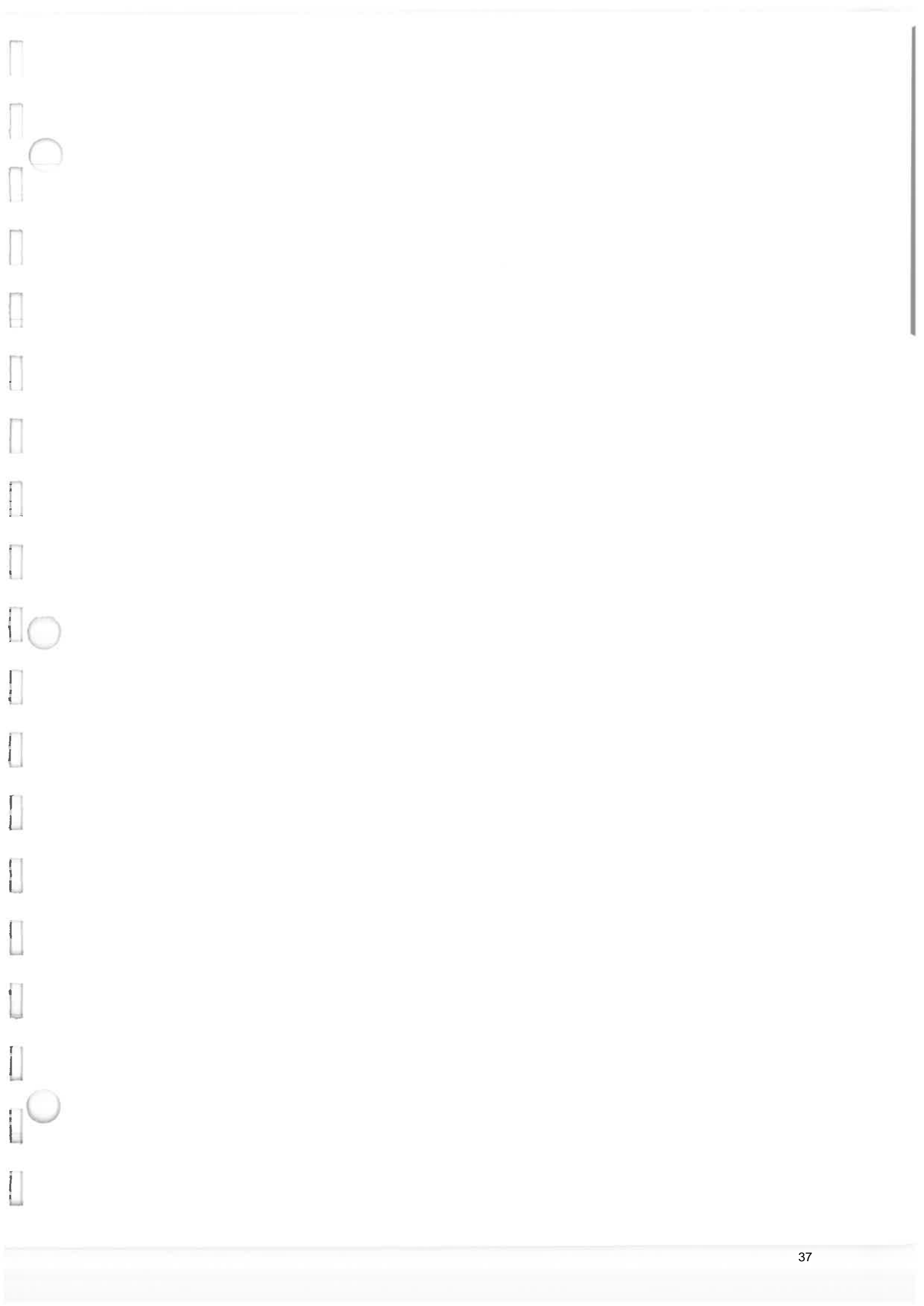
SERVICE AND SITE SUPERVISION- LMP will be providing hard copies of our work activity reports to the property manager, applicable maintenance forms, pest control forms, irrigation inspection forms. The Dover Branch Manager, Garth Rinard, will be onsite monthly performing quality control checks and ensuring that the finer detail work is being performed. Your Account Manager, David Manfrin will be onsite on service days to oversee the crews and will also perform a monthly Maintenance Quality Inspections (MQI). MQI is a program where LMP performs an in-house scored inspection that includes pictures along with detailed notes on issues observed. This inspection is provided to the property manager, LMP Corporate Management and passed down to the maintenance crews as an "items to correct" punch list.

The Vice President/ General Manager (Scott Carlson) and the President (Orlando Castillo Jr.) will be making 4-6 visits per year to review property condition and crew performance.

EXPERIENCE- LMP has been in business since 1999. We are a family- owned company based in Tampa with offices in, Lutz, and Dover along with a branch in Sarasota. We employ over 220 employees and have roughly 110 trucks on the road each and every day. In our bid package you will see a partial list of our various customers. I would encourage you to pick out any of those customers that you would like to contact, and we will supply you with the contact information. This is how committed we are to our quality as we firmly believe you can contact any one of our customers and they will tell you just how pleased they are to have LMP as their landscape maintenance partner. LMP currently works with over 25+ Community Development Districts throughout the Greater Tampa Bay and Sarasota areas.

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Section I – About Us

Landscape Maintenance Professionals, Inc. – Our History & Legacy

“ *Our history is about our accomplishments; our legacy is about our impact.* ”

LMP was created for the simple purpose of providing landscape maintenance services that reflect its passion, and over the decades, that passion has grown, driving the company's culture. Orlando Castillo, LMP's founder, and President began the company with a simple motto, “do what you say you're going to do when you say you're going to do it.” He learned this from his father, who instilled in him an entrepreneurial spirit and the importance of honoring commitments and maintaining integrity even when things get difficult. When Orlando began the company in 1991, he had less than five trucks in his fleet but a burning passion for elevating landscaping to a profession. Since then, he has successfully grown the business in revenues and reverence by building solid teams with solid leadership.

We believe ourselves to be fully accountable for all aspects of protecting your largest uninsured asset, the landscape. Our successful partnerships are built upon accountability and respect and the continuous flow of relevant information. We consistently demonstrate our commitment to communication through our Account Managers' collaborative relationship with the client.

“ *Our reputation for acting with the highest values and principles is our legacy and the strong foundation for our future.* ”

Landscape Maintenance Professionals, Inc.SM (LMPSM) is a privately held, single-owner organization that has grown organically by providing premier landscape services for three decades. LMP's approach to landscape maintenance and business is to focus on the details. This attention to detail extends beyond the physical appearance of a property to the foundation of the successful relationships we build. We notice the little things that can enhance the overall appearance of a property, and we train all our employees on this practice.

Our Mission

Our mission is to exceed our clients' expectations by providing exceptional landscape services at competitive prices, demonstrating that we are fully accountable for our work, and cultivating long-term, trouble-free relationships with our customers.

What We Believe

The world is continually changing, and so is our business. But one thing that will never change is our commitment to maintaining the highest ethical standards. Our team's decades of combined experience in all facets of the industry, coupled with an unwavering commitment to quality, has led to the establishment of a loyal clientele we are privileged to serve.

Our reputation is one of our greatest assets, and each of us has a responsibility to protect it every day. When faced with challenges, how we respond defines us. Our decisions, and ultimately our actions, tell our community who we are at LMP.

We hope to continue our **LEGACY of EXCELLENCE** with you.



LMP Services

We are your full-service landscape management partner that is built on integrity and has grown on relationships. The drive to go above and beyond; a collaborative culture that works with you to exceed your project goals; and the capability to leverage innovation to meet emerging trends and keep you at the forefront is LMP.

Construction & Installation

LMP has installed and renovated commercial landscapes throughout Florida for over 30 years. We honor specifications set while using the highest quality material available. Our certified irrigation technicians and crews are capable of installation and repairing of multiple types of irrigation systems.



Landscape Maintenance

Our teams are trained in comprehensive landscape maintenance protocols, from policing a property to removing all debris and hazards. We understand the desire to increase property values, achieve high tenancy and occupancy rates, and drive traffic through visual appeal. We partner with each client to define a custom plan and full scope of services for their unique property goals.



Floriculture & Enhancements

Since our beginnings in 1991, our **Enhancement and Floriculture** programs have been a differentiator that has made our customers' properties stand out for future residents, prospective tenants, and passersby. Our connection with regional growers benefits our customers greatly by keeping them ahead of new varieties of seasonal colors and plants.

Our **floriculture services** include design, installation and maintenance, and insect and disease control. Our professionally trained team can provide seasonal color that adds depth, increases curb appeal, and sets your property apart, from beds to container gardening to hanging baskets.



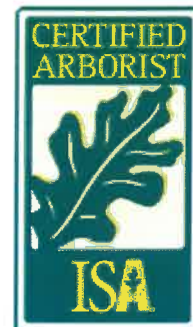
Our **enhancement services** offer a wide range of design options for your property. We provide award winning seasonal color programs and can refresh, refurbish, or replace areas as needed to keep the high-visibility areas of your properties looking their best.

” *LMP's teams are experienced in designing and installing improvements from turf, annuals, trees, shrubs, and inorganic materials to revitalize a community or commercial property.*

Arbor Services

LMP's Arbor team performs services from extensive pruning in the winter and before the onset of hurricane season, cutbacks, tree removal, stump grinding, debris removal, fertilization, and tree installation, as well as relocation services.

The LMP Arbor Care team includes individuals recognized by the International Society of Arborists (ISA) as Certified Arborists and Tree Risk Assessment Specialists. These individuals have the knowledge and experience to discern if not only a tree is at risk for infestation or even death, but they can determine the best diagnostic and treatment tools needed to mitigate any significant damage before its occurrence.





SECTION II The Partnership

Landscape Maintenance Professionals specialize in commercial landscape maintenance, serving all types of businesses in Citrus, DeSoto, Hardee, Hernando, Hillsborough, Pasco, Pinellas, Polk, Sarasota, and Manatee counties.

At LMP, our service delivery model is built to customize a unique experience for each customer we service. We have developed the best practices to meet customer needs through our expertise, experience, resources, and continual awareness.



Receptive & Responsive Customer Service



A great customer experience starts with excellent customer service. Our approach is based on excellent communication, both before the project begins and throughout the entire process. Reliability is peace of mind, and we focus on inspiring change and addressing issues before they become concerns. Clients recognize our integrity and commitment to exceeding their expectations through the beautiful landscapes we provide.



Efficient & Courteous Teams



LMP leadership nurtures teamwork combining common sense with uncommon levels of discipline and persistence. Our legacy is in the details of our professional, punctual and efficient crew members. We work closely with clients to build a strong foundation and ongoing relationship, where we take into account your personal preferences, requirements & expectations.



Experience & Solutions



At LMP, we deliver the highest quality results when and where you need them. Our services are designed to address your commercial property needs. We utilize the best mowing and maintenance techniques with top-of-the-line, well-maintained equipment, bringing the ultimate expert solutions to your landscape and lawn maintenance problems.



Trust, Commitment & Satisfaction



Satisfaction is the result of expectations being met. LMP understands the consistent quality of service is key to your satisfaction. Our LMP quality control measures provide systems that set the standards for operations and outcomes, designed to ensure that every team member can meet those standards and deliver reliable results. We take pride in our work, our name, and our customer's satisfaction.

Best Practices for Safety

We are landscapers.

We understand the risks of the equipment we use and don't want anybody injuring themselves. We want people to be safe and to go home to their families at the end of every day as healthy as they started the day. Injuries also have a significant cost effect on the company. Limiting injuries by all means necessary helps us keep our costs low, where we can pass those savings on to our customers. We work hard to maintain our competitive pricing and competitive wages in the commercial landscaping industry.

Training.

Training is the obvious key. As leaders in the business, it is our job to ensure that our staff is well trained in all aspects of their job so that they can perform the tasks of their position in the safest manner possible. Safety training is never over. We have weekly tailgate meetings for every crew to prep them on anything from weather to new equipment to potential hazards of the job. Preparation for safety training is just as crucial as the repetition of best practices in the field. We work hard to plan for a consistent, informative schedule of training modules to keep safety top of mind for all of us.

Personal Protective Equipment.

Every commercial landscape or tree trimming crew employee has specific PPE required to perform their tasks safely and successfully. From boots to earplugs and goggles to safety vests or gloves, our crew leaders ensure that their team is properly outfitted for the work at hand every day.

Safety on the Road.

In addition to constant training on safe driving practices, we use a GPS installed on all field trucks. This system allows us to measure safety by providing minute information on speed traveled, route taken, and an overall safety score that the program assesses daily for each driver. Our crews know this system is in place, holding everyone accountable for keeping safe driving at the forefront.



Drug-Free Workplace



LMP also participates in the Drug-Free Workplace Program (DFWP) and adheres to the guidelines stipulated by the state of Florida. LMP has made it a practice to prevent workplace injuries through a **NO TOLERANCE** for substance violations and abuse. Before a potential candidate is offered the opportunity to join the LMP family, they must participate in and pass a pre-employment drug test. We also perform random testing that occurs monthly, post-accident, and if reasonable suspicion.

TAMPA BRANCH- EMERGENCY PLAN - 2023**LMP Business Resiliency Plan**

The LMP Business Resiliency Plan provides our clients and internal departments with a contingency and backup resource structure to ensure continuity of critical business operations. Proactive reaction to emergency events including but not limited to hurricane, terrorist, storm & flood, will be in place to keep your operation intact.

Plan

In reaction to any event deemed as critical in nature, LMP will adjust resources and/or work at client properties in a timely and efficient manner to reduce or eliminate impacts to your business operations. This includes but is not limited to the following events:

Hurricane
Named Storm
Flood
Fire
Tree Falls & Safety Hazards

Production

Reduce standard Production Schedule to minimal needs during event and focus on proactive recovery of specific event.

Do not add new enhancement or new installation work.
Delay existing enhancement or new installation work.
Delay regularly scheduled maintenance.

Recovery Outline – Resources will be aligned and dispatched upon the all clear from the local authorities.

- 1) Clear Roadways and doorways by cutting and stacking downed tree limbs etc. near roadside
- 2) Clear landscape areas of debris, downed storm fall and stack near roadside
- 3) Remove initial stacked roadside material
- 4) Focus turns to cleanup from buildings out to property boundaries until recovered.

Local Emergency Call List

- | | |
|--|--------------|
| 1) Garth Rinard, Branch Manager | 813-478-9678 |
| 2) Bill Driskell, Operations Manager | 813-927-1748 |
| 3) Bobby Law, Account Manager | 813-426-5132 |
| 4) Paula Means, Account Manager | 813-727-8077 |
| 5) Scott Carlson, Vice-President/General Manager | 813-784-7990 |

TIME AND MATERIALS PRICING HOURLY RATES – Pricing will be as follows:

- a. General Laborer - \$60.00 – 630am to 630pm
- b. General Laborer After Hours/Holiday Rate - \$85.00 (3 hour minimum) – 631pm to 629am
- c. Supervisor & Truck - \$60.00
- d. Supervisor & Truck – After Hours/Holiday Rate - \$85.00 (3 hour minimum)
- e. Irrigation Technician - \$65.00
- f. Irrigation Helper - \$55.00
- g. Irrigation After Hours/Holiday Rate - \$120.00 (3 hour minimum)
- h. Bucket Truck w/ Operator – \$200.00
- i. Grapple Truck w/ Operator – \$200.00

Resiliency Plan



The LMP Business Resiliency Plan provides our clients and internal departments with a contingency and backup resource structure to ensure continuity of critical business operations. Proactive reaction to emergency events including but not limited to hurricane, terrorist, storm & flood, will be in place to keep your operation intact.

In reaction to any event deemed as critical in nature, LMP will adjust resources and/or work at client properties in a timely and efficient manner to reduce or eliminate impacts to your business operations. This includes but is not limited to the following events:

Hurricane • Named Storm • Other Storm Flood • Fire • Tree Falls • Safety Hazards

Production

- 1) Reduce standard Production Schedule to minimal needs during event.
- 2) Focus on proactive recovery of specific event.
- 3) Do not add new enhancement or new installation work.
- 4) Delay existing enhancement or new installation work. Delay regularly scheduled maintenance.

Recovery Outline

Resources will be aligned and dispatched upon the all clear from the local authorities.

- 1) Clear Roadways and doorways by cutting and stacking downed tree and branches near roadside
- 2) Clear landscape areas of debris, downed storm fall and stack near roadside
- 3) Remove initial stacked roadside material
- 4) Focus turns to cleanup from buildings out to property boundaries until recovered.



Local Emergency Call List will be provided.

MQI Report | Monthly Quality Inspection Report



P.O. 267 Seffner, Florida 33583
 (813)757-6500 (813)757-6501
 www.LMPPRO.com

Monthly Quality Inspection Report

Submitted by	
Date	
Reference #	
Location	

General Information	
Property	
Location	
Supervisor	
Supervisor Email	
Branch Manager	
Branch Manager Email	
Date of Inspection	

Details		Photos
Grade		<div>15 categories are graded during our MQI with photos and notes.</div>
Notes		
Palm Pruning		Photos
Grade		
Notes		
Overall Cleanliness		Photos
Grade		<div>Photos of site conditions document existing conditions and demonstrate improvements moving forward.</div>
Notes		
Plant Insect & Disease Control		Photos
Grade		
Notes		
Plant Fertility		Photos
Grade		
Notes		

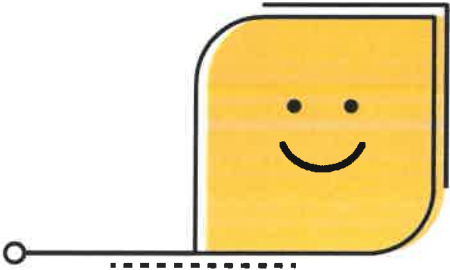

MQI Report | Monthly Quality Inspection Report | *continued*

Turf Fertility		Photos
Grade		
Notes		

Carryovers		Photos
Grade		
Notes		

Deductions		Photos
Seasonal Color (if applicable)	Grade	
Seasonal Color Notes		
Vigor Appearance	Grade	
Vigor Appearance Notes		
Insect Disease Control	Grade	
Insect Disease Control Notes		
Deadheading Pruning	Grade	
Deadheading Pruning Notes		

Notes to Client

Best View of the Month	Summary
	Overall Monthly Maintenance Score
	Overall Monthly Seasonal Score
	
<p><i>Built on Integrity. Grown on Relationships.</i></p>	

Monthly Quality Inspection Report | continued

Fertilization & Pesticide Spray Sheet



P.O. 267 Seffner, Florida 33583
 (813)757-6500 (813)757-6501
 www.LMPPRO.com

Fertilization & Pesticide Spray Sheet

Submitted by		
Date		Date Submitted
Client		

	TU	OR	TR	PLM	AN	1	2	3	4	5
Fertilization										
Insect										
Disease										
Other										

Description of Problem

Our landscape services involve quickly identifying the exact insects plaguing your yard. Our Technicians are trained and knowledgeable on how to treat and minimize the impact of insects, fungi and diseases.



Photo of Issue



Photo of Issue



Photo of Issue

Scouted By		Scout Date	
------------	--	------------	--

Notes

Technician			Schedule Date	
Completed?	Yes	No	Date Completed	
Follow up	Yes	No	Follow-Up Date	
			Date Completed	

Truck, Trailer & Equipment Checklist

LMP Landscape Maintenance Professionals, Inc.SM
P.O. 267 Seffner, Florida 33583
(813)757-6500 (813)757-6501
www.LMPPRO.com

Truck, Trailer & Equipment Checklist

Date	Vehicle #	Trailer#
Driver		

Crew 1		Crew 3		Crew 5			
Crew 2		Crew 4		Crew 6			
ONE	Arrive		Depart				
TWO	Round-Up	oz.	Tribune	oz.	Spreader Sticker	oz.	Gallons
	Arrive		Depart				
THREE	Round-Up	oz.	Tribune	oz.	Spreader Sticker	oz.	Gallons
	Arrive		Depart				

Safety is a top priority!
We're committed to developing
systems that drive safe work
practices.

Tools Inventoried?

Equipment Inventoried?

EQUIPMENT	Fire Extinguisher	<input type="checkbox"/>
	SDS Book	<input type="checkbox"/>
	Emergency Packet	<input type="checkbox"/>
	Registration - Truck Trailers	<input type="checkbox"/>
	Jack + Lug Wrench	<input type="checkbox"/>
	Driver's License	<input type="checkbox"/>
	Tool Box	<input type="checkbox"/>
	Traffic Cones Signs	<input type="checkbox"/>

TRUCK		Pre	Post		Pre	Post
	Engine Oil	<input type="checkbox"/>		Running Lights	<input type="checkbox"/>	<input type="checkbox"/>
	Brake Fluid	<input type="checkbox"/>		Turn Signals	<input type="checkbox"/>	<input type="checkbox"/>
	Coolant	<input type="checkbox"/>		Brakes	<input type="checkbox"/>	<input type="checkbox"/>
	Washer Fluid	<input type="checkbox"/>		Horn	<input type="checkbox"/>	
	Wipers	<input type="checkbox"/>		Tire Tread Wear	<input type="checkbox"/>	
	Headlights	<input type="checkbox"/>	<input type="checkbox"/>	Tire Pressure	<input type="checkbox"/>	<input type="checkbox"/>
Tailgates	<input type="checkbox"/>	<input type="checkbox"/>	Clean	<input type="checkbox"/>	<input type="checkbox"/>	
TRAILER		Pre	Post		Pre	Post
	Running Lights	<input type="checkbox"/>	<input type="checkbox"/>	Safety Chain	<input type="checkbox"/>	<input type="checkbox"/>
	Brake Lights	<input type="checkbox"/>	<input type="checkbox"/>	Tire Tread	<input type="checkbox"/>	<input type="checkbox"/>
	Turn Signals	<input type="checkbox"/>	<input type="checkbox"/>	Tire Pressure	<input type="checkbox"/>	<input type="checkbox"/>
	Hazards	<input type="checkbox"/>	<input type="checkbox"/>	Hitch Pin & Ball Lock	<input type="checkbox"/>	<input type="checkbox"/>
	Wire Harness	<input type="checkbox"/>	<input type="checkbox"/>	Plug Connection	<input type="checkbox"/>	<input type="checkbox"/>

	Equipment Assignments - Unit #s						Transfers		Equipment Maintenance Status					
	#	OPR#	#	OPR#	#	OPR#	Crew	PM	clean	blades	oil	filter	grease	repair
Mower - Rider									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>
Mower - Walk Behind									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>
Mower - Push									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>
Edger									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>
Line Trimmer									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>
Blower									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>
Hedge Trim - Extended									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>
Power Pruner									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>
Chain Saw									yes <input type="checkbox"/>	<input type="radio"/> sharp <input type="radio"/> changed	<input type="checkbox"/> checked	<input type="checkbox"/> cleaned	yes <input type="checkbox"/>	emailed <input type="checkbox"/>

Gearing Up & Digging In | Discovery

Alignment between teams comes from shared knowledge.
Discuss existing safety concerns.

Gearing Up & Digging In | Planning

Conduct Turf and Plant Health Evaluations
Conduct Initial Soil Tests before first fertilization

Initial Transition | Kick-Off Meeting

(to be scheduled on-site prior to start date.
Introductions between the client and the team
Review the client's business goals.

Collaboration | Sync Calendars

Schedule Weekly Communication
Schedule Monthly Ride Through Reviews
Add Board Meetings and Special Events to the Calendar

Collaboration | Sync Communication

Provide Emergency Action Plan
Detailed contact information
Branch Manager | Account Manager | Accounts Payable

Planting Roots | On-Site Management

Your Account Manager will be on-site weekly during the first 30 days to check in with the property manager, any board members, etc. – ensuring the satisfaction of performance from the crew.

Landscape Management

Identify any areas of concern and concentrate efforts for immediate improvement.

(Entrance features, weeding beds, sidewalk edging)

Spot-treat weeds in turf areas where needed.

Formulate options for turf areas needing restoration.

Implement a weed control program in planting beds.

Fertilize weak shrubs throughout the property.

Irrigation Management

Perform a full audit, including infrastructure, of the irrigation system.

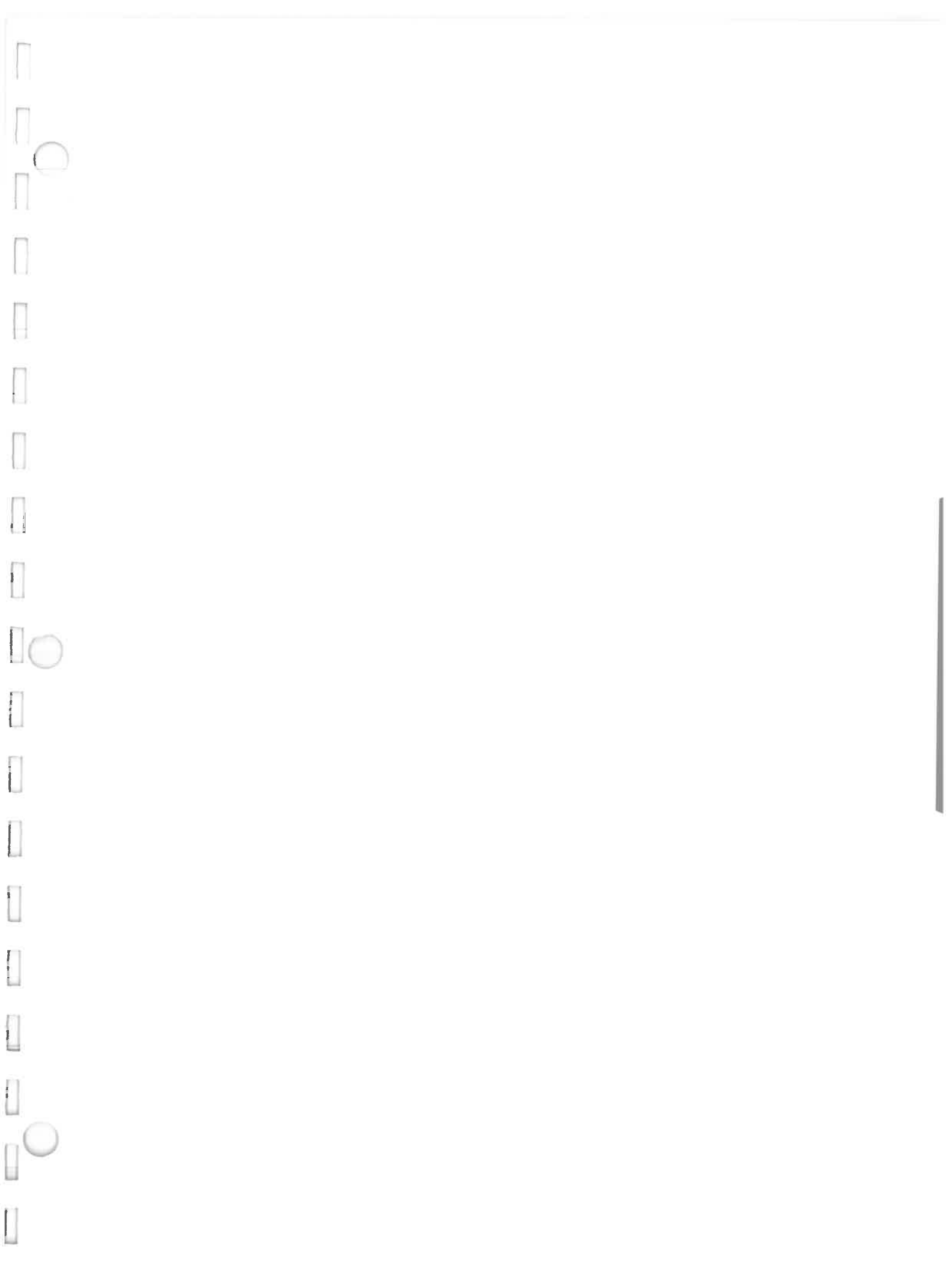
LMP30 Satisfaction Review

Review MQI Report | 15 categories with photo documentation (done on an ongoing basis).

Visit site with a specific agenda to grade the quality of our own work and look for opportunities and issues.

Prepare a punch list for production team and proactive communication for client.

Provide F&P Agronomics Plan and Schedule.



LMP Leadership

Orlando Castillo | President & CEO

What does it mean to you to be a landscape professional?

I worked hard in the field, educating myself in the trenches. For many years, I labored learning all aspects of exterior grounds services, from mowing, weeding, and edging to insect/disease control to irrigation. Before the advent of technology, I would carry books around in my truck to help me diagnose issues I would come across. When I could, I would attend horticulture classes at night to earn the right and privilege to call myself a professional. It is my greatest accomplishment, and I embrace it with pride and satisfaction.

What motivates you on a Monday morning?

I am motivated knowing that I will spend the day visiting job sites to perform quality assurance inspections. It is exciting to have the opportunity to see the products our team produces and spend time with them in the field to talk about the property and the product.

I get to share the experience and knowledge I learned over the years with these men and women, and I can learn from them when we are in the field together.



LMP Leadership

Garth Rinard
Dover | Branch Manager



Background

My horticultural career began as a means for an income. What started as a part-time job quickly became a residential lawn service. At the same time, I was engaged in selling residential real estate after completing a business degree at the University of Florida. Eager to learn more about the profession I had become enamored with, I joined a commercial landscape company to further my skill set. I have remained in the business for more than 33 years, acquiring operational knowledge and certifications.

Qualifications

I am a Certified Pest Control Operator specializing in Lawn and Ornamental pests. I am certified in the Green Industries Best Management Practices (GI-BMPs) program for lawn care and landscape maintenance.

Customer Philosophy

Communication is the cornerstone of any relationship; we must understand a client's vision for their landscape and assess how to best provide the services needed to make that vision a reality. The most proactive and comprehensive way to achieve these goals is to communicate consistently, openly, and thoroughly.

Employee Philosophy

Employees are the first-line client of any organization; they are the physical and emotional ambassadors of what a client can expect from an organization regarding commitment, integrity, professionalism, and abilities.

My philosophy is based on the ability to communicate openly and effectively. I focus on making sure my team has high morale and job satisfaction. We make it a practice to train and mentor our employees, ingrain the culture of accountability and teamwork we adopted several years ago and encourage them to grow.

What it Means to Me

To be involved in the green industry is an opportunity to cultivate a healthy environment and future caregivers. In an industry that is continuously evolving, learning opportunities are tremendous. Our responsibility is to share our knowledge and passion with prospective landscapers, horticulturists, and arborists.

Christopher Berry
Sarasota | Branch Manager



Background

I have been involved in the landscaping industry for more than 15 years now, where I began in the Sarasota area as a supervisor and irrigation technician. Since that time, I have had the opportunity to learn about the physical and financial operations of the industry and have been involved in the new construction side of the business and the maintenance side.

Qualifications

I have a background in aviation and have spent time procuring various certifications related to landscaping, including Best Management Practices (BMP), Planning and Management Services, Lake and Wetland Management, Core Pesticide Safety Training. I also have licenses related to Lawn and Ornamental Pesticide Applications and Aquatic Pesticide Applications.

Customer Philosophy

My philosophy is to treat each client with respect and demonstrate that we are professionals operating from a place of integrity, accountability, and experience.

Employee Philosophy

Demonstrate compassion, respect, and trust for each member of your team.
Foster empowerment to help employees own their work and take responsibility for their results.


What it Means to Me

The personal satisfaction I receive from helping a customer or an employee means a great deal to me. I find it very rewarding to act as a steward and representative of the landscape industry.

W-9 Tax ID Number

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.
1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Landscape Maintenance Professionals, Inc.		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) See instructions. PO BOX 267	
	6 City, state, and ZIP code Seffner, FL 33583	
	7 List account number(s) here (optional)	
Requester's name and address (optional)		

Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.	Social security number <div style="border: 1px solid black; width: 100px; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 100px; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 100px; height: 20px; margin-bottom: 5px;"></div> or Employer identification number <div style="border: 1px solid black; width: 100px; height: 20px; margin-bottom: 5px; text-align: center;">59-3613665</div>
--	---

Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.	Sign Here Signature of U.S. person ▶ 
Date ▶ 1-3-23	

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Cat. No. 10231X

Form W-9 (Rev. 10-2018)

Florida Agriculture Dealer License



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No: AD1294
Issue Date: October 19, 2022
Expiration Date: November 4, 2023

POST CERTIFICATE
CONSPICUOUSLY

License as Dealer in Agriculture Products

Section 604.15-604.90, Florida Statutes

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.
13050 E US HIGHWAY 92
DOVER, FL 33527-4196

Nicole Fried

NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE

Certificate of Nursery Registration



Florida Department of Agriculture and Consumer Services

3106111

CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 58-2.002, F.A.C.
1911 S.W. 34th St., P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

NICOLE "NIKKI" FRIED
COMMISSIONER

ISSUED TO:

LMP INC. TREE AND SHRUB
CASTILLO, ORLANDO
PO BOX 267
SEFFNER, FL 33583-0267

THIS CERTIFICATE EXPIRES: 01/21/2023

FEE PAID: \$100.00

REGISTRATION NO.: 48009485

DATE ISSUED: 01/21/2022

THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant pests and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.

Nicole Fried

FDACS-06002 Revised 05/05

NICOLE "NIKKI" FRIED
Commissioner of Agriculture

City of Tampa Minority Business Enterprise



Minority and Small Business Development

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

Landscape Maintenance Professionals, Inc. DBA LMP, Inc.

is hereby certified as a

Minority Business Enterprise (MBE)

in the following speciality(ies):

Landscape and Lawn Maintenance Services; Irrigation Systems Sales/Installation

The certification is valid from April 14, 2022 to April 23, 2024

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

A handwritten signature in black ink, appearing to read "Gregory K. Hart".

Gregory K. Hart, Manager
Minority and Small Business Manager

E-Verified

E-Verified Company

Landscape Maintenance Professionals, Inc.
Company ID # 939290

We are proud to be an E-Verified company!

The E-Verify program is an Internet-based system operated by the Department of Homeland Security (DHS) in partnership with the Social Security Administration (SSA). The E-Verify program currently is the best means available for employers to determine employment eligibility of new hires and the validity of their Social Security Numbers.



Certified GI-BMP Instructor

Green Industries Best Management Practices (GI-BMPs) is an educational program for lawn-care and landscape maintenance people. The GI-BMP program teaches environmentally safe landscaping practices that help conserve and protect Florida's ground and surface waters.



GI-BMP Certifications

Manuel Barron	GV401468-1	Leon Jennings	GV4512-1	Carlos Picazo	GV29838-1
Ismael Bello	GV401469-1	Miguel Jesus	GV401765-1	Ledarin Ragins	GV405390-1
Joseph Bond	GV29832-1	Felix Laporte	GV402063-1	Jose Reyes	GV397993-1
Tyree Brown	GV18611-1	Robert Law	GV12409-1	Scott Richardson	GV402210-1
Nelson Calderon	GV18173-2	William Leavens	GV20498-1	Jose Rios	GV910340-1
Scott Carlson	GV11210-1	Auner Lopez	GV397988-1	Victor Rubio-Balli	GV401768-1
RigoBerto Cruz	GV911954-1	Andres Lopez	GV14789-1	Walter Ruiz	GV440539-1
Mike Davidson	GV405387-1	David Manfrin	G29844-1	Jose Ruiz	GV397996-1
Luis Diaz	GV911027-1	Samuel Martel	GV406648-1	Nicholas Sanborn	GV405393-1
Marvin Diego	GV401762-1	David Mason	GV14131-2	John Sindelar	GV405393-1
William Driskell, Sr.	GV19062-1	William Maxwell	GV916046-1	Steve Small	GV29846-1
Maria Felix	GV911322-1	Paula Means	GV34217-1	Kevin Toole	GV406651-1
Stephen Fletcher	GV19329-1	Angel Miron	GV397990-1	Jose Torres	GV912633-1
David Fontanez	GV401471-1	Gabriel Miron	GV397716-1	Bonifacio Villegas	GV23038-1
William Gipp	GV000037-1	Angel Monterroso	GV401763-1	Corey Wilbur	GV915110-1
David Gomez	GV4613-1	Jose Montiel	GV911957-1	Alvin Windham	GV911478-1

Florida Department of Agriculture and Consumer Services (FDACS)



Pesticide Applicator License

Ramon	Barbosa	JE327033	Paula	Means	JE287366
Joseph	Bond	JE207834	Andres	Melo	JE266670
Ricardo	Burgos-Sepulveda	JE252127	Angel	Miron	JE284078
Nelson	Calderon	JE186565	Gabriel	Miron Torres	JE201115
Candido	Gaspar Juan	JE272937	Edgardo	Navarro	JE201115
Michael	Davidson	JE116766	Hector	Ortiz	JE280379
Luis Ernesto	Diaz	JE266583	Esteban	Portillo-Castro	JE307203
Alex	Figueroa	JE243326	Ledarin	Ragins	JE205518
Stephen	Fletcher	JE199332	Sotero	Ramos	JE277849
Carlos	Picazo Gomez	JE201112	Scott	Richardson	JE254469
Nayeli	Gomez Diaz	JE325314	Garth	Rinard	JE29820
Alejandro	Juarez	JE252128	Jose	Rios	JE283843
Rigaud	Lafortune	JE262585	Rueben	Rivero Hernandez	JE280376
Felix Carlos	Laporte	JE237375	Sergio	Rojas	JE257142
Robert	Law	JE136722	Jose	Ruiz	JE230001
William	Leavens	JE138769	Nicholas	Sanborn	JE170039
Auner	Lopez	JE243116	Roman	Santa Maria	JE312806
Andres	Lopez Juan	JE257877	Luis	Santana	JE280377
Erwing	Martinez	JE49895	Steven	Small	JE170038
David	Mason	JE174601	Lorenzo	Vargas	JE206681
William	Maxwell	JE309033	Bonifacio	Villegas	JE204496



Jonathan Lopez
has successfully completed the
S.T.A.R. Distributor
ONLINE TRAINING PROGRAM



Hunter



Jonathan Lopez
has successfully completed the
ACC and Two-Wire Systems Controller Specialist
ONLINE TRAINING PROGRAM



Hunter



Jonathan Lopez
has successfully completed the
Hydrowire™ Simplifying Your First Controller Installation
ONLINE TRAINING PROGRAM



Hunter



Jonathan Lopez
has successfully completed the
The Power of Centrus™ Irrigation Management and EZ Decoder Systems
ONLINE TRAINING PROGRAM
APRIL 16, 2019



Hunter



Jonathan Lopez
has successfully completed the
Irrigation Installation Fundamentals
ONLINE TRAINING PROGRAM



Hunter



Jonathan Lopez
has successfully completed the
I-Core Controller and Dual Decoder System
ONLINE TRAINING PROGRAM



Hunter



Jonathan Lopez
has successfully completed the
Hunter Core Product Specialist
ONLINE TRAINING PROGRAM



Hunter



Jonathan Lopez
has successfully completed the
Hunter Advanced Product Specialist
ONLINE TRAINING PROGRAM



Hunter



Jonathan Lopez
has successfully completed the
Hunter Product Technician
ONLINE TRAINING PROGRAM



Hunter

Arbor Certifications



We Abide By The Arborist Code of Ethics!

- 1) Strive for continuous self-development by increasing their qualifications and technical proficiency by staying abreast of technological and scientific developments affecting the profession.
- 2) Not misuse or omit material facts in promoting technical information, products or services if the effect would be to mislead or misrepresent.
- 3) Hold paramount the safety and health of all people, and endeavor to protect property and the environment in the performances of professional responsibilities.
- 4) Accurately and fairly represent their capabilities, qualifications and experience and those of their employees and/or agents.
- 5) Subscribe to fair and honest business practices in dealing with clients, suppliers, employees and other professionals.
- 6) Support the improvement of professional services and products through encouraging research and development.
- 7) Observe the standards and promote adherence to the ethics embodied in this code.

International Society of Arboriculture, Florida Chapter

Continuing Education CERTIFICATE OF COMPLETION *continued*

Garth	Rinard	"Understanding Fire Ants"	JF159948
Garth	Rinard	Harrell's Customer Appreciation	JF159948
Garth	Rinard	Tackling Take-All Root Rot in Warm Season Golf Turf	JF159948
Garth	Rinard	Using PGR's in Warm Season Turf - Golf	JF159948
Garth	Rinard	Is Your Water Impacting Product Performance	JF159948
Garth	Rinard	Water, Pesticides and Profits in Urban Agriculture	JF159948
Garth	Rinard	Maximizing Fertilizer Efficiency	JF159948
Garth	Rinard	Transporting, Storing & Disposing of Pesticides	JF159948
Jose	Ruiz	Great Expectations: Establishing Pest Management Goals for Your Clientele	JE230001
Jose	Ruiz	Thistle Be the End of Me: The Basics of Weed Control	JE230001
Jose	Ruiz	What's that Bug? Introduction to Insects and Scouting	JE230001
Jose	Ruiz	More Than Ladybugs: Biocontrol For The Urban Landscape	JE230001
Jose	Ruiz	Dead Palms Tell No Tales: Palm Diseases & Pests	JE230001
Jose	Ruiz	The Grass Class	JE230001



Continuing education is more than just a certification
or a course completion credit, it maximizing our effectiveness and efficiency.
By investing in our team members, they become more effective contributors
to LMP on both an individual and a team level.

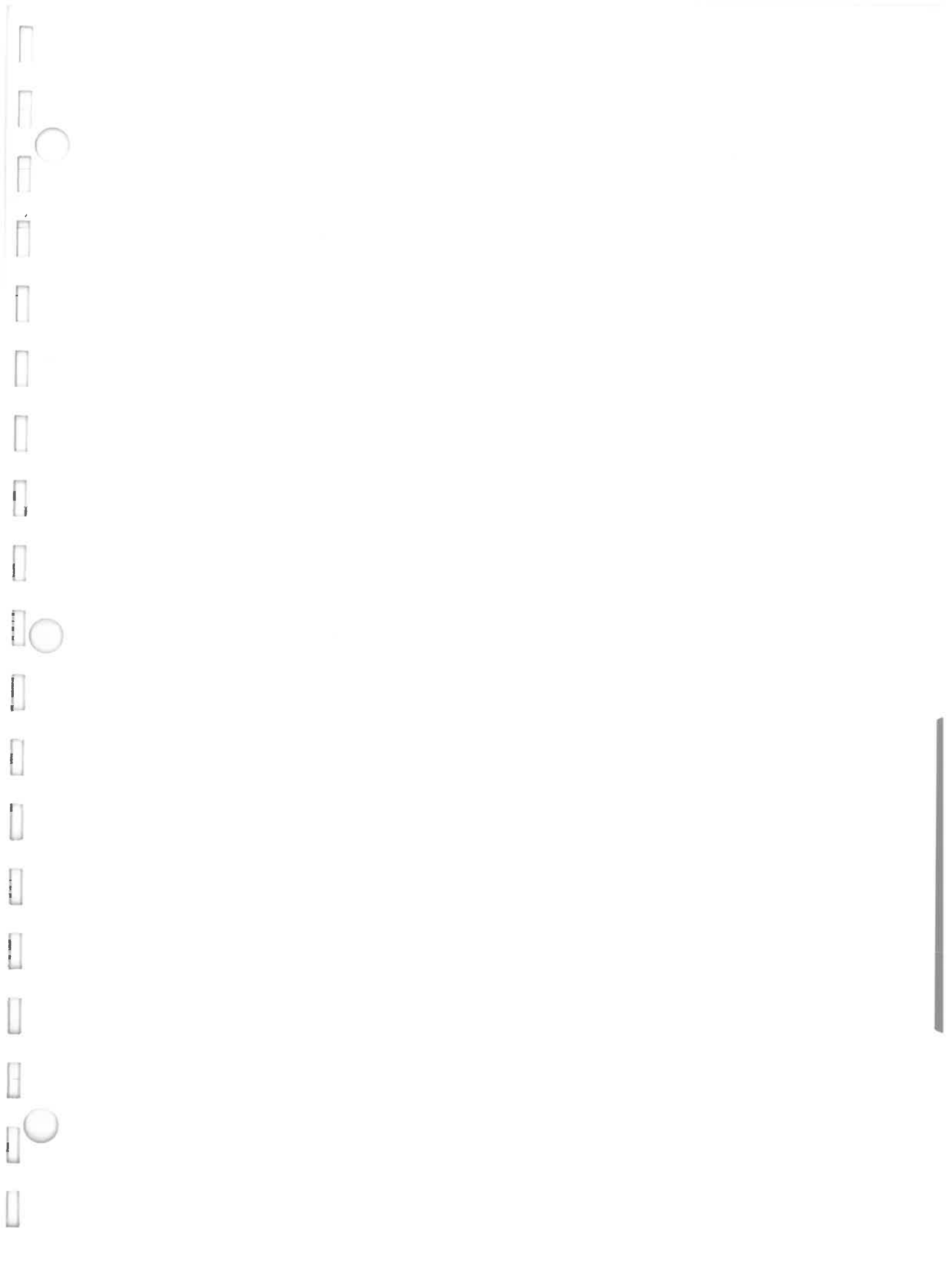
LMP Equipment

At Landscape Maintenance Professionals, we have the tools necessary to take care of your lawn properly. All of our equipment is state of the art and regularly maintained and cleaned to ensure you're getting the best service available for your commercial property.



Manufacturer	Description	In Rotation
Stihl	28.4 CC Edger	2
Stihl	28.4 CC Straight Shaft Trimmer	3
Sthil	Blower	105
Husqvarna	Blower	13
Billy Goat	Blower	4
Bread Cyclone	KB4 Pull Behind Blower	1
Bobcat	S570 T4 Bobcat	1
Echo	Chainsaw	1
Sthil	Chainsaw	10
Sthil	Edger	82
Husqvarna	Edger	13
Echo	Edger	2
John Deere	Gator	7
Sthil	Hedge Trimmer	36
Husqvarna	54" Stand On Mower	1
Husqvarna	Husqvarna 60" ZTR	1
Husqvarna	Husqvarna 72" ZTR	3
Toro	Lake Shore Trimmer	1
Stihl	Long Trimmer	3
TORRO	48" Recycle Kit Mower	2
TORRO	48" Walk-Behind Mower	2
TORRO	60" Recycle Kit Mower	16
TORRO	72" ZTR Turbo Force Mower	2
ExMark	Push Mower	1
ExMark	Riding Mower 60"	5
ExMark	Riding Mower 72"	8
ExMark	Walk-Behind Mower	10

Manufacturer	Description	In Rotation
ExMark	Zero Turn Mower	5
TORRO	Two Wheel Sulky	10
Stihl	Pole Pruner	11
Stihl	Pole Saw	6
Gravely	Pro Stance	3
Little Wonder	Push Blower	2
Bravo 25	Push Mower	2
ExMark	Push Mower	2
Husqvarna	Push Mower	1
Mc Lane	Reel Mower	1
Stihl	Saw	6
Husqvarna	Saw	1
Stihl	Shear	7
Stihl	Short Trimmer	6
Husqvarna	Short Trimmer	2
ExMark	Sprayer	6
ExMark	Stand-on	8
Stihl	String Trimmer	94
ExMark	Turf Tracer	6
Pace	Push Mowers	2
Echo	Water Pumps	2
Echo	Weed Eater	4
Stihl	Whip	28
ExMark	Zero Turn Mower	9
Husqvarna	Zero Turn Mower	18
John Deere	Zero Turn Mower	1





SECTION IV Experience



Client Profiles

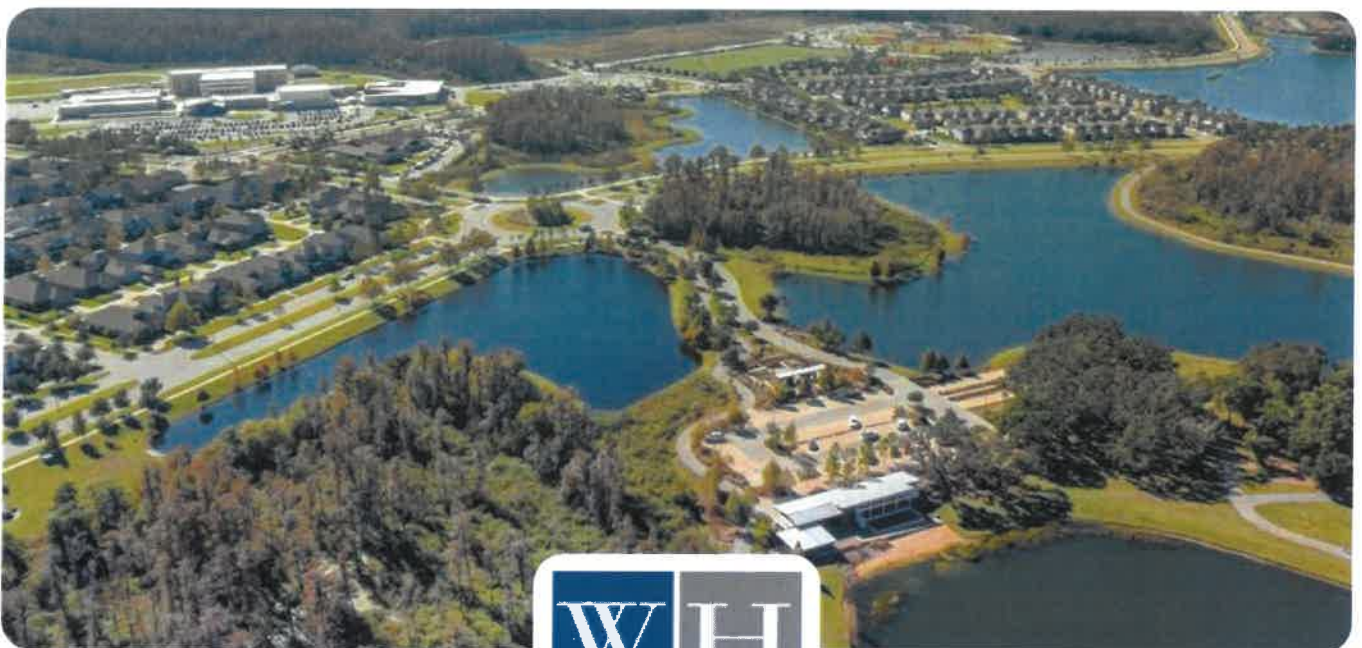


We strive to build relationships that make things grow.

The Starkey Ranch Community Development District

Starkey Ranch exemplifies a new model in greenfield development. Nature is one of the unique features that sets Starkey Ranch apart from other communities, and it was intentional from the start. The landscape in this 2,500-acre community utilizes a palette that is 95% native and, except turf, is entirely xeric. From responsible practices in water usage and water quality to drought-tolerant plants and steps to reduce the impact of development on the land.

Management Company	Wrathall, Hunt and Assoc.
Contact	Mark Yahn
Telephone	(407) 804-2525
Email	myahn@sunscapeconsulting.com
Contract Start Date	March 1, 2023
Contract Value	\$1.850,00.00



Cypress Creek Town Center | Retail

Cypress Creek Town Center is a Super Regional Shopping destination in the dynamic Wesley Chapel growth corridor on one of the most highly trafficked intersections in Florida.

The mixed-use Town Center comprises more than 150-acres surrounding the Tampa Premium Outlets and Costco at the intersection of I-75 & State Road 56. Anchored by Tampa Premium Outlets, with over 110 stores and Costco Wholesale. Tampa Premium Outlets opened in October 2015, and development is ongoing. Surrounded by nature, Cypress Creek Town Center features wetland conservation and borders the Cypress Creek Preserve, a nature park, and conservation land.

Management Company

Contact

Telephone

Email

Contract Start Date

Sierra Properties

Brent Whitley

(813) 484-2288

brentwhitley@sierra-properties.com

February 1, 2019



SIERRA PROPERTIES



Hunter's Green Community Association | HOA

Hunter's Green is a meticulously developed master-planned community in New Tampa. Beyond the stately, gated private entrance this premier Golf and Country Club community is exemplified by harmonizing suburban life and nature. Against a backdrop of 43 lakes on 65 acres of protected wetlands, families enjoy 23 unique enclaves taking advantage of community facilities with designated bike lanes, a pool, multiple playgrounds, lighted tennis, basketball, volleyball, soccer, and baseball facilities, a 1.5-mile jogging trail with a 15-station exercise circuit and an off-leash dog park.

It was voted the Top Master-Planned Community in the Southeast by the National Association of Home Builders at their Southeast Builders Conference and is the first major community in the state to earn the Florida Quality Development designation for exceeding strict environmental and planning guidelines.

Contact

Email

Contract Start Date

Wally Switzer

wswitzer@huntersgreen.com

March 2022




HUNTER'S GREEN™
Community Association, Inc.



LMP Bid v.03.21.23.01

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Watergrass I Community Development District I CDD

WaterGrass is a 997-acre family-oriented residential community in Eastern Pasco County, known for its attention to detail. WaterGrass offers various amenities, including the multi-million dollar community center with athletic courts, resort-style pool, water park, junior Olympic pool, and a convenient park and bicycle path system. From the parks, the private lake, and trees, to the gentle curves of the streets and plant selection in the lush landscaping, it is a master-planned community like no other.

Management Company

Contact

Telephone

Email

Contract Start Date

Contract Value

Meritus Corp.

Gene Roberts

813-873-7300 Ext. 397

gene.roberts@merituscorp.com

September 1, 2017

\$162,636.00



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Cory Lakes Community Development District | CDD

Cory Lake is a gated community offering a 165-acre skiing and boating lake, tennis courts, three playgrounds, a hockey/skate rink, beach volleyball court, basketball courts, and a large sand beach area for playing and sunning. Most homes are waterfront properties, have water views, or have views of the 1700 acre adjoining nature preserve. The community roads are elegantly brick-paved, and lush tropical foliage lines the two entries and other common areas.

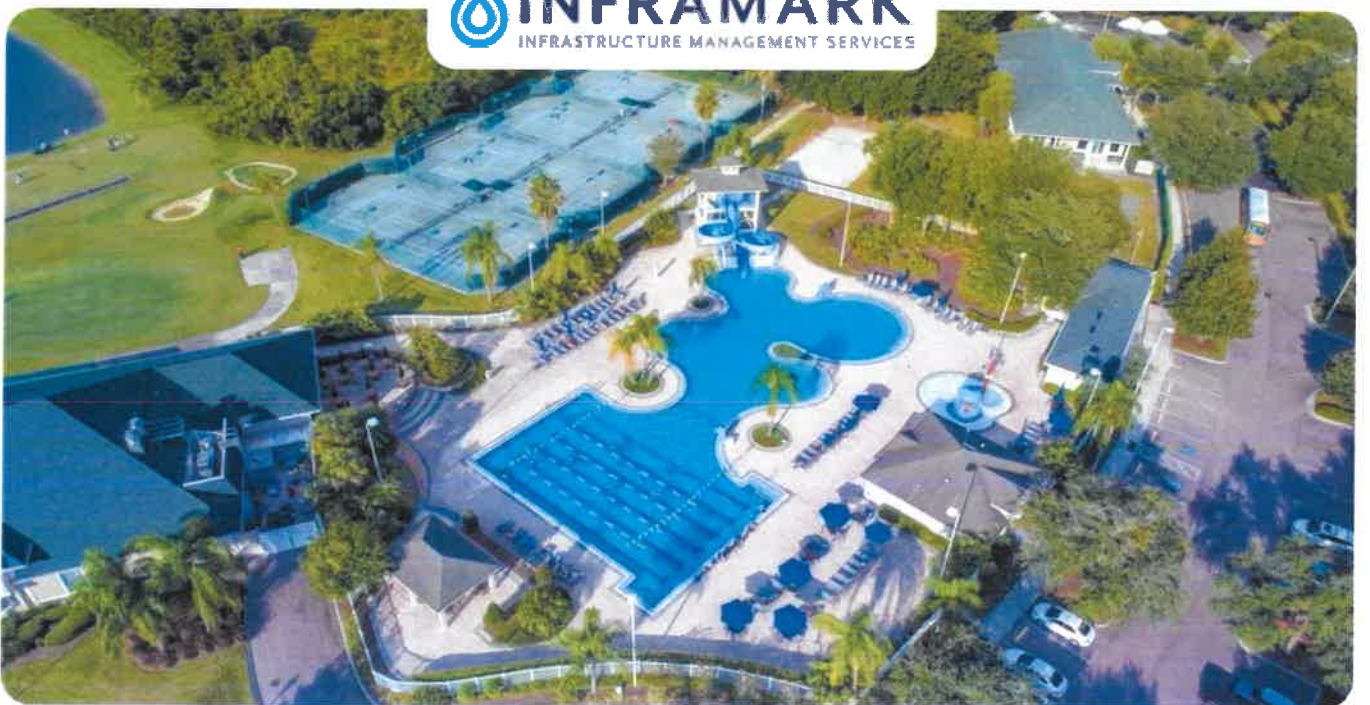
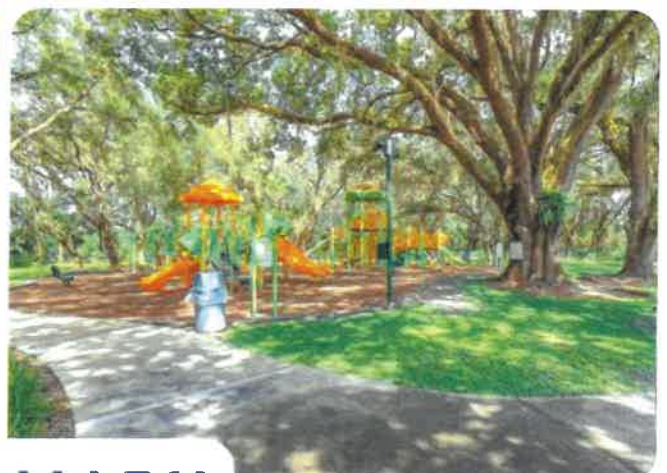
Management Company	Wrathell, Hunt and Associates
Contact	John Hall
Telephone	(813) 924.4673
Email	clcddfm@corylakescdd.net
Contract Start Date	December 1, 2019
Contract Value	\$343,900.00



Heritage Isles Golf & Country Club Community Development District | CDD

Heritage Isles Golf and Country Club is a large, master planned community in Hillsborough County, part of the City of Tampa. It is a community of over 866 single family Residences and 154 town homes, known as Nassau Pointe. Heritage Isles amenities include golf course, children's play area, recreational Center, volleyball, community swimming pools, sauna, tennis court, and security gate.

Management Company	Inframark, Infrastructure Management Services
Contact	Rich Unger, Director of CDD Operations
Telephone	(813) 907-7388
Email	HIManager@hicdd.org
Contract Start Date	October 1, 2009
Contract Value	\$194,900.00



Panther Trace Community Development District | CDD

Panther Trace is a planned Community Development District (CDD) consisting of over seven hundred eighty-five acres of land located entirely within Hillsborough County. The unique features afforded the homeowners include a pool, tennis, basketball, and volleyball courts, and a multipurpose field.

Management Company	DPFG, Inc.
Contact	Monica Vitale, Facilities Director
Telephone	(813) 671-8023
Email	ptrecentermanager@verizon.net
Contract Start Date	November 16, 2015
Contract Value	\$158,664.00



LMP Bid v.03.21.23.01

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Sarah Vande Berg Tennis & Wellness Center | Commercial & Athletic

The Sarah Vande Berg Wellness Center is a health and wellness complex in Zephyrhills, Florida. Situated on 10 acres off Simons Road in Zephyrhills, the Sarah Vande Berg Tennis Center is a USTA sanctioned tennis facility featuring a variety of tennis courts to train every professional.

Management Company	SVB
Contact	Pascal Collard
Telephone	(610) 888-5599
Email	pascal.collard@svbtenniscenter.com
Contract Start Date	October 12, 2020



Tampa Bay Park Corporate Center | Commercial

Tampa Bay Park offers seven state-of-the-art buildings located within 72 acres of green space with 26 acres of lakes, and centrally located in Tampa Bay Park in the Westshore submarket at of Himes Avenue and Dr. M.L.K. Jr. Boulevard. The Tampa Bay Park campus encompass seven state-of-the-art office complexes with a parking garage, and common areas. Professionally managed by Highwoods Properties, the management company is committed to ensuring that the grounds of the office complexes are healthy, colorful, and well maintained.

Management Company	Highwood Properties
Contact	Mike Dean
Telephone	(813) 876-7000
Email	michael.dean@highwoods.com
Contract Start Dare	April 1, 2021



Willowbend Community Association | HOA

Willowbend is a maintenance-free community encompassing nearly 130 acres in Osprey, Florida. The property abuts Oscar Scherer State Park, with its fishing, canoeing, kayaking, bicycling, hiking, and bird-watching. Amenities include a community center with pool, fitness center, and outdoor kitchen, along with several outdoor amenities and an active community social calendar.

Management Company
Contact
Telephone
Email
Contract Start Date

Sentry Management
Scott Brundrett, President
(770) 380-0225
willowbendpresident@gmail.com
October 1, 2019



LMP Bid v.03.21.23.01

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Highwoods Preserve | Commercial

Highwood Preserve is a 1.8 million SF Class-A office, retail, and entertainment development in Hillsborough County. Professionally managed by Highwoods, the management company is committed to ensuring that the grounds of the office complexes are healthy, colorful, and well maintained. LMP was selected as the landscape provider of choice in 2017.

Management Company	Highwoods Properties
Contact	Venus Rodriguez
Telephone	(813) 416-3995
Email	venus.rodriguez@highwoods.com
Contract Start Date	January 1, 1999



LMP Bid v.03.21.23.01

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SECTION V The Partnership



Pricing | Map | Details

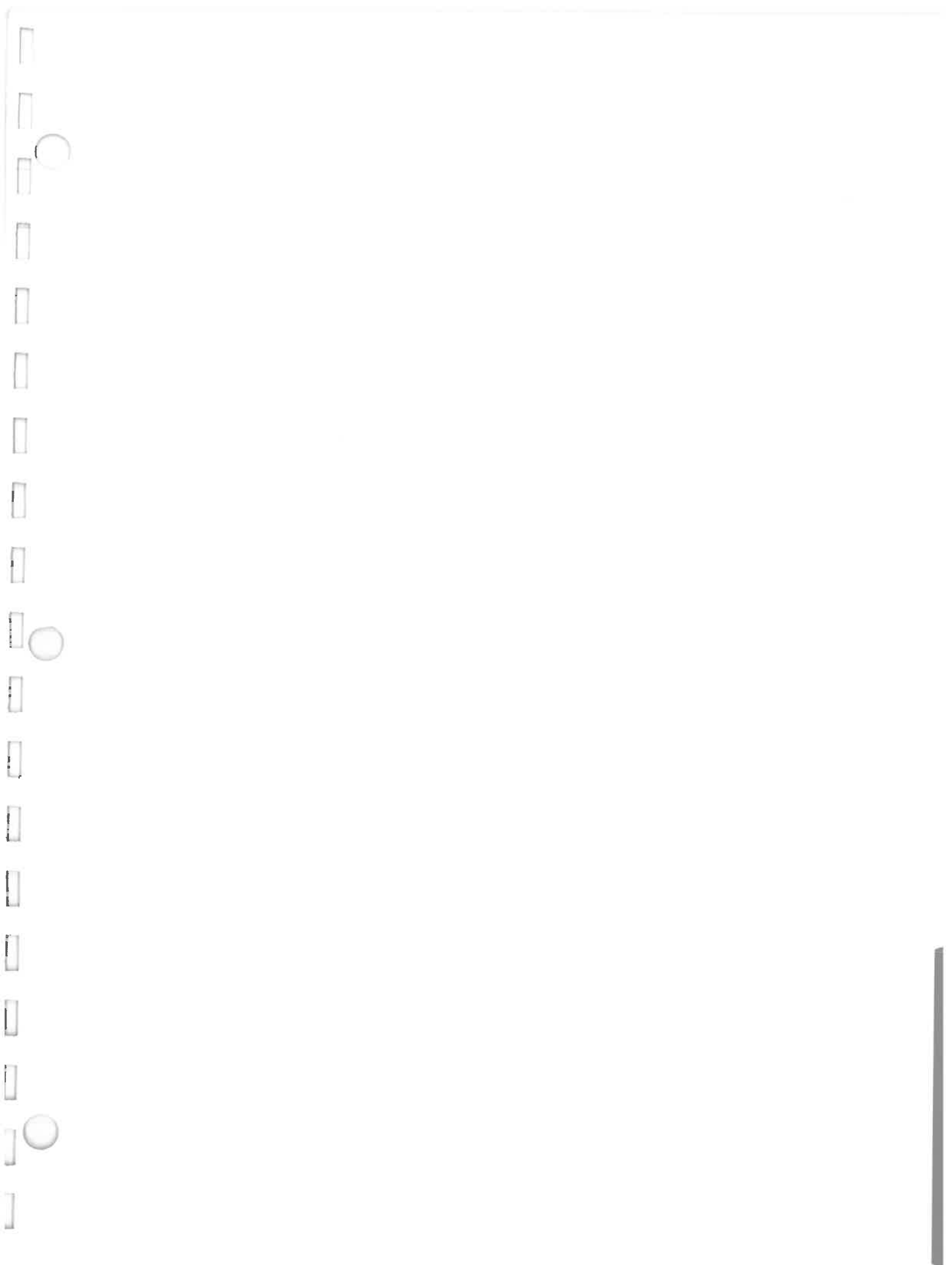
” *We strive to build relationships that make things grow.*



P.O. BOX 267 SEFFNER, FL 33583 * (877) 567-7761 * FAX (813) 757-6501

LIST OF LMP MAINTAINED CDD'S **AS OF 4.14.2023**

PROPERTY NAME	START	STATUS	CONTACT	PHONE
<u>Belmont CDD</u>	<u>10/1/2019</u>	<u>ACTIVE</u>	<u>Kirsten Brooks</u>	<u>(404) 723-1245</u>
<u>Bobcat Trail CDD</u>	<u>10/1/2020</u>	<u>ACTIVE</u>	<u>Scott Verill</u>	<u>(941) 426-6189</u>
<u>Chapel Crossings CDD</u>	<u>8/1/2021</u>	<u>ACTIVE</u>	<u>Craig Weber</u>	<u>(813) 994-2277</u>
<u>Cory Lake Isles CDD</u>	<u>12/1/2019</u>	<u>ACTIVE</u>	<u>John Hall</u>	<u>(813) 924-4673</u>
<u>Covington Park CDD</u>	<u>10/1/2013</u>	<u>ACTIVE</u>	<u>Ronald Blue</u>	<u>(443) 254-1065</u>
<u>Estancia At Wiregrass CDD</u>	<u>7/1/2022</u>	<u>ACTIVE</u>	<u>Mark Buffano</u>	<u>(813) 494-0370</u>
<u>Harrison Ranch CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Barbara McEvoy</u>	<u>(928) 451-2421</u>
<u>Hawks Point CDD</u>	<u>9/1/2018</u>	<u>ACTIVE</u>	<u>Chantal Copeland</u>	<u>(730) 359-4627</u>
<u>Heritage Isles CDD</u>	<u>5/1/2009</u>	<u>ACTIVE</u>	<u>Rich Unger</u>	<u>(813) 299-5539</u>
<u>Lakeside Plantation CDD</u>	<u>9/1/2022</u>	<u>ACTIVE</u>	<u>Margie Gerstmann</u>	<u>(941) 423-5500</u>
<u>Legends Bay CDD</u>	<u>6/1/2022</u>	<u>ACTIVE</u>	<u>Alba Sanchez</u>	<u>(813) 991-4014</u>
<u>Northwood CDD</u>	<u>11/1/2015</u>	<u>ACTIVE</u>	<u>Gene Roberts</u>	<u>(813) 440-7096</u>
<u>Oak Creek CDD</u>	<u>4/1/2016</u>	<u>ACTIVE</u>	<u>Mark Vega</u>	<u>(813) 991-1116</u>
<u>Panther Trace I CDD</u>	<u>11/1/2015</u>	<u>ACTIVE</u>	<u>Monica Vitale</u>	<u>(813) 671-8023</u>
<u>Panther Trace II CDD</u>	<u>9/1/2018</u>	<u>ACTIVE</u>	<u>Anna Ramirez</u>	<u>(813) 671-0831</u>
<u>Panther Trails CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Taylor Nielsen</u>	<u>(813) 533-2950</u>
<u>Starkey Ranch CDD</u>	<u>1/1/2023</u>	<u>ACTIVE</u>	<u>Mark Yahn</u>	<u>(407) 804-2525</u>
<u>Suncoast CDD</u>	<u>8/15/2022</u>	<u>ACTIVE</u>	<u>Heather Dilley</u>	<u>(813) 523-1709</u>
<u>Triple Creek CDD</u>	<u>12/1/2020</u>	<u>ACTIVE</u>	<u>Alex Graces</u>	<u>(813) 699-9065</u>
<u>Venetian CDD</u>	<u>10/1/2019</u>	<u>ACTIVE</u>	<u>John Toborg</u>	<u>(813) 933-5571</u>
<u>Watergrass I CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Gene Roberts</u>	<u>(813) 440-7096</u>
<u>Watergrass II CDD</u>	<u>2/1/2021</u>	<u>ACTIVE</u>	<u>Craig Weber</u>	<u>(813) 994-2277</u>
<u>Waters Edge/Rivers Reach CDD</u>	<u>6/1/2016</u>	<u>ACTIVE</u>	<u>Mick Sheppard</u>	<u>(813) 408-0511</u>



LMP Landscape Maintenance Professionals, Inc.

PARKWAY CENTER CDD

Proposal Cost / Service – Summary

APRIL 17, 2023

Exterior Landscape Maintenance Proposal Price includes all labor, material and equipment needed to satisfy all requirements set forth in the *Landscape Maintenance Specifications provided by Inframark*

- (1) Base Landscape Maintenance Services as per specifications. \$14,059.75 per month
\$168,717.00 per year
- (2) Fertilization and Insect & Disease Control as per specifications. \$2,213.50 per month
\$26,562.00 per year
- (3) Irrigation System Maintenance as per specifications \$2,035.00 per month
\$24,420.00 per year
 - ☐ Fully inspect, check entire system monthly and provide irrigation system condition report to client (to be done within first 30 days of starting service), with a list of all recommended repairs and or upgrades
 - ☐ Continuous visual inspections for dry spots, malfunctioning or broken heads, leaks, staining, etc.
 - ☐ Immediate repair of contractor caused damage at no extra charge. All other repairs to be performed on a time and materials basis, upon approval from client at \$65.00 per man hour plus parts
 - ☐ Emergency irrigation repairs will be billed at \$125.00 per hour plus parts
- (4) Trimming Of Palm Trees as per specifications \$609.50 per month
\$7,314.00 per year
- Total Of Items 1-4 \$18,917.75 per month
\$227,013.00 per year
- (5) Annual Flower Installation (\$2.75 per 4" plant) 1,000 4" plants \$2,750.00 per rotation

This service will be performed once written approval is received from client

\$11,000.00 per year
- (6) Mulch Application 1x per year as per specification \$36,400.00 per application
 - ☐ Deliver and install estimated 650 Cu. Yards of Pine Bark Mulch @ \$56.00/ per Cu. Yard. (Each application)

This service will be performed once written approval is received from client
- Total Of Items 1-6 \$274,413.00 per year

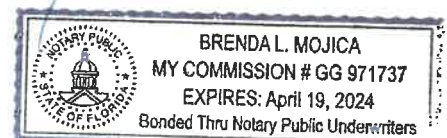
Contractor Name : Landscape Maintenance Professionals, Inc.

Name And Title Of Contract Representative : William Maxwell Safety & Risk Director (Corporate Officer)

Representatives Signature: _____

Date: April 17, 2023

Brenda J. Mojica



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE CONTRACTOR QUALIFICATION STATEMENT

SECTION 1: COMPANY INFORMATION

1. Business Name: Landscape Maintenance Professionals, Inc.
Address: 13050 E US HWY 92, Dover Florida 33527

Telephone: (813) 757-6500 Fax: (813) 757-6501
Web Site: https://thelmpadvantage.com
E-Mail: info@lmppro.com

2. Is the firm a: Sole Proprietorship _____ Partnership _____ Corporation (☒)

3. If Applicant is a Corporation, is it incorporated in the State of Florida:
Yes (☒) (if yes, proceed to Sec 6.1) No () (if no, proceed to Sec 6.2) N/A () (if N/A, proceed to question 8)

- 3.1 If yes, provide the following:

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

If no, please explain _____

Date incorporated December 16, 1999 Charter No. P99000109381

- 3.2 If no, provide the following:

In which state is the Applicant incorporated? _____

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

If no, please explain _____

Date incorporated _____ Charter No. _____

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

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 () (Proceed to Sec 4.1) No () (Proceed to Sec 4.2) N/A ()

4.1 If yes, is Applicant registered with the Florida Department of State, Division of Corporation? Yes () No () N/A ()

If no, please explain _____

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

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 () N/A ()

If no, please explain _____

Date Applicant was organized? _____

Is Applicant registered as a foreign partnership or limited liability company with the state of Florida? Yes () No () N/A ()

If no, please explain _____

5. If the firm is a sole proprietorship, who is the owner? N/A

6. How long in business? 32 years

7. Headquarters location: 13050 E US HWY 92, Dover Florida 33527

8. States in which you operate: Florida Only

9. List company officers and titles:

<u>Company Officer</u>	<u>Title</u>
<u>Orlando Castillo Jr</u>	<u>President</u>
<u>Scott A. Carlson</u>	<u>Vice President</u>
<u>William (Bill Maxwell)</u>	<u>Corporate Officer//Safety &Risk Director</u>

10. Location of the Business office which would perform District Work

Street Address: 13050 E US HWY 92

City: Dover State: Florida Zip Code: 33527

Tel: (813) 757-6500 Fax Number: (813) 757-6501

SECTION 2: FINANCIAL, INSURANCE AND COMPLIANCE INFORMATION

11. Landscape Maintenance Gross Revenue in 2020: \$14,901,029.00

Landscape Maintenance Gross Revenue in 2021: \$17,279,202.00

Landscape Maintenance Gross Revenue in 2022: \$19,338,166.00

12. Provide an uncertified copy of the most recent corporate financial balance sheet indicating income, liabilities, long term debt, operating and net profit/loss.

13. Financial references:

Bank: Bank Of Tampa

Robert Subko

4400 N. Armenia Ave , Tampa Fl 33603// (813) 998-1903

Vendors: : Site One Landscape Supply – Phone - 813-621-2075 Fax 813-620-1220

Fleetwing Corp – Phone 863-825-5971 Fax – 863-665-7634

Avon Leasing – Phone 863-682-0191 Fax – 863-680-1263

14. Name of Applicant's Bonding Company : Florida Surety Bonds, Inc.

Address: 620 N Wymore Rd. Suite 200//Maitland, FL 32751

Approved Bonding Capacities:	Aggregate Limit	<u>\$No Limit</u>
	Single Project Limit	<u>\$No Limit</u>
	Total Current Contracts Bonded	<u>\$782,380.83</u>

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

General Liability	<u>\$1,000,000.00</u>
Automobile Liability	<u>\$1,000,000.00</u>
Workers Compensation	<u>\$1,000,000.00</u>
Expiration Date	<u>08/01/2023</u>

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 (X)

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

(1) Employee was on blower in an area with cones and a car hit employee causing injuries. Was out for surgery and rehab.

(2) Slip and fall in wet area (out in the field) causing leg and ankle injury.

16.1 What is Applicant's current Experience Modifier Rate? 1.07

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 (X) No ()

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

(1) Employee was on Blower in an area with cones and a car hit employee causing injuries. Was out for surgery and rehab.

(2) Slip and Fall in wet area causing leg and ankle injury

17. List any judgements, suits, claims and/or liens pending against your company:

NONE

SECTION 3: WORKFORCE INFORMATION AND COMPANY BIOGRAPHICAL DATA

19. Does your company have an Affirmative Hiring/ Veteran Hiring Policy? Yes(X) No ()

Describe policy on Hiring: Yes. We work Workforce in the neighboring counties and also have worked with Florida Department of Corrections – Office of Programs and Re-Entry to assist people get back in the workforce, pending on the offenses and progress. Those who have had offense get bonded through the State before employment.

20. Does your company utilize Temporary Workers (H2B) Yes () No (X)

Describe policy and if yes, what percentage of workforce are H2B:

Not at this time. We have not yet been approved in the lottery and usually are able to obtain our employees from referrals and job postings.

21. Does your company have a policy on drug screening? Yes (X) No ()

Describe policy on drug screening: LMP, Inc. participates in the Drug Free Workplace Program that was enacted in the State of Florida in 1990, for the purpose of promoting “drug-free workplaces in Florida, in order that employers (would) be afforded the opportunity to maximize their levels of productivity, enhance their competitive positions in the marketplace, and reach their desired levels of success without experiencing the costs, delays, and tragedies associated with work-related accidents resulting from drug abuse by employees.” (State of Florida, Division of Worker’s Compensation, Revised 2005). As part of its participation, LMP has adopted the following policy regarding drug and alcohol use and abuse:

General Policy

Each LMP employee has a responsibility to himself/herself, co-workers, and the public to ensure their own fitness for work and to deliver services in a safe and conscientious manner. Continuing research and practical experience have proven that even limited quantities of narcotics, abused prescription drugs, or alcohol can impair reflexes and judgment. Impairment, even if not readily apparent, can have catastrophic results. For these reasons, we have adopted a policy that all employees must report to work and remain completely free from the presence of drugs and alcohol on the job.

Types: Pre-employment, random, post-accident and reasonable suspicion.

22. Does your company have pre-employment drug screening? Yes (X) No ()

Describe policy on drug screening: All applicants will submit to pre-hire drug screenings for illegal substances as a condition of employment. Applicants with positive or adulterated results will not be eligible for hire or reapplication with LMP for three (3) months.

DRUGS TESTED FOR

Per Florida Drug-Free Workplace Standards, LMP may test for any or all of the following substances:

- Alcohol
- Amphetamines
- Barbiturates
- Benzodiazepine (Xanax, Valium)
- Cannabinoids (Marijuana)
- Cocaine
- Expanded Opiates (Oxycodone, Hydrocodone)
- MDMA (Ecstasy)
- Methamphetamine
- Opiates (Codeine, Morphine, Heroin)
- Phencyclidine (PCP)

23. Does your company conduct safe-driver training, utilize vehicle tracking or any technologies to monitor vehicle operation? Yes (X) No ()

- Describe policy on Vehicle Operation: **GEOTAB Driving Safety Report**

At the beginning of each work week, the Safety Manager is responsible for analyzing the driving habits for LMP fleet drivers for the previous 7 days. This includes looking at the GEOTAB scores for each driver, and send out an email to all managers regarding infractions like harsh braking, harsh acceleration, harsh cornering, speeding, and seatbelt use. Violators can receive verbal and written reprimands if corrective action is not taken.

24. Describe training program for employees:

1. Our Safety and Occupational Compliance Manager, Bill Maxwell conducts weekly safety meetings at each location and everyone must participate and sign in, this includes all managers.
2. Our Safety and Occupational Compliance Manager, Bill Maxwell conducts an injury and illness prevention program.
3. Employees are also trained in-house with our equipment by foremen, supervisors, and managers to ensure they are safe to use the piece of equipment before going out in the field.
4. We require employees to get Best Management Practices (BMP) Certificate within 90 days and do other trainings with NALP and FNGLA

25. Furnish company literature that describes your company and scope of operations.

Included in our company information packet.

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

<u>Department</u>	<u>Department Head</u>
<u>Irrigation</u>	<u>Sergio Uresti</u>
<u>Fertilizer And Pest Control</u>	<u>David Mason</u>
<u>Arbor Care</u>	<u>Tyree Brown</u>
<u>Enhancement Division</u>	<u>Steve Small</u>

27. What services are anticipated to out-sourced or sub-contracted as a part of contract fulfillment?

Please describe: Large Mulch Installation/Replacement Work

Large Annual Flower Installation/Replacement Work

Tall Palm Trimming Over 50ft

Pump/Well Repairs

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

<u>Company</u>	<u>Contact Person</u>	<u>Telephone</u>
<u>Heritage Isles CDD</u>	<u>Rich Unger</u>	<u>(813) 299-5539</u>
<u>Estancia At Wiregrass CDD</u>	<u>Mark Buffano</u>	<u>(813) 494-0370</u>
<u>Watergrass II CDD</u>	<u>Craig Webber</u>	<u>(813) 994-2277</u>
<u>Cory Lake Isles CDD</u>	<u>John Hall</u>	<u>(813) 994-4673</u>
<u>Hunters Green</u>	<u>Wally Sitzer</u>	<u>(813) 758-481</u>

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

Account Name	Value	Length of Service
<u>Starkey Ranch CDD</u>	<u>\$1,711,128.00</u>	<u>January 2023 to Current</u>
<u>Triple Creek CDD</u>	<u>\$691,607.00</u>	<u>December 2020 to Current</u>
<u>Estancia At Wiregrass CDD</u>	<u>\$619,200.00</u>	<u>April 2022 to Current</u>
<u>Watergrass II CDD</u>	<u>\$518,581.00</u>	<u>February 2021 to Current</u>
<u>Belmont CDD</u>	<u>\$401,820.00</u>	<u>October 2020 to Current</u>

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

Company: Silverado CDD
 Contact Person: Collette Fuller
 Telephone: (813)701-8548
 Reason job lost: This property went for rebid and LMP was not the low bidder

Company: Tampa Premium Outlets
 Contact Person: Chris Durant
 Telephone: (813)948-0189
 Reason job lost: This property went for rebid and LMP was not the low bidder

Company: South Fork III CDD
 Contact Person: Mark Vega
 Telephone: (813) 295-5444
 Reason job lost: This property went for rebid and LMP was not the low bidder

31. List of experienced irrigation technicians and their certifications as applicable:

Samuel Martel—All Hunter Certifications, experience in Toro-Multistrand, Tucor, Hydropoint Hit, and Orbit controllers. 23 years of experience in irrigation system maintenance and repair

David Manfrin—All Hunter/Rainbird certifications//20 years experience in irrigation system maintenance and repair

Alvin Windham—21 years experience in irrigation system maintenance and repair

Sergio Uresti—19 years experience in irrigation system maintenance and repair

Kevin Pajala—17 years of experience in irrigation system maintenance and repair

32. Please identify all Community Development Districts in the State of Florida which you have provided landscape maintenance services for in the past three (3) years.

Please see attached list

33. Please identify all Community Development Districts in the State of Florida which you currently provide landscape maintenance services.

Please see attached list



PINE LAKE
SERVICES
DISCOVER THE DIFFERENCE

2122 Henley Road
Lutz, FL 33558
813.948.4736

February 27, 2023

Dear Parkway Center CDD Board of Directors,

Pine Lake Services appreciates the opportunity to submit our qualifications for the **Landscape Maintenance Services** at Parkway Center CDD. Pine Lake is a **certified minority business** since 1998, providing professional experience in growing, installation, irrigation, and maintenance services.

Pine Lake Services will provide Parkway Center CDD with a fully-staffed crew each week, along with separate pest control technicians, irrigation technicians and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between the Parkway Center CDD and PLS. Please understand you have a dedicated team on-site but with our main office location being only 25 minutes away, we are able to utilize the full power of our team as needs arise.

We Care About the Details

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.



Customer Satisfaction Guaranteed

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

Management Team with 150 Years Combined Experience

Parkway Center CDD will be fully staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.

Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for Parkway Center CDD. Please contact John Amarosa at 727.243.2852 or John@PineLakeNuseryInc.com with any questions you may have.

We look forward to exceeding your expectations. Come *Discover the Difference* with Pine Lake!

Warm Regards,

John Amarosa; COO



PINE LAKE SERVICES

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About Us & Certificates

PINE LAKE SERVICES

About Us: <https://vimeo.com/307360401>

EXPERIENCED AND CREATIVE GREEN INDUSTRY PROFESSIONALS

We at Pine Lake Services take pride in any landscape project. We recognize that you have many goods and service providers from which to choose. Pine Lake Nursery & Pine Lake Services specializes in Landscape Installation, Maintenance, and Irrigation.

More than twenty years ago, our company was founded on the simple principle to be the Green Industry Leader in the state of Florida by providing excellent customer service and top-quality material for each of our client projects. We focus on developing outstanding relationships and providing outstanding quality goods and services. We know these projects can be unwieldy, and we strive to make your job as easy as possible.

We can provide you:

- Over 150 years of combined professional experience in growing, installation, irrigation, and maintenance services.
- Experience with projects of varying scope and scale; some in excess of \$3M.
- We are fully bonded, insured, and can support your major project requirements.
- Two locations and over 75 acres of green goods in production; ensuring product quality, consistency and potential cost savings.
- Over 70 employees at any given time and this number swells in the growing season.
- A local, reputable, unblemished certified minority business since 1998.
- Exemplary OSHA and Risk Management statistics, including referrals from many city, county, DOT, HOA, and commercial clients.
- Consistent Florida Grade 1 products; as members in good standing with FNGLA and Tampa Bay Wholesale Growers Association



PINE LAKE SERVICES

Overview

Pine Lake Services (PLS) is a company that has been trained in use of Green Industries Best Management Practices to produce a visually pleasing and environmentally safe community.

Our employees have earned a certificate for completion of training in "Florida Green Industries Best Management Practices for Protection of Water Resources in Florida" from UF/IFAS Extension and are familiar with Florida Friendly maintenance practices.

Operational Philosophy & Approach

Our integrated approach to landscaping emphasizes nine interrelated principles:

- Right Plant, Right Place
- Water Efficiently
- Fertilize Appropriately
- Mulch
- Attract Desirable Wildlife
- Manage Yard Pests Responsibly
- Recycle Yard Waste
- Reduce Stormwater Runoff
- Protect the Waterfront

PLS will staff the property with a consistent, well-trained crew for the maintenance and detail services, including bed weed control. The team will work from a highly organized operational plan which includes an annual calendar, weekly Gantt charts, plus path of motion and detail sectional maps. These maps will include the plans for maintenance of the high-profile neighborhood entry medians.

There will be a highly trained and organized team leader/supervisor to oversee the day-to-day operations and be the primary point of contact with the Parkway Center CDD staff. The PLS Team will also be backed by our entire organization of experienced landscape professionals located throughout the Tampa Bay area.

The Parkway Center CDD team will be fully furnished with all the equipment needed to get the job done safely and efficiently. The ancillary services including irrigation inspections, turf and ornamental horticulture, palm pruning, and mulching can also be supplemented by additional crews and technicians, if needed.

PINE LAKE SERVICES

Geographic Location

The office of Pine Lake Services that would service your property is located at:

2122 Henley Rd. Lutz, just 25 minutes from Parkway Center CDD.

In addition we are currently in negotiations to open a second office location located in Ruskin, FL

Ability to Manage the Project

Pine Lake Services demonstrates the ability to manage this project with the following actions:

On-Going Field Training: PLS understands the importance of continuing education and training amongst our crew members. We encourage our employees to become better at their jobs to ensure we have less call backs and eliminate waste time. We utilize a training software for all our employees called Greenius, if interested please request more information or a copy of the PLS training plan can be provided upon request.

Job Site Visit Excellence: Site inspections are an excellent way for Parkway Center CDD and PLS to maintain communication. This will ensure the PLS crew understands your expectations and continuously improve on the job. Our Best Practices include the following steps: Crew Check-In, Property Assessment, Client Communication and Job Improvement.

Organized Approach: PLS will create an organized approach to the Parkway Center CDD maintenance to include documented production maps, Gantt Charts and project schedules. The purpose of this is to guarantee that the Foreman is not the only person understanding the property scope and boundaries. The entire team will be informed at all times.

Evaluation of Existing Workload

Pine Lake Services current workload will not inhibit our ability to work at Parkway Center CDD. We have the ability to meet and exceed your expectations.

Jason Aleman, the Account Manager, is currently managing properties within the Tampa Bay area. Jason will be available for the entirety of the Parkway Center CDD Landscape Maintenance and Irrigation Management contract. Please consider Jason always your one stop point of contact available for daily communication and any emergencies that may arise.



PINE LAKE
SERVICES

Corporate Profile

Legal Name: Pine Lake Services

Address: 2122 Henley Road
Lutz, FL 33558

Phone: 813.948.4736 **Fax:** 813.948.4914

Incorporated: July 9, 1998 **Federal Tax ID:** 27-3360158

Principals:	President	Vice-President
	Janet Trapuzzano	Michael Trapuzzano
	Janet@pinelakenurseryinc.com	Michael@pinelakenurseryinc.com
	412.439.8414	813.416.0969

Management:	COO	General Manager
	John Amarosa	Terry McLane
	John@pinelakenurseryinc.com	Terry@pinelakenurseryinc.com
	727-243-2852	727-423-7664

Bank Information:

Bank OZK
14799 N Dale Mabry Hwy
Tampa, FL 33618
Lisa Montero VP/Business Development Officer
Mobile: 813-460-5017
lisa.montero@ozk.com

Dun & Bradstreet No: 04-565-3883

Certifications: City of Tampa- MBE, Minority Business Enterprise and SLBE, Small Local Business Enterprise and Port Tampa Bay – SBE, Small Business Enterprise Certification

Company Summary: Pine Lake Nursery is composed of almost 100 acres of plants and trees with a staff offering over 100 years of experience serving the green industry in the nursery, landscape, install maintenance and irrigation business.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/13/2023

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

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

PRODUCER Marsh & McLennan (CLW) 101 N Starcrest Dr Clearwater FL 33765	CONTACT NAME: Bouchard Insurance PHONE (A/C No. Ext): 727-447-6481 E-MAIL ADDRESS: CertsTeam@MarshMMA.com FAX (A/C No.): 727-449-1267
INSURED Pine Lake Services, LLC 2122 Henley Rd Lutz, FL 33558	INSURER(S) AFFORDING COVERAGE INSURER A: Greenwich Insurance Company INSURER B: Auto-Owners Insurance INSURER C: Travelers Property Casualty Co. of Amer INSURER D: Bridgefield Casualty Ins. Company INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1949893806**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSP	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	NGL100612800	6/28/2022	6/28/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	4346899600	6/28/2022	6/28/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y	Y	CUP6T36513022NF	6/28/2022	6/28/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	19654164	1/2/2023	1/2/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Contractors Equipment			20751928	6/28/2022	6/28/2023	Scheduled Equipment Leased/Rented Deductible 978,826 50,000 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is included as Additional Insured/Vendor under the General Liability, Auto Liability and Umbrella Liability policies, when required by written contract, agreement or permit and subject to the provisions and limitations of the policy.

Waiver of subrogation applies to General Liability, Auto Liability, and Workers Compensation when required by written contract, agreement or permit and subject to the provisions and limitations of the policy.

2005, INTL, 9200, 2HSCEAPR75C032346, FL, Comprehensive Deductible \$500, Collision Deductible \$500

CERTIFICATE HOLDER**CANCELLATION**

FOR INFORMATIONAL PURPOSES ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

2023

Expires September 30th



ACCOUNT #:: 92921

SIC CODE: 7349.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
PROPERTY MAINTENANCE (OUTDOOR)
STATE LICENSE # /or COUNTY COMP CARD #

PINE LAKE SERVICES LLC

2122 HENLEY ROAD
LUTZ, FL 33558-8330

OWNER/QUALIFYING AGENT
TRAPUZZANO JANET C PRES PINE LAI

LOCATION ADDRESS:
2122 HENLEY ROAD
LUTZ, FL 33558-8330

DATE	RECEIPT	AMOUNT
02/14/2023	23-516-001762	67.19

Dear Business Owner:

Your **2023** Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

Thank you for allowing us to serve you!

MIKE FASANO
PASCO COUNTY TAX COLLECTOR

EAST PASCO GOVERNMENT CENTER
DADE CITY

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY

TAX COLLECTOR BUILDING
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Pine Lake Services, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

2122 Henley Rd

6 City, state, and ZIP code

Lutz, FL 33558

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

2 7 - 3 3 6 0 1 5 8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ▶

[Signature]

Date ▶

2-8-2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



Minority and Small Business Development

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

Pine Lake Services, Inc.

is hereby certified as a

Minority Business Enterprise (MBE)

In the following specialty(ies)

Lawn Care

The certification is valid from April 16, 2021 to April 16, 2023

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

A handwritten signature in black ink, appearing to read "Gregory K. Hart".

Gregory K. Hart, Manager
Minority and Small Business Manager



Minority and Small Business Development

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2008-89

Pine Lake Services, Inc.

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Lawn Care

The certification is valid from April 16, 2021 to April 16, 2023

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager



PORT TAMPA BAY

Small Business Enterprise Certification

Pine Lake Services, Inc.

Federal ID #:27-3360158

Services Provided: Landscaping & Lawn Maintenance

Valid from 11/01/2021 to 10/31/2022

Donna L. Casey

SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2012



Ability and Adequacy of Personnel and Proposed Staffing

PINE LAKE SERVICES

Staffing Approach - Key Personnel & Staffing Levels

PLS will ensure the Parkway Center CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the PLS organizational chart and resumes for the supervisory PLS staff, including Jason Aleman, the proposed Account Manager. The resumes highlight relevant and similar CDD experience.

Proposed Staffing Levels (including various seasons)

Maintenance Crew of 10 for General Services in Peak Season

Pine Lake Services will staff Parkway Center CDD with the following:

Dedicated Account Manager, Jason Aleman, who will be your single point of contact for all of your needs and concerns

A 5 person crew two days per week in season that will include a Foreman, Leadman, and crew members to do both general maintenance services, including mowing, and detail services such as shrub pruning

1 Irrigation Technician who will complete a monthly irrigation inspection and repairs

1 Horticulture Team to perform monthly fertilizer and pest control services

Enhancement Teams can be dispatched as required for ancillary services

**The Account Manager, Jason Aleman, has 22 years of experience in Landscape Maintenance. Jason also has 9 years of experience in his current position. He worked 1 year as an Operations Field Manager, 6 years as an Operation Manager and 2 years as a Branch Manager, giving him the experience required to manage the Parkway Center CDD Account.*

Emergency Numbers

Should an emergency arise during Pine Lake's time contracted with Parkway Center CDD, the management team is always available.

John Amarosa, COO (727) 243-2852

Terry McLane, General Manager (727) 423-7664

Jason Aleman, Account Manager (813) 493-0032

PINE LAKE SERVICES

PLS Staffing



Ownership

Janet & Michael
Trapuzzano

Executive Team

John Amarosa
COO

Robert Spears
CFO

Management Team

Terry McLane
General Manager

PINE LAKE SERVICES

Parkway Center CDD Staffing



Maintenance
Manager

Jason Aleman
Account Manager

Dedicated
Staff

Experienced
Foreman

Mowing & Detail
Crews

Ancillary
Teams

Tree Care
Teams

Fertilizer & Pest
Control
Technician

Enhancement
Teams



**JANET CLAIRE
TRAPUZZANO**
President

EDUCATION

Florida State University
B.A. International Relations



**MICHAEL
TRAPUZZANO**
Vice President

EDUCATION

University of Pittsburgh
B.S. Emergency Medicine

Parkway Center CDD

DUTIES & RESPONSIBILITIES

Janet works on development and growth of the company with banking, finance, culture and employee development. She is Instrumental in setting our company goals and initiatives to better serve our customers and employees alike.

PROJECT EXPERIENCE

- *Moffitt Cancer Center Campuses*
- *City of Tampa Parks and Recreation Sites*
- *BayCare Facilities throughout Tampa Bay*
- *Tampa Treemendous Program*
- *Perry Harvey Park*



DUTIES & RESPONSIBILITIES

Michael serves as the lead member of the Pine Lake Companies executive team. Michael's day to day is heavily based around the financial management of the company and its interests and assets. Mike also works with the sales team in developing new relationships and driving the company brand.

PROJECT EXPERIENCE

- *Moffitt Cancer Center Campuses*
- *City of Tampa Parks and Recreation Sites*
- *BayCare Facilities throughout Tampa Bay*
- *Tampa Treemendous Program*
- *Perry Harvey Park*
- *Curtis Hixon Park*
- *Carlton Lakes CDD*
- *Waterleaf CDD*
- *Cypress Creek CDD*
- *Triple Creek CDD*
- *Cornergate CDD*



JOHN AMAROSA

COO

25
YEARS EXPERIENCE

EDUCATION

University of South Florida
B.A. Criminology

Associations

Vice President of FNGLA

BOMA

BMI

CAI

CERTIFICATIONS

State of Florida CPCO

GI-BMP Certified in Florida

BMP Certified in Pinellas & Manatee

OSHA 10

UF Palm School Graduate

State of Florida Aquatics Management
Certified

DUTIES & RESPONSIBILITIES

Mr. Amarosa organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. John will ensure client satisfaction while working with the executive leadership team.

PROJECT EXPERIENCE

Oversaw landscape operations on the following properties:

- City of Tampa Parks
- Long Leaf CDD
- Concord Station CDD
- Oakstead CDD
- Highlands CDD
- Highland Park CDD
- Sterling Hill CDD
- Forest Brooke CDD
- Waterchase CDD
- Lakewood Ranch CDD 1, 2, 3, 5 and 6
- South Fork 3 CDD
- Carlton Lakes CDD
- The Groves CDD
- Riverbend West CDD
- Harrison Ranch CDD
- KBAR Ranch II CDD

Plus a multitude of extremely large HOA's and High Profile Sites including:

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several Del Web by Pulte Properties
- All BayCare Hospital Facilities
- All Moffitt Cancer Center Campuses
- Several HCA Hospitals
- Encore at Fishhawk
- Kings Point HOA
- Trinity HOA
- Champions Club HOA
- Cobb's Landing HOA
- East Lake Woodlands HOA
- Villa Rosa HOA
- Connerton HOA
- Wellington HOA
- Saddlebrook HOA



TERRY MCLANE

General Manager

30
YEARS EXPERIENCE

EDUCATION

Tampa Bay Area Graduate

CERTIFICATIONS

State Of Florida Pest Control
GI-BMP Certified in Florida

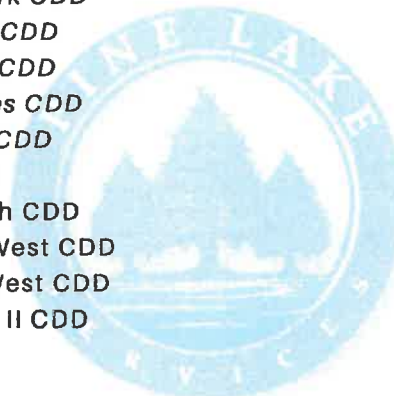
DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

Oversaw landscape operations on the following properties:

-
- *Concord Station CDD*
- *Oakstead CDD*
- *Highlands CDD*
- *Highland Park CDD*
- *Sterling Hill CDD*
- *Waterchase CDD*
- *Carlton Lakes CDD*
- *The Groves CDD*
- *Asturia CDD*
- *Bexley Ranch CDD*
- *Connerton West CDD*
- *Riverbend West CDD*
- *KBAR Ranch II CDD*



Plus a multitude of extremely large HOA's and High Profile Sites including:

- *Innisbrook Resort*
- *Several Esplanade properties with Taylor Morrison*
- *Several Del Web by Pulte Properties*
- *Several BayCare Hospital Facilities*
- *All Moffitt Cancer Center Campuses*
- *Saddlebrook HOA*
- *Trinity HOA*
- *Champions Club HOA*
- *Tampa Bay Golf and Country Club*
- *Villa Rosa HOA*
- *Wellington HOA*
- *Cheval HOA*
- *Epperson Ranch HOA and Lagoon*
- *Estancia HOA*
- *East Lake Woodlands HOA*



JASON ALEMAN

Account Manager

22
YEARS EXPERIENCE

EDUCATION
University of Connecticut

DUTIES & RESPONSIBILITIES

Jason will be the Account Manager for the CDD. He will prepare the work week for the crews and oversee that all performances that are completed for that week. He will be the point of contact for daily activities. Jason has managed many large scale properties and portfolios in his and past with great success. Jason is well versed in communication to the BOD and Managers of the community in all areas included in budget preparation and implementation.

PROJECT EXPERIENCE

WestChase CDD
Riverbend West CDD
KBAR Ranch II CDD
Bellevue HOA/POA
Franklin Street Management Portfolio
National Account Contracts for:
Home Depot, Lowes
Bank of America, Truist, & Regions

DUTIES & RESPONSIBILITIES

Marc is a State of Florida Certified Pest Control Operator and serves as the authority for Pine Lake in all things horticulture. His skills are not limited to the following but a few highlights included:

- warm-season turf grass nutritional requirements
- turf grass disease identification including curative and preventative cultural/chemical treatments
- turf grass insect identification including curative and preventative cultural/chemical treatments
- turf grass weed identification including curative and preventative cultural/chemical treatments
- palm tree nutritional requirements as well as insect and disease issues within the State
- hard wood tree nutritional requirements as well as insect and disease issues within the State
- ornamental shrub and groundcover nutritional requirements
- ornamental shrub and groundcover insect and disease curative and preventative cultural/chemical treatments

PROJECT EXPERIENCE

- Moffitt Cancer Center Campuses
- City of Tampa Parks and Recreation Sites
- BayCare Facilities throughout Tampa Bay
- Perry Harvey Park
- Carlton Lakes CDD
- Riverbend West CDD



MARC VASHER

Owner, Bridgebury Inc,
(subcontractor)

20
YEARS EXPERIENCE

EDUCATION
University of Miami

CERTIFICATIONS
Certified Pest Control Operator
General Household Pest - Termite
GI-BMP Certified

Parkway Center CDD



MICAH GRAVEL

CONSTRUCTION
DIVISION MANAGER

21
YEARS EXPERIENCE

EDUCATION
Florida Graduate

CERTIFICATIONS
OSHA 30 Hours

DUTIES & RESPONSIBILITIES

Micah will serve as the main point of contact and trusted advisor to customers on project installation issues, gathering and analyzing customer needs and interests, building strong business relationships, and providing solutions to challenges. In this role, he will provide customers with clear and easy to understand information pertaining to all of our high quality products and services. He will oversee the construction team to ensure that all construction services are delivered according to contract specifications, on budget, according to schedule, and with a high standard of quality. Micah takes pride in representing the company, interfacing and building relationships with owners, clients, architects, general contractors, and subcontractors while demonstrating role model behaviors on ethics and integrity as well as positively promoting company culture.

PROJECT EXPERIENCE

Public

St Petersburg Pier, St. Pete
Wesley Chapel Sports Complex, Wesley Chapel
Cypress Creek High School, Wesley Chapel

Specialty

SkyCenter One, Tampa Intl Airport, Tampa
Toronto Blue Jays Stadium, Dunedin
Virage Bayshore Condominiums, Tampa
Jabil PH1 and PH2, St. Pete
JW Marriott, Marco Island FL
Grand Wyndham Resort, Clearwater Beach, FL
Opal Sands Resort, Clearwater Beach FL
Gulfstream Park, Hollywood FL & Tampa FL
Seminole Hard Rock Casino, Hollywood FL
Atlantis Resort, Paradise Island Bahamas

Healthcare

Tampa General Hospital, Tampa FL
Advent Health ER, Brandon FL
BayCare Healthhub Valrico, Valrico FL
Moffit McKinley Cancer Center, Tampa

Master Development

Epperson Ranch PH1, Wesley Chapel
Union Park, Wesley Chapel
Waterset, Apollo Beach FL
Artisan Lakes, Palmetto FL
Bexley PH1 and PH2
Savannah at Lakewood Ranch, Bradenton
Esplanades at Lakewood Ranch, Siesta Key, Palmer Ranch, Central FL
Bimini Bay, Bimini Bahamas



RALPH GIRARD

SR. PROJECT MANAGER

**37
YEARS EXPERIENCE**

EDUCATION
University of Florida

CERTIFICATIONS
FNGLA
OSHA 30 Hours
BMP Certified in Pinellas & Manatee Counties

DUTIES & RESPONSIBILITIES

Ralph utilizes his knowledge to provide excellent customer service, while maintaining a line of communication between the customer and the Pine Lake team to ensure reliability in completing projects in a timely manner. Ralph provides a valuable set of eyes that easily identify issues or concerns, and has the ability to recommend solutions to team leaders and the client.

Ralph will oversee both administrative tasks behind the scenes of your project as well as oversee the field crew for the duration of the project.

PROJECT EXPERIENCE

Greater Tampa Bay & Central Florida

Curtis Hixon Park- Tampa, FL
Thundercloud Gun Ranch- Palmetto, FL
Naples Botanical Gardens- Naples, FL
The Dali Museum- St. Petersburg, FL
Bayshore Boulevard- Tampa, FL
Poly Tech University- Lakeland, FL
Bass Pro Shop- Tampa, FL & Fort Myers, FL
Collins Blvd, University of South Florida- Tampa, FL
Tampa Bay Buccaneers Training Facility- Tampa, FL
Black Diamond Ranch & Golf Course- Lecanto, FL

Miami

Collins Park- Miami, FL
Soundscape Park- Miami, FL

Disney & Entertainment

Downtown Disney- Orlando, FL
Dolphin & Swan Disney- Orlando, FL
Sports Complex, Disney- Orlando, FL
Walt Disney Wedding Pavillion- Orlando, FL
Mantis Roller Coaster, Sea World- Orlando, FL

Healthcare

St Joseph's Hospital- Lutz, FL
St Joseph's Hospital- Riverview, FL
Shands Hospital- Gainesville, FL



Experience & References

PINE LAKE SERVICES

Experience

Pine Lake Services maintains constant communication with Board Supervisors and Property Managers of all properties maintained and inspected by PLS.

The references and letters of references demonstrate the positive and longstanding relationships PLS has with other property management firms. We take pride in building long-term relationships while providing regular inspections of each community to meet the needs of the client.

Also included are images of current properties that PLS maintains. Not only is PLS focused on the maintenance of the landscape but is always communicating new ideas to enhance the overall appearance and quality of the property. With approval from CDD management, PLS has the ability to update and enhance the CDD.

CDD Experience

PLS has experience with Landscape Installation & Maintenance at Carlton Lakes CDD, Riverbend West CDD, Waterleaf CDD, Cypress Creek CDD, Triple Creek CDD, Cornergate CDD and Southshore Bay CDD.

Belleair Country Club - Landscape Maintenance



PINE LAKE SERVICES

Fenway Hotel - Landscape Construction & Maintenance



ASCEND Waterleigh - Landscape Construction & Maintenance



PINE LAKE SERVICES

Valley Bank - Landscape Maintenance



Bellevue Inn - Landscape Construction



PINE LAKE SERVICES

References

Carlton Lakes Community Development District

Dollar Amount: 3 years at \$194,665.00 per year

Point of Contact: Rick Reidt

Phone Number: 813.873.7300

Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Carlton Lakes CDD. The scope is similar to Parkway Center CDD including Turf Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Bellevue POA - Resource Property Management

Dollar Amount: \$253,343.00

Point of Contact: Kelly Moran

Phone Number: 727.796.5900 Ext. 2110

Address: 275 Bellevue Blvd., Belleair, FL 33756

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management for the Bellevue HOA and Condos in Belleair, FL. In addition to the landscape maintenance and irrigation management, annual mulch installations are provided as well as palm and hardwood tree pruning. Various annual enhancement projects occur throughout the contract.

Franklin Street Management - Various Projects

Dollar Amount: \$201,366.00

Point of Contact: Clint Miller

Phone Number: 813.839.7300

Address: 936 S Howard Ave, Tampa, FL 33606

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management of a Residential and Commercial portfolio package. In addition to the Landscape Maintenance and Irrigation System Management, the scope of work includes regular fertilizer and pest control maintenance, as well as annual flower and mulch installations.

PINE LAKE SERVICES

References

Riverbend West Community Development District- Rizzetta & Company

Dollar Amount: 3 years at \$85,000.00 per year

Point of Contact: Jennifer Goldyn

Phone Number: 813.533.2950

Address: 9428 Camden Field Parkway, Riverview, FL 33578

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West CDD. The scope is similar to Parkway Center CDD including Turf Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Moffitt Campuses (ALL) - Moffitt

Dollar Amount: \$295,253.00

Point of Contact: Anthony Sanders

Phone Number: 813.745.2638

Address: 12902 Magnolia Dr. Tampa, FL 33612

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management for all Moffitt Hospitals/Centers, FL. In addition to the landscape maintenance and irrigation management, annual mulch installations are provided as well as palm and hardwood tree pruning. Various annual enhancement projects occur throughout the contract.

**Please see the following pages for additional reference letters from current clients.*

PINE LAKE SERVICES



To Whom It May Concern,

I am writing to recommend Pine Lake Services for professional Landscape Maintenance Services with future prospective clients. I have had the pleasure of working directly with Pine Lake on a number of projects in the past and most recently at Temple Terrace Plaza located in Tampa, Florida. The scope of work for this project includes monthly maintenance, irrigation work, enhancements, and product installs.

Pine Lake Services has demonstrated their attention to detail, quality, and safety on several occasions. It is the policy of this company to strive for the best quality of work possible and in a timely manner. The Pine Lake team is dedicated, professional and fulfilled their contractual obligations on all occasions.

Please consider Pine Lake Services for you landscape grounds maintenance needs. I recommend them and look forward to working with them again.

Sincerely,

Westcott Toole

Senior Regional Director



Westcott.Toole@FranklinSt.com

D: 813.397.1332 | **O:** 813.839.7300 x 0389 | **C:** 813.334.5215 | **F:** 813.839.7330
1311 North Westshore Boulevard, Suite 200 | Tampa, FL 33607



FranklinSt.com

PINE LAKE SERVICES



Achieve Ambitions

To Whom It May Concern,

I am writing to recommend Pine Lake Services for professional Landscape Maintenance Services with future prospective clients. I have had the pleasure of working directly with Pine Lake on several Valley National Bank projects located in Tampa, Florida area. The scope of work for this project includes landscaping repair and maintenance.

Pine Lake Services has demonstrated their attention to detail, quality, and safety on several occasions. It is the policy of this company to strive for the best quality of work possible and in a timely manner. The Pine Lake team is dedicated, professional and fulfilled their contractual obligations on all occasions.

Please consider Pine Lake Services for your landscape grounds maintenance needs. I recommend them and look forward to working with them again.

Sincerely,

Erika Harrison

Assistant Facility Manager

JLL | Valley Bank

2028 E 7th Ave

Tampa, FL 33605

Cell: (813) 618-1459



Equipment & Scope of Work

PINE LAKE SERVICES



Our Maintenance Services

Pine Lake Services is partnered with Everglades Farm Equipment and John Deere to supply new and current equipment. In addition, we employ a robust service and preventative maintenance program.

PINE LAKE SERVICES

Equipment

Pine Lake will staff our Parkway Center CDD staff with the following equipment:

- (4) 60" Zero Turn Mower
- (1) 48" Stand On Mower
- (1) Rider On Blower - array of 2-cycle equipment
- (1) Single Wide Area Mower
- Array of line trimmers, edgers, blowers, etc
- Truck and Dump Trailer - array of 2-cycle trimmers and pruners
- Gator and Tank Sprayers
- Truck and Hand Tools

Pine Lake also has full access to various pieces of machinery and equipment we have deployed throughout the Tampa Bay area. We have the resources and staff to obtain anything we need to get the job done and not miss our service schedule. [A full list of assets is provided on the following page.](#)

Additional equipment maintained in our fleet:

- (40) Trucks (From semi-truck to pick up)
- (25) Various Trailers (Flat beds, dumps and haulers)
- (30) Commercial Mowers
- (80) Pieces of 2 Cycle
- (5) Heavy Duty Loaders with attachments
- (2) Mini Skid with attachments
- (1) Excavator

Annual Materials

All materials to service the scope of work are included

- Glyphosate Concentrate
- Fertilizers (*granular and/or liquids*)
- Various Pest Control Products (*all SDS will be provided*)
- Potting Soil
- Bloom Booster annual specific fertilizer
- Annual Flowers (*if approved*)
- Mulch (*if approved*)

PINE LAKE SERVICES

Equipment Asset List

H	I	J	K	L	M
1	Year	Make	Model	Description	Serial/VIN
2					
3				Blowers	
4		Stihl	PLN	Blower - Shop	507352206
5		Stihl	PLN	Blower - 4002	505858270
6	2018	Stihl	PLN	Blower - B010	515557589
7	2020	Stihl	PLN	Blower - B009	515555387
8	2018	Stihl	PLN	Blower - B011	515557603
9	2020	Stihl	BR600	Backpackblower	522507946
10	2020	Stihl	BR600	Backpackblower	522507948
11	2020	Stihl	BR600	Backpackblower	52207986
12	2020	Stihl	BR601	Backpackblower	522507945
13	2020	Stihl	BR602	Backpackblower	522507943
14	2020	Stihl	BR603	Backpackblower	522507951
15	2020	Stihl	BR604	Backpackblower	522507942
16	2020	Stihl	BR605	Backpackblower	522507957
17	2020	Stihl	BR606	Backpackblower	522507954
18	2020	Stihl	BR607	Backpackblower	522507947
19	2020	Stihl	BR600	Backpackblower	522507960
20	2020	Stihl	BR600	Backpackblower	522507958
21	2020	Stihl	BR600	Backpackblower	522507956
22	2020	Stihl	BR600	Backpackblower	522507950
23	2020	Stihl	BR600	Backpackblower	522507950
24	2021	Stihl	BR600	Backpackblower	522507950
25				Edger	
26					
27	2017	Stihl	FLN	Edger - C007	519509711
28	2017	Stihl	FLN	Edger - E008	507034796
29					
30	2020	Stihl	FC91	Edger	520630539
31	2020	Stihl	FC91	Edger	520630552
32	2020	Stihl	FC91	Edger	521864338
33	2020	Stihl	FC91	Edger	520630528
34	2020	Stihl	FC91	Edger	520630563
35	2020	Stihl	FC91	Edger	520630544
36	2020	Stihl	FC91	Edger	52063538
37	2020	Stihl	FC91	Edger	520630572
38	2020	Stihl	FC91	Edger	521310245
39	2021	Stihl	FC111	Edger	521360247
40				Hedge Trimmer	
41					
42					
43	2020	Stihl	HL94K 145	Hedgetrimmer Flex Head	521053026
44	2020	Stihl	HL94K 146	Hedgetrimmer	518915875
45	2020	Stihl	HL94K 147	Hedgetrimmer	521053095
46	2020	Stihl	HL94K 148	Hedgetrimmer	521053037
47	2020	Stihl	HL94K 149	Hedgetrimmer	521053104
48	2020	Stihl	HL94K	Hedgetrimmer	522822574
49	2020	Stihl	HL94K	Hedgetrimmer	521389028
50	2020	Stihl	HL94K	Hedgetrimmer	522822503
51	2020	Stihl	HL94K	Hedgetrimmer	522822512
52	2020	Stihl	HL94K	Hedgetrimmer	522822517
53	2021	Stihl	HL94145	Hedgetrimmer	526913111
54				Line Trimmer	
55					
56	2017	Stihl	PLN	Line Trimmer	512729460
57	2021	Stihl	F594R	Line Trimmer	525216612
58	2017	Stihl	PLN	Line Trimmer	295558365
59	2020	Stihl	F591R Auto	Trimmer	521216364
60	2020	Stihl	F591R Auto	Trimmer	521216359
61	2020	Stihl	F591R Auto	Trimmer	521216361
62	2020	Stihl	F591R Auto	Trimmer	521216356
63	2020	Stihl	F591R Auto	Trimmer	521216360
64	2020	Stihl	F591R Auto	Trimmer	521216358
65	2020	Stihl	F591R Auto	Trimmer	521216365
66	2020	Stihl	F591R Auto	Trimmer	521216363
67	2020	Stihl	F591R Auto	Trimmer	521216367
68	2020	Stihl	F591R Auto	Trimmer	287986219
69				Chainsaw	
70	2016	Stihl	MS190TCE PMMS 14	14" Chainsaw	501771211
71	2020	Stihl	HT111 14	Pole pruner	520380986
72	2020	Stihl	HT111 14	Pole pruner	522794263
73	2020	Stihl	MS194T P53 14	Chainsaw	522090286
74	2020	Stihl	MS194T P53 14	Chainsaw	522090262
75	2020	Stihl	MS291KIT 20	Chainsaw	520996849
76	2020	Stihl	MS291KIT 20	Chainsaw	520996845
77	2016	Stihl		Pole pruner	287953114
78	2016	Stihl		Pole pruner	287953203
79					
80				Mower	
81	2017	John Deere	636M	Quick Track Stand On 36"	1TC636MGHT051292

PINE LAKE SERVICES

Equipment Asset List

I	H	I	J	K	L	M
1	Year	Make	Model	Description	Serial/VIN	License Plate
82		ExMark	PLN	ExMark Mower	X001*40947179	
83		Dole	PLN	Disc Chopper - 002	8917	
84	2020	Toro	PLN	Push Mower	403373520	
85	2020	Honda	HRS216PKA	Push Mower	M2B2-6559470	
86	2020	John Deere	652R	Stand On	1TC652RKEKT075628	
87	2020	John Deere	652R	Stand On	1TC652RKEKT075651	
88	2020	John Deere	652R	Stand On	1TC652RKEKT075507	
89	2019	John Deere	2930M	Gas Mower	1TC930MCLT081644	
90	2020	John Deere	2930M	Ztrak	1TC930MCLT084328	
91	2020	John Deere	652R	Mower	1TC652RKEKT080446	
92	2020	John Deere		Tractor		
93		Jacobson	Turf Master	Mower Rider	94671402553	
94	2021	Honda	21"	21" Side Discharge	HRS216VKA	
95	2021	John Deere	652R	Mower	1TC652RKEKT090801	
96	2021	Land Pride	Brush Hog	Brush Hog Mower	No Serial #	
97	2021	John Deere	4044R	Tractor-2 chains, 2 binders, mulch kit for 652R	1LV4044RHMM102691	
98	2021	John Deere	FM3012	JD FM3012 Flex Grooming Mower	1XFFM30XVL000490	
99						
100	2021		2960M	Gas MIDZ Mower 72"	1TC960MDEMTD090804	
101				Miscellaneous		
102	2015	Rigid		Generator	3600W	
103	2015	Northern Tool		100g PCD Sprayer	768177	
104		Shanghai Tractor		Generator on Trailer		
105				Office Trailer		
106				Sales Trailer		
107				Contents of Office Trailer		
108				Contents of Sales Trailer		
109	2020	John Deere	Sprayer	25 Gallon Spot Sprayer		
110	2020		Orchard Ladder	12' Aluminum Orchard Ladder 12'		
111				Tree Spade		
112				Nursery Carts X2 w/ Tree Bar		
113				Nursery Carts X8		
114				Simpson 300 PSI Pressure Washer	05208051414-P	
115		John Deere		48 Volt Generator w/ Charger	W04XZED002321	
116	2020	John Deere	HPX615E	HPE615E Gator 4x4	1V0615EAPUM030649	
117			50074	Welder	N810422N	
118	2020	AGSPRAY		1000ccycle Sprayer-came with the HPE615E Gator 4x4	7001422	
119		Honda		Water Pump	W820X-A	
120		Stith		Auger	527308411	
121		Stith		Auger	528459424	
122		John Deere	JD Bucket	12" Heavy Duty 1.5 CU. F. Bucket	4779	

I	H	I	J	K	L	M
1	Year	Make	Model	Description	Serial/VIN	License Plate
123	2021	John Deere	GATORXLV825M/ S4	GATOR 4 seater	1M0825MBEMM041468	
124				Heavy Equipment		
125	2006	TCM	806	Loader	HFKA400287522935	
126	2018	CAT	908M	Front End Loader with Bucket	QH8802539	
127	2018	CAT	908M	Front End Loader with Bucket	QH8802712	
128	2020	Toro	T1000N	Narrow Track Dingo	405556654	
129	2020	BDA		Mimi tree Boom	79276	
130	2020	Toro	PN 2250	34" Bucket	409349600	
131	2020	Toro		Adj Fork Attachment	405586153	
132	2020	Toro		High Speed Trencher Head	405586153	
133	2020	Toro		Grapple Rake	319001100	
134		Briggs & Stratton		Pump on Tanker Trailer	1S11239843411	
135	2020	John Deere	3930 CU"	3025E Tractor	1LV3025EKL142986	
136	2020	John Deere		Bush Hog		
137				Attachment for CAT 908 and Volvo L35B		
138				Attachment for CAT 908 and Volvo L35B		
139				Attachment for CAT 908 and Volvo L35B		
140				Attachment for CAT 908 and Volvo L35B		
141				Attachment for CAT 908 and Volvo L35B		
142				Attachment for CAT 908 and Volvo L35B		
143				Attachment for CAT 908 and Volvo L35B		
144				Attachment for CAT 908 and Volvo L35B		
145				Attachment for CAT 908 and Volvo L35B		
146				Attachment for CAT 908 and Volvo L35B		
147	2020	John Deere	35G	Compact Excavator - Mini 6x	1FT035CALK290112	
148	2020		Attachment for JD 35G	14" HD 8 3 CU FT JD Bucket	PXBUS3AC000811	
149						
150	2006	CAT 1M312-Mulch Hoe	FDMB	Fecan FDMB Rotary/Flail Cutter Mulcher	DJP0312	
151	2020	John Deere	BD 112001	Blue Diamond Attachments Tree Boom HD	93546	
152	2020	John Deere	JD Forks	45" Standard Duty Forks	10EHP45004881	
153	2020	John Deere	JD Bucket	84" HD Const Bucket	17632	
154	2019	John Deere	333G	Compact Track LDR Base Skidsteer	1T0333GMCFL386758	
155				Trailers		
156						
157	1995	Refer	Trailer	48' Utility Box Trailer w/Refer	1UYV534885V4218602	Storage
158	1996	Open	Trailer	Freuhaf 53' Drop Deck w/Tree Bar	1H2P05329TW061501	23586G
159	1996	Open	Trailer	Freuhaf 53' Drop Deck w/Tree Bar	1H2P05329TW061503	23576G
160	2006	Enclosed	Trailer	Featherlite 20' Trailer	4FGA42020C096493	358TDX
161	2006	Open	Trailer	Anderson Trailer 10 Ton - Tree/anker	4YNBN25276C041662	ALCA01
162	2007	Open	Trailer	Anderson Trailer EQ8207TL 6 Ton	4YNBN2067C047543	ALCA02

PINE LAKE SERVICES

Equipment Asset List

	H	I	J	K	L	M
1	Year	Make	Model	Description	Serial/VIN	License Plate
163	2014	Open	Trailer	7x16 Open Trailer(6'10"x14')	5GLBU1423EC000281	QEYG11
164	2015	Dump	Trailer	6 Ton Dump Trailer(6'x12'x4')	5HVB01221GL123786	QEYG10
165	2015	Enclosed	Trailer	7x14 Enclosed Trailer	53FBE1422FF017903	QEYG08
166	2017	Enclosed	Trailer	7x16 Enclosed Trailer - Black Team	50XBE1629HA001830	QEYG09
167	2017	Open	Trailer	Anderson Trailer 10 Ton	4YNBN252HC083283	1UT521
168	2021	Open	Trailer	Triple Crown ATV717162G	1XNBE1627M1123360	
169	2021		Trailer	Premium Bigfoot Trailer	4B9BF242XNM163498	52ASWH
170	Vehicles					
171	2001	Sterling	Water Truck	Water Truck with Cannon	2FZA5AK31AG08586	MIQ97G
172	2005	International	Semi Truck	International 9200 Semi		MIQ94G
173	2011	Ford	F450	Flat Bed Landscape Body	1FD0W4GT9BED06251	AWPL74
174	2013	FRHT	White	Flat Bed Landscape Body	1FVACXD04DHFJ2545	MIP89P
175	2014	Jeep	Wrangler	SUV	1C4HJWEG1EL209276	KGAK02
176	2015	Chevrolet	2500 Silverado	Irrigation Single Cab	1GC0CUEG5FZ533924	HMUD58
177	2017	Chevrolet	1500 Silverado	Irrigation Service	1GCRCEHXXH2342573	HMUD57
178	2017	Ford	F350	XL Crew Cab Diesel (Construction)	1FD8W3HT0HEC80028	JUVMD4
179	2018	Ford	F250	Truck 5D Gas	1FT7W2A63JEC53524	JUVMD3
180	2019	Isuzu	NPR-HD	Truck - Flat Bed Dovetail Landscape Body	54DC4J181KS806147	15AEDR
181	2019	Isuzu	NPR-HD	Gas Dump Truck Enhancement	54DC4J189KS809992	NQAU47
182	2020	Chevrolet	1500 Silverado	Crew Cab 2WD	1GCPWAEF1LZ144804	NRPJ94
183	2019	Isuzu	NPR-XD Crew	Flat Bed Landscape Body	54DC4J180KS809993	NYVV10
184	2021	Isuzu	NPR-XD Crew	Diesel Dump	JALC4J162M7K01081	NYNL40
185	2021	Chevrolet	Suburban	Michael/Janet	1GN5CGK6MR140949	PWRZ86
186	2020	Chevrolet	Silverado	Silverado 1500 Crew Cab	3GCPWCED8LG445290	PZNX24
187	2020	Chevrolet	Silverado	2500 Longbed Crew Cab	1GC4WNE79LF346908	PZNX25
188	2021	Chevrolet	2500	2500 HD Crew Cab standard bed	1GC4WME74MF122098	PZNX31
189	2021	Chevrolet	Silverado		1GCRWAEHXMZ151682	PZNX84
190	2020	Chevrolet	4500 LCF	4500 Knapheide 14' Landscape Body w/4'Dovetail	54DCD188LS801979	PZNX96
191	2021	Chevrolet	Silverado 1500	PU	3GCPWBHE6MG179217	QRXJ60
192	2020	Chevrolet	Silverado 1500-4x4	Truck	3GCUYDED4LG410507	30ACWE
193	2021	Chevrolet	Silverado 3500HD	Truck	1GB4YSE78MF197731	34AKAD
194	2021	Ford	UT	Bronco	3FMC9B96XMR80885	48AGFH
195	2021	Isuzu	NRP-HD-Crew	Truck	54DC4J1D0MS205350	

PINE LAKE SERVICES

RESULTS in the FIRST 90 DAYS!

Our Goal is to show a noticeable difference within the first 90 days on the job. Through our onsite inspections, property reviews and conversations with you and your team, together we will construct service, communication and action plans best suited for Parkway Center CDD. Listed here are tasks we will fulfill in the first 90 days based on priorities you have already identified.

✓ **SHRUBS AND BEDS**

- ✓ Remove weeds
- ✓ Prune selected shrubs
- ✓ Remove plants too close to tree trunks, crowding shrubs, and poor performing plants
- ✓ Apply insect and disease control to treatable diseased plant material
- ✓ Provide Design ideas and proposals for declining landscape areas

✓ **TURF**

- ✓ Apply broadleaf weed spray where necessary
- ✓ Apply pre-emergent weed spray to inhibit new weed growth
- ✓ Identify areas where turf needs replacement and propose

✓ **SAFETY**

- ✓ Trim plant material or trees hindering or blocking line of sight at intersections and monuments
- ✓ Identify tripping hazards in the turf and hardscape
- ✓ Identify drainage problems and propose solutions

✓ **TREES**

- ✓ Prune selected trees
- ✓ Establish tree rings as needed
- ✓ Identify hazard trees and propose immediate removal
- ✓ Identify trees with nutritional deficiencies and propose solutions

✓ **COMMUNICATION**

- ✓ Introduce the Account Manager and walk the site together
- ✓ Determine your communication preferences
- ✓ Build operational plans, maps and Gantt Charts
- ✓ Refine, test and re-test operational plans, then finalize for the crew. Communicate to customer

Quality Inspections & Reports

At PLS we believe in inspecting what we expect!

Each month our management team will walk the property and inspect all aspects of your landscape. We will document our findings on a report similar to this one. Items on the report can range from an irrigation issue, to a pest control issue to an observed opportunity for an improvement. This will also add value to your team as we will constantly look for and report any safety hazard, we come across whether landscaping related or other.

PINE LAKE SERVICES

Parkway Center CDD Property Map

Technical Approach

By breaking the property down into sections, we can ensure an even workload for our teams while maintaining the levels of service the community desires. This guarantees all areas of the neighborhood look their best each month.

Parkway Center CDD Irrigation Management

Technical Approach

The CDD has a well-established but somewhat aged Irrigation System. We will develop a systematic routine to ensure inspection and repairs of all zones. This will include a detailed monthly report, cleaning of filters, and proposal for all repairs discovered in the system. We have included a sample copy of our irrigation report, which is provided monthly.

 Pine Lake Services Monthly Irrigation Report										Qty:	Description:	Cost:	Total:	
JOB NAME: Technician: Date:										Job Number: EST#: Clock: Check Rain Sensor: Yes/No		General Labor	\$70.00 per hr	
										Technical Labor - mainline, electrical	\$80.00 per hr			
										Emergency, After hours, Overtime	\$75.00 per hr			
										6" pop-up spray (Installed)	\$30.00			
										12" pop-up spray (Installed)	\$45.00			
Zone:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzle	Replace Head	Broken Pipe	Valve not operating	Other:	Comments	6" rotor head (Installed)	\$45.00			
1										Broken shrub riser (Installed)	\$20.00			
2										Straighten, Lower or Raise Head	\$7.00			
3										Drip line breaks	\$7.00			
4										Replace clogged nozzle	\$7.00			
5										Replace MP Rotator Nozzle	\$14.00			
6										Add 6" pop-up w/ pipe within 10'	\$55.00			
7										Add rotor w/ pipe within 10'	\$75.00			
8										Add bubbler within 10'	\$50.00			
9										Relocate head within 5'	\$40.00			
10										Replace solenoid	\$50.00			
11										Replace 1" valve (Installed)	\$285.00			
12										Replace 1.5" valve (Installed)	\$420.00			
13										Replace 2" valve (Installed)	\$480.00			
14										Repair 1/2" to 3/4" lateral line	\$55.00			
15										Repair 1" to 1 1/4" lateral line	\$65.00			
16										Repair 1 1/2" to 2" lateral line	\$130.00			
17										Wireless rain/freeze sensor	\$165.00			
18										Wired in rain/freeze sensor	\$125.00			
19										Rectangular valve box	\$70.00			
20										10" round valve box	\$50.00			
21										Maxi jet stakes, with nozzle	\$25.00			
22										MISC:	\$			
23										MISC:	\$			
24														

Start Times:	Run Days:	M T W R F S S M T W R F S S M T W R F S S M T W R F S S	Total: \$
A:			
B:			
C:			
D:			

Customer Approval:
Date:



RFP, Price
&
Reinvestment
Certificate

Parkway Center CDD

LANDSCAPE MAINTENANCE

DELIVERY OF PROPOSAL

Parkway Center CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Proposals are due to the Inframark office no later than 4:00 pm April 17, 2023

DETAILED SPECIFICATIONS

SCOPE OF WORK - The contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidentals required to perform complete maintenance of landscaped areas as detailed below.

All work shall be performed between the hours of 7:30 A.M. and 6:00 P.M. Monday through Friday, and with the consent of the CDD Manager between 9:00 A.M. and 4:00 P.M. on Saturday, for emergency services only.

Each bidder shall submit one bid encompassing all proposal areas.

MAINTENANCE SPECIFICATIONS

1. Turf

The Contractor should be aware that "Proper fertilization is very important for sustaining a healthy lawn. Fertilization and other cultural practices influence the overall health and quality of the lawn and reduce its vulnerability to numerous stresses, including weeds, insects, and disease. It is very important that anyone fertilizing their lawn be familiar with and follows the Florida-Friendly Landscaping™ Best Management Practices (FFL BMPs). These practices are designed to maintain healthy lawns and reduce any potential nonpoint source pollution of water resources that might result from lawn and landscape fertilization and other cultural practices. There are now state and local regulations that cover lawn fertilization, so be aware of city and county guidelines and always follow the directions on the fertilizer bag. For more information on BMPs, please refer to ENH979, Homeowner Best Management Practices for the Home Lawn (<http://edis.ifas.ufl.edu/ep236>)."

We recommend that "A soil test should be done to determine what nutrients are available to the lawn and what the soil pH is. The local Extension office has instructions and supplies for taking soil samples and submitting them to the Extension Soil Testing Laboratory for analysis. In particular, phosphorus levels are best determined by soil testing. Since many Florida soils are high in phosphorus, it is often not necessary to add phosphorus to a lawn once it is established."

"Florida Rule (5E-1.003) mandates that fertilizer application rates cannot exceed 1 pound of nitrogen per 1000 square feet for any application. Based on the percentage of nitrogen that is in a slowly available or slow-release form in a fertilizer, UF recommendations call for applying a ½ pound (water-soluble nitrogen source) to 1 pound (slow-release nitrogen source) of nitrogen per 1000 square feet of turf

grass. For information on determining how much fertilizer this equals, please refer to ENH962, Figuring out Fertilizer for the Home Lawn (<http://edis.ifas.ufl.edu/ep221>)."

2. Turf Mowing

"Argentine" Bahia grass will be mowed 32 times per year, and Stenotaphrum secundatum, variety "Floritam" St. Augustine grass to be mowed 42 times per year. Zoysia 42 times per year.

Mowing height shall be maintained at 3 to 4 inches on Bahia grasses and 3 ½ inches on St. Augustine grasses, in all areas of improved landscape. Bermuda and Zoysia at Best Management Practices.

A. The contractor shall use rotary mowers with sharp blades, which are correctly balanced. Dull blades shall be changed at midday per cut.

B. Floritam and Bahia grasses shall be mowed according to the mowing schedule described above.

C. Grass clippings are to be collected during the mowing operation and removed from the areas mowed. Mulching type mowers are acceptable. However, clippings that are visible 24 hours after mowing are to be removed from turf areas.

D. Streets, curbs, sidewalks, bike paths, plant beds, lakes, and borders shall be maintained free of grass clippings and other debris. These will be inspected on a weekly basis.

E. Where possible, trees shall not have turf more than one foot (1' *) inside of the "drip line" but shall be kept edged accordingly.

F. The contractor will cut and maintain along District fence lines.

3. Turf and Bed Edging

A. Mechanical edging of all turf grass areas next to curbs, streets, sidewalks, bike paths, beds, lakes and borders shall be done at least every mowing to prevent grass encroachment. All plant beds and obstacles are to be edged every other week throughout the year. All areas that are inaccessible with a mower are to be string trimmed at each mowing i.e., lake banks, signs etc. Due care shall be used to prevent chipping or damaging hardscape, curbs, (sidewalks etc.). Contractor shall ensure that all wall posts, columns, signs, valve boxes, transformers, utility boxes, fences, and other above ground appurtenances shall be trimmed in conjunction with the other mowing; edging schedule. Trimming shall not damage any trees, shrubs, or groundcover or sprinklers, or drip irrigation.

B. Chemical edging shall not be permitted unless written approval is secured in advance, from the district project representative.

C. Dirt, trash, and debris resulting from edging operations shall be removed and all areas shall be left in a clean condition before the end of the working day. Chemical treatment of curb road joints is permitted providing "drift damage" does not occur.

4. Turf Fertilization

The following fertilization schedule shall be generally followed; Contractor to obtain a soil test samples prior to start of this contract. Samples shall be taken using the kit from the local extension office, following their instructions. Contractor shall sample from 4-5 distinctive areas representing the various sod installed for this project. Contractor to mark up a map of his sampling locations. Contractor to submit these 4-5 soil samples to the laboratory for testing for fertilizer recommendations prior to each season. Results of test, map and recommendations of the Local Soil Extension Office shall be immediately provided to the Owner/ CDD with his estimate of cost, prior to proceeding with this work. Written direction shall be provided to the Contractor by the Owner/ CDD upon his submittal:

A. All St. Augustine 'Floritam' sodded areas shall be fertilized 4 -5 times year with 16-4-8 or 12-2-12 with minor elements with a slow release of the nitrogen @ 2-5 lbs. per 1000 square feet. Apply this rate and type; only if results from soil test noted above do not conflict. Note; Contractor shall apply fertilizer from only early April to fall. As directed at the beginning of the contract, the contractor shall provide preventative bug infestation. In late April and again in August contractor shall apply a blanket insect application. Insect spot treatments may be required between these two blanket preventative applications and should consist of products with a different chemical makeup such as Sevin, Arena etc. in order to curb chinch bug resistance. Fertilizer to be complete and include nitrogen, phosphorus, and potassium in the greatest amount, and calcium, magnesium and sulfur in smaller amounts. The Micronutrients shall include Iron, manganese, zinc, copper, chlorine, molybdenum, and boron in very small amounts but are essential. The contractor shall submit his proposed fertilizer label to the resident project representative for approval prior to application. No changes or substitutions will be permitted unless approval of the resident project representative is secured. Note if leaf yellowing may indicate two different deficiencies. Use foliar iron fertilizers such as iron sulfate or chelated iron solutions, to help cure iron deficiencies. And use nitrogen fertilizers applied according to BMP's cure nitrogen deficiencies.

B. 'Argentine' Bahia fertilization fertilized 2-4 times per year from Spring to Fall, with a slow release fertilizer plus micronutrients at 2-4 lbs. per 1000 square feet. The first application should be in April. Apply this rate and type, only if results from soil test noted above do not conflict. Note: contractor shall only apply fertilizer from Early April to fall. Bermuda to be fertilized monthly during the growing season with product to be determined by contractor and district. Bahia Grass is susceptible to iron deficiency in

high –pH (>7.0) soils, which may result in yellowing. This can be resolved with an iron source. Ferrous sulfate should be applied at the rate of 2 ounces in 3-5 gallons of water per 1000 square feet.

C. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to see that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the district resident project representative when these additional applications are needed and being executed.

D. Fertilizers containing iron shall be removed from curbs, roads, walks, and driveways to avoid staining before the sprinklers are activated after application of the fertilizer.

E. The complete fertilizers specified shall consist of a time release nature to encourage best management practices for the protection of water resources.

F. The method of application of fertilizer shall be the responsibility of the contractor. If any turf is badly damaged or killed by excessive fertilizer, it shall be replaced by the contractor at no additional expense. No drift shall occur near water bodies; lakes, ponds, wetlands, or other sensitive material.

5. Turf Weed Control

A. Annual grassy weeds shall be controlled by pre- emergence herbicides applied before weed germination begins, prior to February 15. Prior to application, contractor must provide a list of chemicals to be used for weed control, to the district representative for review and approval. Application times shall be appropriate to seed germination, which depends upon whether the grasses are summer annuals, or winter annuals. Application should only be done when there is adequate soil moisture, air temperature is between 60 -85 degrees Fahrenheit, and the turf is not suffering from water or mowing stress.

B. Annual grasses, annual broadleaf weeds, perennial broadleaf weeds and sedges may be treated in St. Augustine turf with post-emergent herbicides, which shall be applied in May. Prior to application, contractor must provide a list of chemicals to be used to the district representative for review and approval

C. The chemicals applied must be safe to use on the type turf within the project indicated within Exhibit "A" when used in the correct way on mature, healthy turf at the correct dose as specified by the manufacturer.

D. No spraying for weeds in either type of turf may be done when there is any danger of winds causing a spray drift into surrounding plants.

E. The only approved herbicide to be used to control selected species of sedge must be previously approved by the district representative.

F. Mowing intervals set forth in "Mowing" section 1.b may be relaxed during herbicidal treatment periods, with written approval of the resident project representative.

G. If district turf is contiguous to grasses of another variety, care shall be taken by the contractor to avoid injury to such turf. If the area contiguous to Floratam is Bahia, do not spray it with Atrazine.

H. Weed control elsewhere than in turf, the contractor shall keep all planted areas free of weeds at all times. This includes the bases of trees and shrubs, beds, and borders. In general, weeds shall be removed by hand from these areas. Chemicals, which may cause plant injury, decline or death, shall not be used. Granular Balan and Ronstar under some circumstances may be used for pre-emergent control after weeds have been removed by hand.

I. Mechanical treatment may be necessary if and when directed by District project representative.

J. It is recommended that the Contractor check with the local Extension office for positive identification of weeds and exact herbicide recommendations, to prevent damage to turf areas or root systems.

6. Turf Insect and Plant Material Pest Control

A. The contractor shall submit his annual insect and pest control program designed to prevent damage to Bahia sod, St. Augustine sod, Shrubs, Trees, and Groundcovers with his bid for this work. The Contractor shall submit the certificate for the individual who will be applying this program, and he/ she shall be a State certified pest control individual, capable of using the proposed chemicals. This work shall be done on an "as needed" basis or whenever requested by the resident project representative for the district.

B. For the St. Augustine Sod – The Contractor shall pay particular attention to damage by in the early spring, such as mole crickets, sod web worms, and chinch bugs etc. and in late August and September for nematodes, all of which will require that control programs be initiated promptly. Other restricted chemicals may be used only by a certified pest control operator. Contractor shall identify the source of the problem before treating the area. Several factors can decrease the quality of a lawn, i.e. traffic, excessive shade, compacted soils, over-or under watering, improper mowing, traffic, and high or low ph. The local extension office can verify an insect if unknown.

Infestations by other insects and pests shall be controlled by chemicals approved by the project representative prior to their use. Amdro or Top Choice is approved, and the contractor shall use this on fire ants as per manufacturer's instructions. Talstar, Permatrol and Sevin 80% WP and any other chemical deemed appropriate shall be used when needed on other species - as required by State law, all chemical applicators are required to read the labels of chemicals for specific information regarding the rates, approved uses and target treatment efficacy. The earwig should not be sprayed, if possible, as it is a useful predator of lawn caterpillars. There are many chemical controls available. The resident project representative can advise the contractor on approved formulations and the safe rates of their applications, if requested.

C. For all Trees, Shrubs and Groundcovers/ Ornamental Grasses - When insects such as white flies, scales, stinging caterpillars, hornworms, mealy bugs, spittlebugs, beetles, grasshoppers, katydids, leaf minors, leaf rollers, borers or others are detected and are reaching damaging levels on landscape plants, the contractor shall apply the appropriate control measures. These may be general-purpose sprays or systemic insecticides and their selection shall be related to the way they damage plants. The chemical selected shall control the target pest and be safe to use on the host plant. It is not necessary always to spray to control insect or mite populations. Whenever possible use a mechanical control method, biological controls or other non-chemical methods. The number of sprays per year needed cannot be predicted. The contractor must provide for a reasonable allowance in the bid, however, to plan for insect control. Some plants will require repeated sprays to control scale or caterpillars. The contractor shall plan for a minimum of two sprays for all plants as an average.

7. Turf and Plant Material Disease control

A. Since diseases are easier to prevent than control, the contractor may need to apply at least three sprays per year to St. Augustine turf known to be susceptible to the most common disease such as; Brown Patch, Dollar Spot, Gray Leaf Spot, Ruse and Helmenthosporium of St. Augustine. Fungicide approved by the project representative shall be used by the contractor. Contractor will inspect weekly for turf grass disease and shall spray on an "as needed" basis. Project representative is to be informed on all activities or problems.

B. Tree and shrub fungicides shall be applied to assist in prevention of diseases on susceptible species. In some cases, sprays or injections will be applied to combat other living agents such as bacteria, viruses, micro plasmas, algae, nematodes, or viroids. The best method of control shall be used by the contractor for the given situation. The most important consideration when combating disease is to have the spray on the plant before infection takes place; most fungicides are protectants not eradicants.

C. Diseases which commonly attack plants include: Botrytis Blight, Bacterial Wilt, Brown Gall, Mushroom Root Rot, Powdery Mildews, Pythium Root Rots, Thizonctonia Stem Rot, Sclerotonea Rot, and Southern Wilt. The contractor shall apply products such as Pentathalon, Clearys 3336, Dithane WP, or copper sulfate on an "as needed" basis.

D. If diseases are diagnosed which have no known method of control, the project representative shall be notified promptly. If the disease is confirmed, the plant shall be removed and destroyed off site. In some cases, the contractor shall remove infected soil and replace with new soil before replacing the diseased plant.

E. Other chemicals to control or prevent disease may be used on selected plants.

F. The contractor shall assume full responsibility for spray damage to plants. The site applicator shall be properly trained and licensed for commercial spraying. A photocopy of FDAC spray license with associated categories shall be attached. Diseases of Sabal palms include leaf scab, Phytophthora Bud Rot, Black Mildew, and Manganese deficiency. The contractor shall take prompt action to control these conditions either by spraying with appropriate chemicals such as Copper sulfate, Medallion, Topsin Tru

Ban, or in the case of Manganese deficiency either by applying Manganese to the soil or applying it as a one percent foliar spray.

G. Contractor to provide recommendations for issues such as dying or dead plants.

8. Plant Material; Trees, Palms, Shrubs, Groundcovers, Ornamental Grasses, Vines and Annuals Fertilization

A. The contractor shall fertilize all trees, palms, shrubs, ground covers and annuals to maintain them in a healthy growing condition, free from symptoms of nutritional deficiency or undesirable appearance.

B. The number of fertilizer applications per year for shrubs, trees, and palms will normally be every four months, but annuals may require more applications as noted below.

C. A complete fertilizer such as Osmocote or approved equal 14-14-14 or 19-6-12 with micro nutrients shall be applied every four months.

D. Landscape Trees and Plantings shall be fertilized as follows:

Annuals - Apply 1 lb. Per 25 square feet of 14-12-14 analysis slow release four times a year or as needed and follow at two-week intervals with the application of 20-20-20 liquid fertilizer, at rates directed by the manufacturer.

Shrubs and Ground Covers - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Medium Shrubs - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Large Shrubs - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Distribution - The fertilizer shall be well scattered in an area from halfway between the stem and the drip line of the circumference. The fertilizer shall be distributed as evenly as possible by hand or by special mechanical applicator.

The contractor shall apply fertilizers to plants, which are turgid and shall water-in the fertilizer promptly and thoroughly after application the same day.

Fertilizer, which lands on leaves, shall be shaken off or hosed off leaves.

Palms - Contractor to use a Palm fertilizer having an analysis (=the three numbers on all fertilizer labels which refer to their N-P₂O₅-K₂O content) of 8N-2P₂O₅-12K₂O +4Mg with micronutrients can correct

mild to moderate deficiencies and prevent their recurrence in most soil types in south and central Florida. The 8N-2P2O5-12K2O+4Mg with micronutrients maintenance fertilizer blend described above should release nutrients for up to three months, and thus a three-month application interval is recommended. The suggested application rate for south Florida landscapes is 1.5 lbs. of the 8N-2P2O5-12K2O+4Mg with micronutrients fertilizer (not N) per 100 sq. ft. of palm canopy area, bed area, or landscape area. This rate can be lowered for Central Florida to 1.0 lbs. Mechanically or by hand, spread around the root zone, under the canopy. Do not inject or provide holes for this application.

Trees - Apply 2 lbs. of nitrogen per 1000 square feet of planting bed where trees are located. Only newly installed trees shall be fertilized as instructed by Landscape Architect/ written specifications.

E. Not less than seventy-two (72) hours prior to the application or placement of any fertilizer, the contractor shall notify the project representative of the time and date that the contractor will apply fertilizers. Failure on the part of the contractor to notify the resident project representative shall result in the contractor forfeiting any and all right to payment for the applications made without notification.

9. Pruning

A. All pruning shall be performed according to the National Arborist Standards and Guidelines. Pruning shall be done as required to maintain the "natural shape" and characteristics of the particular tree or plant species. The resident project representative shall be made aware of all pruning activities, prior to start of work. Oaks, maples, hickory, olive, etc. shall be pruned in the dormant season only, i.e. late fall, early winter.

B. Pruning shall also include removal of trees, palms, shrubs, or ground covers that are dead, broken or diseased. When diseased plant materials are recommended to be removed, a photograph and removal shall be documented to the CDD in advance. Trees to be considered for removal due to disease, death, or broken, shall be first inspected by a certified arborist and a report provided with his recommendations shall be submitted to the CDD for their approval of this work. All Pruning shall be done under the supervision of a Certified Arborist. As trees and palms are removed, contractor to provide a proposal for the replacement of this material in accordance to the newly adopted master landscape plan. Please note Washington Palms will not be replaced with same. All new material shall meet Florida Grades and Standards for Nursery Grown Plants, latest edition. Installation of this material shall be done in accordance with standard nursery practices. Note, that all tree staking and guying, water ring, backfill, 3" layer of pine bark mulch, and watering for 3-month establishment, shall be included in price.

C. Pruning shall include the removal of inward growing branches, water suckers and crossing or rubbing branches (inclusion) and co-dominant leaders. Never remove more than 25% of foliage, for trees 8-13 years old. The crossing of branches or those facing inward will generally be selected for removal. Where two branches are growing immediately above and below one another - typically, the lower branch shall remove. Do not remove low, vigorous branches. Do not trim the leader, but you can remove competing leaders. Follow National Arborist Standards for all of this work.

D. Major pruning shall be done by the contractor under the supervision of a Certified Arborist, to maintain the natural shape of the individual plant species and/or to renew the vigor of the particular plant species on the following schedule:

Maintain a live canopy ratio of greater than 60%. Prune all trees in January, in accordance with pruning standards for shade trees as referred to Fine and Standard Pruning manual. Located at the County Extension Office. Trees to be limbed up to 12' clearance at all times.

For Palm pruning; remove dead, yellow and low hanging fronds. If hazardous blooms or fruit occurs this can be removed as well. Do not remove or damage the terminal bud of a palm.

All evergreen ornamental grasses i.e., (Fountain Grass, Fakahatchee Grass, Muhly Grass, etc. shall be trimmed in late fall or early spring,) to remove the tips only. For the deciduous grasses, like spartina, the contractor can prune this by greater than one half its sizes.

Follow the completion of the ornamental grass pruning with pruning of such species as the viburnum, Philodendron, Ligustrum, Jasmine and other non-flowering shrub species. As soon as the major flowering species has been completed its bloom, in late spring, any necessary required pruning should occur. Note: No heading of shrubs shall be done.

Shearing of hedges shall be done after they bloom, since more frequent pruning reduces their blooms.

Palms and related plant types shall be pruned one time per year. Periodic pruning may be necessary for unsightly fronds. Pruning shall require the removal of all dead fronds as close to the trunk. If more than ½ of the frond is brown, then remove the frond. Also, remove them, when they are largely brown on the tips or when the fronds are infested with the leaf scarified. Dead and live inflorescence shall be removed at the same time. Do not remove any green healthy fronds (just to make it easier to reach dead fruiting stalks or emerging florescence) and avoid nicking the petioles of adjacent healthy fronds. Unsightly dead fronds that occur at other times of the year shall be removed immediately. Palms over 50' in height to be pruned at additional cost to the district.

When major pruning begins on a particular species of tree or plant, it shall continue until all plants or trees of that species have been pruned within the jurisdiction of this contract.

Minor pruning shall occur throughout the year to keep individual plants within desired limits on an "as needed" basis. ("suckers" and "water sprouts" kept off and away from walls, pavement, curb edges, signage areas, etc.)

E. The contractor shall prune vertical growth at a 45-degree angle. Branches shall be removed flush with the trunk, above the collar; per the National Arborist Standards.

F. The contractor shall prune all typical winter and spring flowering trees and shrubs in late spring after their bloom. Such as azaleas, trumpet trees, loquat trees, crape myrtles. For Crape Myrtles: Do not remove more than 18" from the individual branches. A second Pruning or Pinching of the inflorescence

seed pod, after the Crape Myrtle goes to seed, in mid to late summer, will produce additional flowering. This is true for Hibiscus as well.

G. The contractor can prune the evergreen shrubs anytime; including for example jasmine, holly, juniper, wax myrtle, etc. anytime. To encourage rapid flush, prune just before spring flush.

H. The contractor is required to remove all pruned materials and debris from the site each day. Contractor also is required to remove all trash and other debris other than landscape clippings and limbs each day from the site.

I. Plant materials shall be trimmed on a regular basis from around landscape lighting accent fixtures and signage so as not to impede the lighting source and beam spread.

10. Water, Irrigation and Sprinklers

The contractor to visit the site monthly to inspect the overall irrigation system on a zone by zone basis, and provide a written report of this work to the CDD each month.

A. The manual and automatic sprinkler system is to be used to maintain plant health and to conserve water. The irrigation system is to be maintained/scheduled in compliance with all local jurisdictional agencies and the associated restrictions as warranted. Contractor will solely be responsible for negligence in the operations associated with restricted water schedules as placed by agencies.

B. The contractor shall provide supervision of the system and shall make all adjustments, repairs, and replacements required. Contractor is responsible to check the irrigation wells on a monthly basis to ensure they are in good working order. All repair estimates to be sent to district representative for approval.

C. At each monthly inspection, the Contractor shall use a soil moisture probe meter to determine soil moisture content in various locations throughout the property, and specifically in off-color bed or turf areas. If found dry or too wet, he shall make the corrective action promptly to rectify the condition.

D. Newly planted trees and shrubs shall be hand- watered if located in isolated areas, or at least daily by sprinklers or rain for the first four weeks providing at least 1" to 1-1/2" per plant, filling their plant well area. For weeks, 6-8, contractor shall be responsible to water new material every other day, to ensure establishment. For 8-24 weeks, at least once to twice a week, the material will need to be watered. Any newly planted material not surviving 6 months, shall be replaced by the Contractor at his cost. Note: It is recommended that the moisture meter readings in the root ball area shall be maintained in the "moist" zone on the meter.

E. Risers shall be added as needed in the bed areas to ensure that water is being supplied to the entire shrub area and not being blocked or deflected by growing plants.

F. The contractor shall inform the association immediately of any serious problems in the irrigation system or its coverage.

G. The contractor shall run through each zone of the system monthly during the summer and "winter" months to check that all heads are working properly, aimed properly, and flushed, to ensure that all planting areas are receiving water evenly and completely providing 100% irrigation coverage. A written report for each said visit shall be signed by the person performing the required inspections and submitted to the District within 10 (ten) days of the completed inspection. The report shall include each "well number" (1-4), each "zone", each "head type" and an indication per each as to "working properly/needs repair/repared as follows" (with notation). Monthly reports should also include zone number on map, and type of plant material, head type, and GPM per zone used. Any new irrigation work shall be warranted by the contractor for proper installation and performance for 1 year. Parts shall be warranted by the manufacturer for 1 year.

H. The clock controls shall be programmed to deliver seasonal amount of water, per zone, per plant type. Zones shall be separated for turf versus shrub versus bubbler. Perennials or annuals shall be on their own zone. The site should have a rain sensor device installed in 2-3 locations and should be reviewed monthly to be in working condition. They shall all be tied to the controller, and be used to turn off the system during rainfall events. Field capacity of each well shall never be exceeded. An annual program should be presented to the board for approval at the onset of this contract.

I. Because turf water needs to vary from month to month, the amount of watering time shall be adjusted periodically to reflect these needs. Seasonal adjustments can be made with the controller if forecasted.

J. Excessive watering shall be avoided. It wastes water, floods large soil spaces and adversely affects the Cation Exchange Capacity of the plant. It also wastes water-soluble fertilizers. Plants shall be watered, therefore, by contractor in accordance with the season, soil type and turf type and other conditions.

K. All turf and other irrigation shall be between the hours of 8:00 P.M. and 7:00 A.M., and on days as currently noted, per the restrictions of the SWFWMD, unless otherwise approved in writing by the resident project representative.

L. It shall be clearly understood and agreed by the contractor that all the irrigation, systems including all necessary appurtenances to maintain said system shall be the responsibility of the contractor. Damage by others will not relieve the contractor of their responsibility to maintain the turf, shrubs, trees, ground cover.

Contractor shall ensure that all valve covers are replaced and covering their respective boxes and when necessary shall replace broken or damaged one at their expense.

11. Special Requirements

A. All tree bracing systems shall be checked regularly and tightened as needed. After one-year, this support/ bracing system can be removed. Any tagging or other tight straps shall be removed promptly upon installation.

B. Mulch Contractor to install -Pine Bark Mini Nuggets Mulch once per year at a depth of 2-3 inches, to ensure an established depth of 2-3 inches throughout all planting bed, except annual beds.

D. Contractor shall police all district property under contract during each time of service and remove all trash and debris including branches, vegetation, furniture from grounds including shrubbery encountered while mowing and trimming. The district reserves the right to increase the schedule if needed. All said debris shall be removed from district property. Dog stations to be emptied weekly by contractor.

12. Seasonal/ Annual Planting

All seasonal plantings shall be maintained by the contractor in the following manner:

A. Soil Bed Preparation

1. Remove all grass, weeds, stones, and other debris from seasonal color beds.

2. Treat all beds for nematodes with chemicals that have previously been approved by District project representative. Apply according to label directions at 50 pounds per 1000 sq. feet of bed area for each change out of plants.

3. Test soil ph. Soil pH needs to be 5.5 to 7.0, correct with sulfur to lower pH as needed. Amend and add 2-3" a soil potting mix or peat conducive to the species being planted. Then sprinkle entire bed with a controlled release fertilizer i.e., Osmocote (choose a release time that will suit the plant material selected; i.e. 3 months). Thoroughly mix top 6" of the soil in this area. Note: Annual Beds should be bermed up to about 4-6" minimum height. Water with micro-irrigation system only, no overhead watering as it will damage the flowers.

4. Pull weeds by Hand within these, annual / seasonal beds are preferred. A pre-emergent herbicide can be applied after plants are established. A light mulching can be provided but material cannot touch stems of annuals. Depth of mulch should be 1-2" max.

B. Planting Details

(4) Four/ Annual bed plantings are to be done annually for each of the planned locations of the project. Quantity for each location to be field measured and quantity determined by location area and submitted

at time of bid. , Plant material being installed shall be a minimum of 4 " pots/ containers and in a good full plant condition and should be acceptable to the project representative at time of installation. Only One species for each season shall be selected and installed each time. Contractor to ensure he uses the same color for each of the minor entrances, and same color for each of the major entrances (they can be different if desired) shall be provided. Species for each season shall be chosen according to the approved list below or as directed by the CDD as follows:

The December - March planting usually consists of: 4" pots of Cold Season Annuals; one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Pansy's	10-12" o.c. staggered rows (no direct sun)
Petunias	12" o.c.
Phlox	8" o.c. staggered rows
Snapdragon	10" o.c.
Poinsettia's	12-14" o.c.

The April – June planting usually consists of: 4" pots of Warm Season Annuals one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Impatiens	12" o.c. staggered rows (no direct sun)
Wax Begonias	12" o.c. staggered rows (no direct sun)
Dwarf Pentas	18" o.c. staggered rows (hot pink or purple only)
Sweet Alyssum	10-12" o.c. staggered rows
Salvia	8" o.c. staggered rows
Zinnia 'elegans'	12" o.c.

The July – November planting usually consists of: 4" pots of Warm Season Annuals one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Dwarf Pentas	12" o.c. staggered rows (northern lights lavender)
Marigolds	10" o.c.
Coleus 'chocolate mint'	18" o.c. staggered rows (no direct sun)
Crossanda	10" o.c. (no direct sun)

C. Watering

Watering needs to be performed, as a minimum, as often as turf watering. Monitor for possible additional watering requirements. Frequent times throughout the day for short cycles work best.

Program the irrigation system per plant needs appropriately, if area is on its own zone. Note: Annual Bed Areas should be on their own irrigation zone.

H. Mulching

1. After plants are planted maintain a light topping of Flora Mulch if directed by CDD.
2. Just prior to the next seasonal planting, the mulch should be incorporated into the soil.

Additional mulch should then be added (top dressed) immediately following the next planting maintaining the one to two-inch requirement at all times.

I. Weeding

Remove all weeds once per week so they do not compete for water and nutrients.

J. Manicuring

Begonias, etc. may need to be pinched back to keep them compact and free flowering. Research plant if unknown and monitor for required manicuring needs.

K. Insect and Disease Control

Check weekly for insects and possible disease and follow through with the appropriate treatments for specific needs and plant type.

L. Frost Protection

1. It is the responsibility of the Contractor to monitor the weather daily. He will need to ensure that they have immediate access to enough protective material to cover all flowers/ bedding area within their contract area and to have that material properly installed prior to a frost event.

2. It will be their responsibility to remove this protective covering immediately following the danger of frost.

In the absence of taking this protective action as climate conditions require, the contractor will be subject to Section 3.28 of the General Conditions.

M. Weekly Reports

1. Weekly maintenance reports will be provided to the District.

N. Monthly Tour

1. Once a month (time to be determined by district), a tour of the landscape contract area will be performed by the Contractor's superintendent and the District Representative.

- O. 1. Work orders approved by the District to be completed within 7 business days.

P. Dog Stations

Dog stations are to be serviced weekly with the contractor providing the bags.

PINE LAKE SERVICES

Pine Lake Services Pricing:

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
General Maintenance	52	\$2,900.00	\$150,800.00
Irrigation Inspection	12	\$380.00	\$4,560.00
Fertilizer and Pest Control	12	\$4,000.00	\$48,000.00
Mulch Application	1	\$16,500.00	\$16,500.00
Palm Pruning	1	\$9,125.00	\$9,125.00
Summer Color	1	\$1,219.00	\$1,219.00
Spring Color	1	\$1,219.00	\$1,219.00
Winter Color	1	\$1,219.00	\$1,219.00
Fall Color	1	\$1,219.00	\$1,219.00
Annual Maintenance Price			\$233,861.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
June	\$19,488.42	\$0.00	\$19,488.42
July	\$19,488.42	\$0.00	\$19,488.42
August	\$19,488.42	\$0.00	\$19,488.42
September	\$19,488.42	\$0.00	\$19,488.42
October	\$19,488.42	\$0.00	\$19,488.42
November	\$19,488.41	\$0.00	\$19,488.41
December	\$19,488.42	\$0.00	\$19,488.42
January	\$19,488.41	\$0.00	\$19,488.41
February	\$19,488.42	\$0.00	\$19,488.42
March	\$19,488.41	\$0.00	\$19,488.41
April	\$19,488.42	\$0.00	\$19,488.42
May	\$19,488.41	\$0.00	\$19,488.41
	\$233,861.00	\$0.00	\$233,861.00

PINE LAKE SERVICES



PINE LAKE
SERVICES

Pine Lake Services Reinvestment Plan Certificate

In the amount of

\$10,000.00*

to

Parkway Center CDD

You may apply the reinvestment bonus to any landscape project of your choosing (in partial or complete) when you sign
a new landscape maintenance contract with Pine Lake Services.
We look forward to working with you!

Date: _____

Signature _____

*This gift certificate can be used for any landscape enhancement project that is proposed by a PLS representative and approved by a representative for the client. The chosen project must be performed by PLS and it is contingent upon the execution and signing of a minimum of a one-year landscape maintenance contract with PLS. This certificate is not redeemable for cash, and it is not redeemable in the event the client cancels their landscape maintenance contract with Pine Lake Services.



Hurricane Plan



Pine Lake Services
2122 Henley Road
Lutz, Florida 33558
(813) 948-4736

April 17, 2023

Dear Parkway Center CDD Board of Directors,

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

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

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

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

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

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

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

Sincerely,

Your Pine Lake Services Management

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

FOR

***Parkway Center
Community Development District***

PREPARED BY:



**5532 AULD LANE
HOLIDAY, FL 34690
April 17, 2023**

**SUBMITTED BY:
DAVID LUCADANO, PRESIDENT/OWNER**



PARKWAY CENTER CDD
Pricing for Landscape & Irrigation Service
April 17, 2023

RedTree Landscape Systems, LLC proposes to provide landscape maintenance services for Parkway Center CDD in accordance with the specifications that were provided to us on March 24, 2023. Such specifications are also attached to this proposal.

The cost to provide the landscape maintenance services as outlined in the provided specifications, are as follows:

- **1st year - \$19,200.00 monthly / \$230,400.00 annually.**
- **2nd year - \$19,775.00 monthly / \$237,300.00 annually.**
- **3rd year - \$20,370.00 monthly / \$244,400.00 annually.**



CONTRACTOR QUALIFICATION STATEMENT

Requirements to submit a proposal from the bid notice published in Tampa Bay Times on March 22, 2023

- 1. Be authorized to do business in Florida and hold all required state and federal licenses in good standing.**
 - a. Please see attached a copy of our corporate filing from Sunbiz.org along with copies of licenses and certifications pertinent to this proposal.**

- 2. Have at least (5) years of experience with landscape and irrigation maintenance projects.**
 - a. RedTree Landscape Systems filed with the State of Florida as an LLC in 2017 (see attached filing report) and exceeds the minimum (5) years experience with landscape and irrigation maintenance projects.**
 - b. The owners (Peter and David Lucadano) of RedTree Landscape Systems, LLC possess over 40 years experience each in the commercial landscape and irrigation industry.**

- 3. Attend the mandatory pre-proposal meeting.**
 - a. David Lucadano attended the mandatory pre-proposal meeting on March 30, 2023.**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
REDTREE LANDSCAPE SYSTEMS LLC

Filing Information

Document Number L17000248407
FEI/EIN Number 82-3591450
Date Filed 12/05/2017
State FL
Status ACTIVE

Principal Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Mailing Address

5532 AULD LANE
HOLIDAY, FL 34690

Changed: 02/04/2019

Registered Agent Name & Address

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Address Changed: 02/07/2019

Authorized Person(s) Detail

Name & Address

Title CEO

LUCADANO, PETER
5532 AULD LANE
HOLIDAY, FL 34690

Annual Reports

Report Year	Filed Date
2021	02/22/2021
2022	01/26/2022
2023	02/15/2023

Document Images

<u>02/15/2023 – ANNUAL REPORT</u>	View image in PDF format
<u>01/26/2022 – ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2021 – ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2020 – ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2019 – ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2018 – ANNUAL REPORT</u>	View image in PDF format
<u>12/05/2017 – Florida Limited Liability</u>	View image in PDF format



Parkway Community Development District

COMPANY HISTORY

David and Peter Lucadano (owners of RedTree Landscape Systems) have served Florida's Green Industry for over forty years respectively. Formerly known as "The Luke Brothers," David and Peter built one of the largest landscape contracting firms in the United States (*Luke Brothers Landscape Services* was rated one of the America's Top 100 Largest Landscape Firms by *Lawn & Landscape Magazine*). After building their *Luke Brothers Landscape Services*, the brothers received a lucrative offer to sell their company to a national firm.

Due to their credentials and experience in the industry, David and Peter have operated as industry consultants for the past several years after selling their landscape company. However, their deep love of the Green Industry and their ability to lead led them to resume their partnership and create *RedTree Landscape Systems* several years ago. *RedTree Landscape Systems* continues the long legacy of serving the Tampa Bay Area Green Industry by providing the "best of the best" employees who worked for the brothers for many years. By implementing the systems that were proven to be successful and effective on large-scale community association properties, the *RedTree Landscape Systems* team has successfully built a strong clientele and a stellar local reputation for performance.



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com
5532 Auld Lane, Holiday FL 34690

CLIENT REFERENCES

1. ASTURIA CDD

- *Located in Odessa, FL*
- *Contact is Tish Dobson – District Manager*
- *Phone: (321) 263-0132 x 285*
- *E-Mail: Tdobson@dpfgmc.com*

2. LONG LAKE RANCH CDD

- *Located in Lutz, FL*
- *Contact is Tish Dobson – District Manager*
- *Phone: (321) 263-0132 x 285*
- *E-Mail: Tdobson@dpfgmc.com*

3. TALAVERA CDD

- *Located in Spring Hill, FL*
- *Contact is Jason Liggett*
- *Phone: (813) 933-5571 x 5763*
- *E-Mail: jliggett@rizzetta.com*

4. LAKESIDE CDD

- *Located in Hudson, FL*
- *Contact is Sean Craft*
- *Phone: (813) 995-2437*
- *E-Mail: scraft@rizzetta.com*

5. PRESERVE AT WILDERNESS LAKE CDD

- *Located in Land O'Lakes, FL*
- *Large-scale community common areas and amenities*
- *Contact is Tom Picciano, Horticulture Inspector*
- *Phone: (727) 505-1532*
- *E-Mail: tom@psagrounds*

Proposal submitted by David Lucadano – President / Owner
daveluke@redtreelandscape.systems / Cell phone: (727) 919-3913



PARKWAY CENTER CDD NARRATIVE DESCRIPTION & OPERATIONAL PLAN

All administration, landscape operations, and staging for this contract, will be based out of our satellite location as follows:

**5532 Auld Lane
Holiday, FL 34690**




Our corporate headquarters are owned by David and Peter Lucadano under the name Depco Visions LLC.

- Located at 5532 Auld Lane, Holiday, FL 34690.
- 17-acre facility with on-site green waste disposal and recycling center.
- Over 20,000 sq. ft. of office and warehouse space.
- Tour of our facility is available by appointment

Crews will leave from our satellite location each morning and arrive at Parkway Center at approximately 8:00AM and work on property until 3:30 PM.

Prior to leaving our base of operations each morning, each crew will partake in the following:

- Weekly safety meetings
- Pre-job prep and safety inspection to check all equipment, vehicles, and supplies.
- Fueling up of all equipment and vehicles.
- Loading up vehicles with ice, water, and supplies.
- Review plans, maps, and work orders for each designated section and scope of services.
- Sharpen and sterilize all mower and hedge trimmer cutting blades, chainsaw blades, and pruner blades.
- Clean vehicles and equipment.
- Dump and dispose of green waste debris from previous day's work.

<p>Project Manager:</p> <p>Benjamin Garland</p> <p>After Hours Contact (727) 810-4253</p> <p>Roles: Oversee entire scope of services to ensure contract compliance, monitor quality, support crews, and communicate with clients at all levels.</p>	
<p>Assistant Project Managers:</p> <p>David Lucadano After Hours Contact (727) 919-3913</p> <p>Peter Lucadano After Hours Contact (727) 919-3915</p> <p>To serve as an assistant, mentor and back up to Project Manager.</p>	
<p>Field Supervisor:</p> <p>John Burkett</p> <p>Contact (727) 267-2059</p> <p>Responsible for overall daily operations, scheduling, and communications with all the crews and client, and inspection of overall property at the field level.</p>	

OPERATIONS:

Property will be broken up into different sections and identified on a site-map. Each section will be represented by a different number (section number) and color code.

GENERAL SERVICES GROUNDS MAINTENANCE – MOWING (INCLUDING RETENTION PONDS):

The (3) ground maintenance (mowing crews) will consist of one (1) working crew supervisor and (5) additional crew members. Crew Supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Company resources include:

- (28) Ford F-450 dump trucks with large debris holding capacity
- (21) Specialty trucks ranging F-250 Irrigation trucks, Mack Truck watering specialty vehicles to pest control tanker trucks.
- (31) Enclosed & open trailers
- (42) Riding mulch-deck 60" or 72" John Deere ZTR mowers – Largest engines possible with high HP for high-speed mowing.
- (56) Walk-behind mulch-deck mower 52" or 60" with Velke – Largest engines possible with high HP for high-speed mowing.
- (6) Walk-behind 34" mulching mower
- (200+) String Trimmers
- (200+) Edgers
- (150+) Backpack blowers
- (4) Hurricane street blowers
- (55) Hand blowers
- (125+) Extended hedge trimmers
- (85+) Chainsaws
- (40+) Power pruners
- (300+) Backpack sprayers 4G
- Ladders
- Assorted hand tools, rakes, pruners, shovels, etc.
- Debris barrels & trash bags
- Rolling stock of repair tools and supplies for equipment and Landscape operations
- Fuels/Oils
- Pesticides for weed control and Fire ants
- Large cooler of ice and water
- First Aid Kit
- Safety cone



Additional support crews (labor, equipment & vehicles) are available to assure that mowing operations are performed according to schedule.

GENERAL SERVICES GROUNDS MAINTENANCE – DETAILING:

Each grounds maintenance crew will consist of one (1) working crew supervisor and (5-6) additional crew members. Crew supervisor will be identified distinctly in a full company uniform labeled with company name and personal name of supervisor. Crew members will be uniformed with company branded dry-fit shirts that are safety-yellow in color. All detail crew members will be equipped with hand-pruners and sheathes to properly hand prune plants in order to assure proper health, development, and sustainability of plants.

During each mowing visit, the “detailing” objective will be to prune and weed 50% of the planter beds on property. Using this method, the property will be pruned and weeded a total of (2) times per month during the growing season months and (1) time per month during the dormant season.



TURF/TREE/SHRUB CARE

Each Horticultural crew will consist of (1) working lead Horticulturist/Pest Control Applicator. Lead Horticulturist identified distinctly in a full company uniform labeled with company name and personal name of supervisor.

Each Horticultural crew will be equipped with the following:

- Isuzu flatbed spray truck with 400-500G spray tank
- John Deere Gator with 150G spray tank
- 16' enclosed trailer
- (2) Bumblebee spreader & sprayer applicator
- (6) Hand spreaders
- (8) Backpack sprayers 4G
- (2) Backpack blowers
- Pesticide for IPM & Applications
- Fertilizer for applications
- Spill kits
- Pesticide application stakes & signs
- Safety cones
- Respirators
- Boots & other safety attire



IRRIGATION

Irrigation crew will consist of one (1) working lead technician and (1) assistant technician. Lead technician will be identified directly in a full company uniform and different color labeled with company name and personal name of supervisor. Assistant will be uniformed with company branded dry-fit shirts that are safety-yellow in color.

Irrigation crew will be equipped with the following:

- Ford Transit Van (to store a decent array of fast moving parts)
- John Deere Gator Utility vehicle
- Vermeer trencher when needed
- Appropriate controller remotes
- Wire tracker
- Tools & supplies
- Rolling stock of irrigation parts, wire, fittings, etc.
- Safety cones
- Safety kit
- Cooler of ice & water
- Irrigation flags

Additional support crews, technicians, helpers, equipment, vehicles, parts, and supplies are available and will be brought in to assist with project when needed.

PALM TRIMMING – ARBOR-CARE CREW

Our ISA Certified Arborists, climbers, and ground-crews will perform the annual palm pruning and structural pruning requirements of the contract.

Each crew is equipped with a chip/dump truck, chipper shredder, portable aerial lift with 60' reach, chainsaws, and multiple types of pruning tools and ladders. Company uniforms and no sub-contracting.

The Arbor-Care crews are available to handle any type of tree work such as removals, pruning, and stump-grinding.



ADMINISTRATION, OFFICE, SUPPORT

Our fully staffed office based in Holiday Florida will assist with the ongoing management and operations of landscape service to your property.

We utilize the Maxpanda software program for client/resident work orders and requests.

MONTHLY LANDSCAPE INSPECTION

RedTree Landscape Systems will participate in the monthly landscape inspections and provide the following:



- (1) John Deere Gator Utility Vehicle – 4 seaters
- Account Manager participation
- Field Supervisor participation – when available
- An owner of our firm – when available

PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

2023

Expires September 30th

ACCOUNT #: 105879

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE
STATE LICENSE #

OWNER/QUALIFYING AGENT
LUCADANO PETER

LOCATION ADDRESS:
6532 AULD LANE
HOLIDAY, FL 34680

REDTREE LANDSCAPE SYSTEMS LLC

6532 AULD LANE
HOLIDAY, FL 34680

DATE	RECEIPT	AMOUNT
07/25/2022	22-1-112129	70.00

Dear Business Owner:

Your 2023 Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

Thank you for allowing us to serve you!

MIKE FASANO
PASCO COUNTY TAX COLLECTOR

EAST PASCO GOVERNMENT CENTER
DADE CITY

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY

TAX COLLECTOR BUILDING
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES

COM PARK 75 BUSINESS PARK
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date: April 26, 2022

THE PEST CONTROL COMPANY FIRM NAMED BELOW HAS
REGISTERED UNDER THE PROVISIONS OF CHAPTER 402 FOR THE
PERIOD EXPIRING May 31, 2023

AT

3532 AULD LANE
HOLIDAY, FL 34690

REDTREE LANDSCAPE CO. INC.
3532 AULD LANE
HOLIDAY, FL 34690

Nicole Fried
NICOLE "NIKI" FRIED, COMMISSIONER




STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

REDTREE LANDSCAPE CO. INC.
3532 AULD LANE
PEST CONTROL COMPANY FIRM

3532 AULD LANE
HOLIDAY, FL 34690

FOR THE PERIOD
EXPIRING May 31, 2023

Nicole Fried Signature
COMMISSIONER



Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
April 23, 2022

File No.
JF132079

Expires
June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE
PERIOD EXPIRING: June 1, 2023

PETER LUCADANO
5532 AULD LANE
HOLIDAY, FL 34690

Lawn and Ornamental

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PETER LUCADANO
CERTIFIED PEST CONTROL OPERATOR

JF132079

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING June 1, 2023

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
April 20, 2021

File No.
LF203707

Expires
April 22, 2025

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER
NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF
CHAPTER 482 FOR THE PERIOD EXPIRING: April 22, 2025

PETER LUCADANO
5532 AULD LANE
HOLIDAY, FL 34690

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PETER LUCADANO
LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER

LF203707

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING April 22, 2025


Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

**PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING
CERTIFICATE OF COMPETENCY CARD**

C.C. # LSS-08912
Name: PETER LUCADANO
Contractor Type: PC Irrigation
Business Name: REDTREE LANDSCAPE
SYSTEMS LLC


Open Spaces. Vibrant Places.

**HAVING MET THE COMPETENCY REQUIREMENTS FOR THE
LICENSE TERM EXPIRING 09/30/2024**

Signature

THIS SHOULD BE KEPT IN YOUR WALLET.

NOTE TO CONTRACTOR:

IT SHALL BE THE RESPONSIBILITY OF THE
LICENSEE TO KEEP ALL INSURANCE, BONDS,
ADDRESSES AND PHONE NUMBERS
CURRENT.

PLEASE CONTACT PASCO COUNTY LICENSING
TO UPDATE AT:

Contractorlicensing@pascocountyfl.net


727-847-8009

Compliance with Pasco County Code 18, Article 4, Section 18-69 for
Vehicle Identification is required

THE PLACARD BELOW MUST BE DISPLAYED IN YOUR PLACE OF BUSINESS.

PLEASE CUT ON THE DOTTED LINE

**PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPT.
CONTRACTOR LICENSING**


Open Spaces. Vibrant Places.

C.C. # LSS-08912
Name: PETER LUCADANO
Contractor Type: PC Irrigation
Business Name: REDTREE LANDSCAPE SYSTEMS LLC
5532 AULD LANE, HOLIDAY, FL 34690

**UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS
MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY
EXPIRING 09/30/2024**

09/20/2022
DATE



The Florida Nursery, Growers & Landscape Association
Confers on

Peter Lucadano
H05549

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2024
Certified Since: 12/10/2003


Martin Hackney, FNGLA President


Merry Mott, FNGLA Certification Director



Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400

UF IFAS
UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV3548
Certification date: 10/21/2008

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:
http://fyn.ifas.ufl.edu/professionals/instructor_program.html

Test Score: 95%

Peter Lucadano
RedTree Landscape Systems
5532 Auld Ln
Holiday, FL 34690

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Peter Lucadano

GV3548-1

GV3548

Certificate #

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM



GV3548-1

Certificate #

GV3548

Trainee ID #

Certificate of Training Best Management Practices of Florida Green Industries

Peter Lucadano

UF IFAS
UNIVERSITY of FLORIDA

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer

D. Rainey
Instructor

10/21/2008
Date of Class

DEP Program Administrator

Not valid without seal

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
May 6, 2022

File No.
JF118508

Expires
June 1, 2023

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE
PERIOD EXPIRING: June 1, 2023

DAVID JOHN LUCADANO
5532 AULD LANE
HOLIDAY, FL 34690

Lawn and Ornamental

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

DAVID JOHN LUCADANO
CERTIFIED PEST CONTROL OPERATOR

JF118508

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING June 1, 2023

Nicole Fried Signature
COMMISSIONER

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

C
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e

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. We greatly appreciate your participation in and successful completion of this course. We hope that it has helped you to better understand Florida's nonpoint source pollution problems and the importance of proper design, construction, irrigation, fertilization, pest control, and maintenance of lawns and landscapes, in order to assure minimal adverse environmental effects while achieving customer expectations.

Attached you will find your numbered certificate and wallet card. Please let me know if there are any errors in the certificate or card, or in the grading of your exam. If we can be of further assistance, please do not hesitate to contact Dr. Trenholm at 352/392-1831x374 or via email: lett@ufl.edu.

David Lucadano
10020 Living Word Ct
New Port Richey, FL 34654

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

David Lucadano

GV4001-1 Certificate GV4001 Trainee ID #
GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM





The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

C00200

The Title of

FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2024
Certified Since: 11/7/2001


Mark Hackney, FNGLA President


Merry Mott, FNGLA Certification Director



The Florida Nursery, Growers & Landscape Association
Confers on

David Lucadano

H05548

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2024
Certified Since: 12/10/2003


Martin Hackney, FNGLA President


Merry Mott, FNGLA Certification Director



Kevin Smith

FIRST NAME LAST NAME

OF

Red Tree Landscape Systems

COMPANY

Having demonstrated an understanding of drainage principles and practices and through a satisfactory evaluation of presented material is hereby certified as a

PROFESSIONAL DRAINAGE CONTRACTOR

Issued on: 6/11/2022

MM/DD/YYYY



VALID FOR TWO YEARS FROM DATE OF ISSUANCE.

Michael Schreiber

MICHAEL SCHREIBER PLS, ASLA
STORMWATER PRODUCT MANAGER



Department of Environmental Protection

2800 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400

UF IFAS
UNIVERSITY of FLORIDA

GI-BMP Trainee ID: **GV909406**
Certification date: **2/6/2019**

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the Florida-Friendly Landscaping™ Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Entomology and Pest Control, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:
http://fyn.ifas.ufl.edu/professionals/instructor_program.html

Test Score: 95%

Kevin L. Smith
Southeast Dream Scapes LLC
6546 W Meadow St
Homosassa, FL 34446

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Kevin L. Smith

GV909406-1

Certificate #

GV909406

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM



ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

4/14/2023

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

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

PRODUCER McGriff Insurance Services 12485 28th Street N 3rd Floor St Petersburg, FL 33716 727-823-5551	CONTACT NAME: Denise Carpenter PHONE (A/C, No, Ext): 727-823-5551 E-MAIL ADDRESS: Denise.Carpenter@mcgriff.com		FAX (A/C, No): 727-894-3339													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Greenwich Insurance Company</td> <td>22322</td> </tr> <tr> <td>INSURER B : RetailFirst Insurance Company</td> <td>10700</td> </tr> <tr> <td>INSURER C : Auto Owners Insurance</td> <td>18988</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Greenwich Insurance Company	22322	INSURER B : RetailFirst Insurance Company	10700	INSURER C : Auto Owners Insurance	18988	INSURER D :		INSURER E :		INSURER F :
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INSURER D :																
INSURER E :																
INSURER F :																

INSURED
Redtree Landscape Systems, LLC
5532 Auld Lane
Holiday, FL 34690

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded:1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		NPC100378903	04/01/2023	04/01/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY		52265505	04/01/2023	04/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		NEC-6006968-01	08/10/2023	04/01/2024	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 Products Agg \$1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	520-56705	10/05/2022	10/05/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A	Leased/Rented Equipment		NPC100378903 NPC100378903	04/01/2023 04/01/2023	04/01/2024 04/01/2024	\$75,000 Limit \$595,861 Limit \$2,500 Deductible

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 5532 Auld Lane, Holiday, FL 34690

CERTIFICATE HOLDER**CANCELLATION**

For Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



© 1988-2015 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

RedTree Landscape Systems, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

5532 Auld Lane

6 City, state, and ZIP code

Holiday, FL 34690

Requester's name and address (optional)

7 List account number(s) here (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

8 2 - 3 5 9 1 4 5 0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Peter Lucadano

Date ► January 3, 2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



HURRICANE OR LARGE SCALE STORM EMERGENCY RESPONSE PLAN

Before The Storm

- If your irrigation system is fed off of a well, we will shut your pumps down to prevent any mainline leaks that could develop from storm damage through the storm.
- We are assuring internally that we are well-equipped and stocked to handle post-storm response in an effective and orderly manner.

Storm Emergencies

- We will attempt to inspect your property as soon as we are physically able to do so. We also will be accessible to receive **emergency phone calls** from you or your authorized representatives to address the following emergency scenarios:
 - **Fallen trees blocking roadways.**
 - **Fallen trees blocking walkway access to homes.**
 - **Fallen trees on homes / structures.**
 - **Fallen trees on vehicles.**
 - **Irrigation break involving running water / flooding.**
- In order to report any one of the above-stated emergency scenarios, please assure that an authorized person representing your property contact:
 - **Pete Lucadano: (727) 919-3915**
 - **David Lucadano: (727) 919-3913**
 - **Ben Garland: (727) 810-4253**
 - **John Burkett: (727) 267-2059**
 - **FOR IRRIGATION EMERGENCIES: John Moylan: (727) 267-7794**

After The Storm

After the storm has left our area and conditions are safe for our staff to access allowable areas, we will immediately begin the process of inspecting properties and addressing service in a three-phase manner as follows:

PHASE 1 - EMERGENCIES (as listed above): Fallen trees will be cut and safely stacked close to the area of origin. Crews will then move on to address the next emergency until we are assured that all emergency scenarios on each of our client properties are addressed.

PHASE 2 - LARGE AESTHETICS: Fallen trees throughout the property that are not considered emergencies will either be re-planted / staked or removed, cut up and stored in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 3 - AESTHETICS: Small debris, branches and necessary blowing will be performed throughout the property. Debris will be stacked in piles located in safe locations throughout the property. This process will be performed in order of need until we are assured that all such needs on each of our client properties are addressed.

PHASE 4 - DEBRIS PICK-UP: As a last step in the storm clean-up process, debris piles will be removed from the property.

Parkway Center CDD

LANDSCAPE MAINTENANCE

DELIVERY OF PROPOSAL

Parkway Center CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Proposals are due to the Inframark office no later than 4:00 pm April 17, 2023

DETAILED SPECIFICATIONS

SCOPE OF WORK - The contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidentals required to perform complete maintenance of landscaped areas as detailed below.

All work shall be performed between the hours of 7:30 A.M. and 6:00 P.M. Monday through Friday, and with the consent of the CDD Manager between 9:00 A.M. and 4:00 P.M. on Saturday, for emergency services only.

Each bidder shall submit one bid encompassing all proposal areas.

MAINTENANCE SPECIFICATIONS

1. Turf

The Contractor should be aware that "Proper fertilization is very important for sustaining a healthy lawn. Fertilization and other cultural practices influence the overall health and quality of the lawn and reduce its vulnerability to numerous stresses, including weeds, insects, and disease. It is very important that anyone fertilizing their lawn be familiar with and follows the Florida-Friendly Landscaping™ Best Management Practices (FFL BMPs). These practices are designed to maintain healthy lawns and reduce any potential nonpoint source pollution of water resources that might result from lawn and landscape fertilization and other cultural practices. There are now state and local regulations that cover lawn fertilization, so be aware of city and county guidelines and always follow the directions on the fertilizer bag. For more information on BMPs, please refer to ENH979, Homeowner Best Management Practices for the Home Lawn (<http://edis.ifas.ufl.edu/ep236>)."

We recommend that "A soil test should be done to determine what nutrients are available to the lawn and what the soil pH is. The local Extension office has instructions and supplies for taking soil samples and submitting them to the Extension Soil Testing Laboratory for analysis. In particular, phosphorus levels are best determined by soil testing. Since many Florida soils are high in phosphorus, it is often not necessary to add phosphorus to a lawn once it is established."

"Florida Rule (5E-1.003) mandates that fertilizer application rates cannot exceed 1 pound of nitrogen per 1000 square feet for any application. Based on the percentage of nitrogen that is in a slowly available or slow-release form in a fertilizer, UF recommendations call for applying a ½ pound (water-soluble nitrogen source) to 1 pound (slow-release nitrogen source) of nitrogen per 1000 square feet of turf

grass. For information on determining how much fertilizer this equals, please refer to ENH962, Figuring out Fertilizer for the Home Lawn (<http://edis.ifas.ufl.edu/ep221>)."

2. Turf Mowing

"Argentine" Bahia grass will be mowed 32 times per year, and Stenotaphrum secundatum, variety "Floritam" St. Augustine grass to be mowed 42 times per year. Zoysia 42 times per year.

Mowing height shall be maintained at 3 to 4 inches on Bahia grasses and 3 ½ inches on St. Augustine grasses, in all areas of improved landscape. Bermuda and Zoysia at Best Management Practices.

- A. The contractor shall use rotary mowers with sharp blades, which are correctly balanced. Dull blades shall be changed at midday per cut.
- B. Floritam and Bahia grasses shall be mowed according to the mowing schedule described above.
- C. Grass clippings are to be collected during the mowing operation and removed from the areas mowed. Mulching type mowers are acceptable. However, clippings that are visible 24 hours after mowing are to be removed from turf areas.
- D. Streets, curbs, sidewalks, bike paths, plant beds, lakes, and borders shall be maintained free of grass clippings and other debris. These will be inspected on a weekly basis.
- E. Where possible, trees shall not have turf more than one foot (1' *) inside of the "drip line" but shall be kept edged accordingly.
- F. The contractor will cut and maintain along District fence lines.

3. Turf and Bed Edging

- A. Mechanical edging of all turf grass areas next to curbs, streets, sidewalks, bike paths, beds, lakes and borders shall be done at least every mowing to prevent grass encroachment. All plant beds and obstacles are to be edged every other week throughout the year. All areas that are inaccessible with a mower are to be string trimmed at each mowing i.e., lake banks, signs etc. Due care shall be used to prevent chipping or damaging hardscape, curbs, (sidewalks etc.). Contractor shall ensure that all wall posts, columns, signs, valve boxes, transformers, utility boxes, fences, and other above ground appurtenances shall be trimmed in conjunction with the other mowing; edging schedule. Trimming shall not damage any trees, shrubs, or groundcover or sprinklers, or drip irrigation.

B. Chemical edging shall not be permitted unless written approval is secured in advance, from the district project representative.

C. Dirt, trash, and debris resulting from edging operations shall be removed and all areas shall be left in a clean condition before the end of the working day. Chemical treatment of curb road joints is permitted providing "drift damage" does not occur.

4. Turf Fertilization

The following fertilization schedule shall be generally followed; Contractor to obtain a soil test samples prior to start of this contract. Samples shall be taken using the kit from the local extension office, following their instructions. Contractor shall sample from 4-5 distinctive areas representing the various sod installed for this project. Contractor to mark up a map of his sampling locations. Contractor to submit these 4-5 soil samples to the laboratory for testing for fertilizer recommendations prior to each season. Results of test, map and recommendations of the Local Soil Extension Office shall be immediately provided to the Owner/ CDD with his estimate of cost, prior to proceeding with this work. Written direction shall be provided to the Contractor by the Owner/ CDD upon his submittal:

A. All St. Augustine 'Floritam' sodded areas shall be fertilized 4 -5 times year with 16-4-8 or 12-2-12 with minor elements with a slow release of the nitrogen @ 2-5 lbs. per 1000 square feet. Apply this rate and type; only if results from soil test noted above do not conflict. Note; Contractor shall apply fertilizer from only early April to fall. As directed at the beginning of the contract, the contractor shall provide preventative bug infestation. In late April and again in August contractor shall apply a blanket insect application. Insect spot treatments may be required between these two blanket preventative applications and should consist of products with a different chemical makeup such as Sevin, Arena etc. in order to curb chinch bug resistance. Fertilizer to be complete and include nitrogen, phosphorus, and potassium in the greatest amount, and calcium, magnesium and sulfur in smaller amounts. The Micronutrients shall include Iron, manganese, zinc, copper, chlorine, molybdenum, and boron in very small amounts but are essential. The contractor shall submit his proposed fertilizer label to the resident project representative for approval prior to application. No changes or substitutions will be permitted unless approval of the resident project representative is secured. Note if leaf yellowing may indicate two different deficiencies. Use foliar iron fertilizers such as iron sulfate or chelated iron solutions, to help cure iron deficiencies. And use nitrogen fertilizers applied according to BMP's cure nitrogen deficiencies.

B. 'Argentine' Bahia fertilization fertilized 2-4 times per year from Spring to Fall, with a slow release fertilizer plus micronutrients at 2-4 lbs. per 1000 square feet. The first application should be in April. Apply this rate and type, only if results from soil test noted above do not conflict. Note: contractor shall only apply fertilizer from Early April to fall. Bermuda to be fertilized monthly during the growing season with product to be determined by contractor and district. Bahia Grass is susceptible to iron deficiency in

high -pH (>7.0) soils, which may result in yellowing. This can be resolved with an iron source. Ferrous sulfate should be applied at the rate of 2 ounces in 3-5 gallons of water per 1000 square feet.

C. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to see that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the district resident project representative when these additional applications are needed and being executed.

D. Fertilizers containing iron shall be removed from curbs, roads, walks, and driveways to avoid staining before the sprinklers are activated after application of the fertilizer.

E. The complete fertilizers specified shall consist of a time release nature to encourage best management practices for the protection of water resources.

F. The method of application of fertilizer shall be the responsibility of the contractor. If any turf is badly damaged or killed by excessive fertilizer, it shall be replaced by the contractor at no additional expense. No drift shall occur near water bodies; lakes, ponds, wetlands, or other sensitive material.

5. Turf Weed Control

A. Annual grassy weeds shall be controlled by pre- emergence herbicides applied before weed germination begins, prior to February 15. Prior to application, contractor must provide a list of chemicals to be used for weed control, to the district representative for review and approval. Application times shall be appropriate to seed germination, which depends upon whether the grasses are summer annuals, or winter annuals. Application should only be done when there is adequate soil moisture, air temperature is between 60 -85 degrees Fahrenheit, and the turf is not suffering from water or mowing stress.

B. Annual grasses, annual broadleaf weeds, perennial broadleaf weeds and sedges may be treated in St. Augustine turf with post-emergent herbicides, which shall be applied in May. Prior to application, contractor must provide a list of chemicals to be used to the district representative for review and approval

C. The chemicals applied must be safe to use on the type turf within the project indicated within Exhibit "A" when used in the correct way on mature, healthy turf at the correct dose as specified by the manufacturer.

D. No spraying for weeds in either type of turf may be done when there is any danger of winds causing a spray drift into surrounding plants.

E. The only approved herbicide to be used to control selected species of sedge must be previously approved by the district representative.

F. Mowing intervals set forth in "Mowing" section 1.b may be relaxed during herbicidal treatment periods, with written approval of the resident project representative.

G. If district turf is contiguous to grasses of another variety, care shall be taken by the contractor to avoid injury to such turf. If the area contiguous to Floratam is Bahia, do not spray it with Atrazine.

H. Weed control elsewhere than in turf, the contractor shall keep all planted areas free of weeds at all times. This includes the bases of trees and shrubs, beds, and borders. In general, weeds shall be removed by hand from these areas. Chemicals, which may cause plant injury, decline or death, shall not be used. Granular Balan and Ronstar under some circumstances may be used for pre-emergent control after weeds have been removed by hand.

I. Mechanical treatment may be necessary if and when directed by District project representative.

J. It is recommended that the Contractor check with the local Extension office for positive identification of weeds and exact herbicide recommendations, to prevent damage to turf areas or root systems.

6. Turf Insect and Plant Material Pest Control

A. The contractor shall submit his annual insect and pest control program designed to prevent damage to Bahia sod, St. Augustine sod, Shrubs, Trees, and Groundcovers with his bid for this work. The Contractor shall submit the certificate for the individual who will be applying this program, and he/ she shall be a State certified pest control individual, capable of using the proposed chemicals. This work shall be done on an "as needed" basis or whenever requested by the resident project representative for the district.

B. For the St. Augustine Sod – The Contractor shall pay particular attention to damage by in the early spring, such as mole crickets, sod web worms, and chinch bugs etc. and in late August and September for nematodes, all of which will require that control programs be initiated promptly. Other restricted chemicals may be used only by a certified pest control operator. Contractor shall identify the source of the problem before treating the area. Several factors can decrease the quality of a lawn, i.e. traffic, excessive shade, compacted soils, over-or under watering, improper mowing, traffic, and high or low ph. The local extension office can verify an insect if unknown.

Infestations by other insects and pests shall be controlled by chemicals approved by the project representative prior to their use. Amdro or Top Choice is approved, and the contractor shall use this on fire ants as per manufacturer's instructions. Talstar, Permatrol and Sevin 80% WP and any other chemical deemed appropriate shall be used when needed on other species - as required by State law, all chemical applicators are required to read the labels of chemicals for specific information regarding the rates, approved uses and target treatment efficacy. The earwig should not be sprayed, if possible, as it is a useful predator of lawn caterpillars. There are many chemical controls available. The resident project representative can advise the contractor on approved formulations and the safe rates of their applications, if requested.

C. For all Trees, Shrubs and Groundcovers/ Ornamental Grasses - When insects such as white flies, scales, stinging caterpillars, hornworms, mealy bugs, spittlebugs, beetles, grasshoppers, katydids, leaf minors, leaf rollers, borers or others are detected and are reaching damaging levels on landscape plants, the contractor shall apply the appropriate control measures. These may be general-purpose sprays or systemic insecticides and their selection shall be related to the way they damage plants. The chemical selected shall control the target pest and be safe to use on the host plant. It is not necessary always to spray to control insect or mite populations. Whenever possible use a mechanical control method, biological controls or other non-chemical methods. The number of sprays per year needed cannot be predicted. The contractor must provide for a reasonable allowance in the bid, however, to plan for insect control. Some plants will require repeated sprays to control scale or caterpillars. The contractor shall plan for a minimum of two sprays for all plants as an average.

7. Turf and Plant Material Disease control

A. Since diseases are easier to prevent than control, the contractor may need to apply at least three sprays per year to St. Augustine turf known to be susceptible to the most common disease such as; Brown Patch, Dollar Spot, Gray Leaf Spot, Ruse and Helmenthosporium of St. Augustine. Fungicide approved by the project representative shall be used by the contractor. Contractor will inspect weekly for turf grass disease and shall spray on an "as needed" basis. Project representative is to be informed on all activities or problems.

B. Tree and shrub fungicides shall be applied to assist in prevention of diseases on susceptible species. In some cases, sprays or injections will be applied to combat other living agents such as bacteria, viruses, micro plasmas, algae, nematodes, or viroids. The best method of control shall be used by the contractor for the given situation. The most important consideration when combating disease is to have the spray on the plant before infection takes place; most fungicides are protectants not eradicants.

C. Diseases which commonly attack plants include: Botrytis Blight, Bacterial Wilt, Brown Gall, Mushroom Root Rot, Powdery Mildews, Pythium Root Rots, Thizonctonia Stem Rot, Sclerotonea Rot, and Southern Wilt. The contractor shall apply products such as Pentathalon, Clearys 3336, Dithane WP, or copper sulfate on an "as needed" basis.

D. If diseases are diagnosed which have no known method of control, the project representative shall be notified promptly. If the disease is confirmed, the plant shall be removed and destroyed off site. In some cases, the contractor shall remove infected soil and replace with new soil before replacing the diseased plant.

E. Other chemicals to control or prevent disease may be used on selected plants.

F. The contractor shall assume full responsibility for spray damage to plants. The site applicator shall be properly trained and licensed for commercial spraying. A photocopy of FDAC spray license with associated categories shall be attached. Diseases of Sabal palms include leaf scab, Phytophthora Bud Rot, Black Mildew, and Manganese deficiency. The contractor shall take prompt action to control these conditions either by spraying with appropriate chemicals such as Copper sulfate, Medallion, Topsin Tru

Ban, or in the case of Manganese deficiency either by applying Manganese to the soil or applying it as a one percent foliar spray.

G. Contractor to provide recommendations for issues such as dying or dead plants.

8. Plant Material; Trees, Palms, Shrubs, Groundcovers, Ornamental Grasses, Vines and Annuals Fertilization

A. The contractor shall fertilize all trees, palms, shrubs, ground covers and annuals to maintain them in a healthy growing condition, free from symptoms of nutritional deficiency or undesirable appearance.

B. The number of fertilizer applications per year for shrubs, trees, and palms will normally be every four months, but annuals may require more applications as noted below.

C. A complete fertilizer such as Osmocote or approved equal 14-14-14 or 19-6-12 with micro nutrients shall be applied every four months.

D. Landscape Trees and Plantings shall be fertilized as follows:

Annuals - Apply 1 lb. Per 25 square feet of 14-12-14 analysis slow release four times a year or as needed and follow at two-week intervals with the application of 20-20-20 liquid fertilizer, at rates directed by the manufacturer.

Shrubs and Ground Covers - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Medium Shrubs - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Large Shrubs - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Distribution - The fertilizer shall be well scattered in an area from halfway between the stem and the drip line of the circumference. The fertilizer shall be distributed as evenly as possible by hand or by special mechanical applicator.

The contractor shall apply fertilizers to plants, which are turgid and shall water-in the fertilizer promptly and thoroughly after application the same day.

Fertilizer, which lands on leaves, shall be shaken off or hosed off leaves.

Palms- : Contractor to use a Palm fertilizer having an analysis (=the three numbers on all fertilizer labels which refer to their N-P₂O₅-K₂O content) of 8N-2P₂O₅-12K₂O +4Mg with micronutrients can correct

mild to moderate deficiencies and prevent their recurrence in most soil types in south and central Florida. The 8N-2P2O5-12K2O+4Mg with micronutrients maintenance fertilizer blend described above should release nutrients for up to three months, and thus a three-month application interval is recommended. The suggested application rate for south Florida landscapes is 1.5 lbs. of the 8N-2P2O5-12K2O+4Mg with micronutrients fertilizer (not N) per 100 sq. ft. of palm canopy area, bed area, or landscape area. This rate can be lowered for Central Florida to 1.0 lbs. Mechanically or by hand, spread around the root zone, under the canopy. Do not inject or provide holes for this application.

Trees - Apply 2 lbs. of nitrogen per 1000 square feet of planting bed where trees are located. Only newly installed trees shall be fertilized as instructed by Landscape Architect/ written specifications.

E. Not less than seventy-two (72) hours prior to the application or placement of any fertilizer, the contractor shall notify the project representative of the time and date that the contractor will apply fertilizers. Failure on the part of the contractor to notify the resident project representative shall result in the contractor forfeiting any and all right to payment for the applications made without notification.

9. Pruning

A. All pruning shall be performed according to the National Arborist Standards and Guidelines. Pruning shall be done as required to maintain the "natural shape" and characteristics of the particular tree or plant species. The resident project representative shall be made aware of all pruning activities, prior to start of work. Oaks, maples, hickory, olive, etc. shall be pruned in the dormant season only, i.e. late fall, early winter.

B. Pruning shall also include removal of trees, palms, shrubs, or ground covers that are dead, broken or diseased. When diseased plant materials are recommended to be removed, a photograph and removal shall be documented to the CDD in advance. Trees to be considered for removal due to disease, death, or broken, shall be first inspected by a certified arborist and a report provided with his recommendations shall be submitted to the CDD for their approval of this work. All Pruning shall be done under the supervision of a Certified Arborist. As trees and palms are removed, contractor to provide a proposal for the replacement of this material in accordance to the newly adopted master landscape plan. Please note Washington Palms will not be replaced with same. All new material shall meet Florida Grades and Standards for Nursery Grown Plants, latest edition. Installation of this material shall be done in accordance with standard nursery practices. Note, that all tree staking and guying, water ring, backfill, 3" layer of pine bark mulch, and watering for 3-month establishment, shall be included in price.

C. Pruning shall include the removal of inward growing branches, water suckers and crossing or rubbing branches (inclusion) and co-dominant leaders. Never remove more than 25% of foliage, for trees 8-13 years old. The crossing of branches or those facing inward will generally be selected for removal. Where two branches are growing immediately above and below one another - typically, the lower branch shall remove. Do not remove low, vigorous branches. Do not trim the leader, but you can remove competing leaders. Follow National Arborist Standards for all of this work.

D. Major pruning shall be done by the contractor under the supervision of a Certified Arborist, to maintain the natural shape of the individual plant species and/or to renew the vigor of the particular plant species on the following schedule:

Maintain a live canopy ratio of greater than 60%. Prune all trees in January, in accordance with pruning standards for shade trees as referred to Fine and Standard Pruning manual. Located at the County Extension Office. Trees to be limbed up to 12' clearance at all times.

For Palm pruning; remove dead, yellow and low hanging fronds. If hazardous blooms or fruit occurs this can be removed as well. Do not remove or damage the terminal bud of a palm.

All evergreen ornamental grasses i.e., (Fountain Grass, Fakahatchee Grass, Muhly Grass, etc. shall be trimmed in late fall or early spring,) to remove the tips only. For the deciduous grasses, like spartina, the contractor can prune this by greater than one half its sizes.

Follow the completion of the ornamental grass pruning with pruning of such species as the viburnum, Philodendron, Ligustrum, Jasmine and other non-flowering shrub species. As soon as the major flowering species has been completed its bloom, in late spring, any necessary required pruning should occur. Note: No heading of shrubs shall be done.

Shearing of hedges shall be done after they bloom, since more frequent pruning reduces their blooms.

Palms and related plant types shall be pruned one time per year. Periodic pruning may be necessary for unsightly fronds. Pruning shall require the removal of all dead fronds as close to the trunk. If more than ½ of the frond is brown, then remove the frond. Also, remove them, when they are largely brown on the tips or when the fronds are infested with the leaf scarified. Dead and live inflorescence shall be removed at the same time. Do not remove any green healthy fronds (just to make it easier to reach dead fruiting stalks or emerging florescence) and avoid nicking the petioles of adjacent healthy fronds. Unsightly dead fronds that occur at other times of the year shall be removed immediately. Palms over 50' in height to be pruned at additional cost to the district.

When major pruning begins on a particular species of tree or plant, it shall continue until all plants or trees of that species have been pruned within the jurisdiction of this contract.

Minor pruning shall occur throughout the year to keep individual plants within desired limits on an "as needed" basis. ("suckers" and "water sprouts" kept off and away from walls, pavement, curb edges, signage areas, etc.)

E. The contractor shall prune vertical growth at a 45-degree angle. Branches shall be removed flush with the trunk, above the collar; per the National Arborist Standards.

F. The contractor shall prune all typical winter and spring flowering trees and shrubs in late spring after their bloom. Such as azaleas, trumpet trees, loquat trees, crape myrtles. For Crape Myrtles: Do not remove more than 18" from the individual branches. A second Pruning or Pinching of the inflorescence

seed pod, after the Crape Myrtle goes to seed, in mid to late summer, will produce additional flowering. This is true for Hibiscus as well.

G. The contractor can prune the evergreen shrubs anytime; including for example jasmine, holly, juniper, wax myrtle, etc. anytime. To encourage rapid flush, prune just before spring flush.

H. The contractor is required to remove all pruned materials and debris from the site each day. Contractor also is required to remove all trash and other debris other than landscape clippings and limbs each day from the site.

I. Plant materials shall be trimmed on a regular basis from around landscape lighting accent fixtures and signage so as not to impede the lighting source and beam spread.

10. Water, Irrigation and Sprinklers

The contractor to visit the site monthly to inspect the overall irrigation system on a zone by zone basis, and provide a written report of this work to the CDD each month.

A. The manual and automatic sprinkler system is to be used to maintain plant health and to conserve water. The irrigation system is to be maintained/scheduled in compliance with all local jurisdictional agencies and the associated restrictions as warranted. Contractor will solely be responsible for negligence in the operations associated with restricted water schedules as placed by agencies.

B. The contractor shall provide supervision of the system and shall make all adjustments, repairs, and replacements required. Contractor is responsible to check the irrigation wells on a monthly basis to ensure they are in good working order. All repair estimates to be sent to district representative for approval.

C. At each monthly inspection, the Contractor shall use a soil moisture probe meter to determine soil moisture content in various locations throughout the property, and specifically in off-color bed or turf areas. If found dry or too wet, he shall make the corrective action promptly to rectify the condition.

D. Newly planted trees and shrubs shall be hand-watered if located in isolated areas, or at least daily by sprinklers or rain for the first four weeks providing at least 1" to 1-1/2" per plant, filling their plant well area. For weeks, 6-8, contractor shall be responsible to water new material every other day, to ensure establishment. For 8-24 weeks, at least once to twice a week, the material will need to be watered. Any newly planted material not surviving 6 months, shall be replaced by the Contractor at his cost. Note: It is recommended that the moisture meter readings in the root ball area shall be maintained in the "moist" zone on the meter.

E. Risers shall be added as needed in the bed areas to ensure that water is being supplied to the entire shrub area and not being blocked or deflected by growing plants.

F. The contractor shall inform the association immediately of any serious problems in the irrigation system or its coverage.

G. The contractor shall run through each zone of the system monthly during the summer and "winter" months to check that all heads are working properly, aimed properly, and flushed, to ensure that all planting areas are receiving water evenly and completely providing 100% irrigation coverage. A written report for each said visit shall be signed by the person performing the required inspections and submitted to the District within 10 (ten) days of the completed inspection. The report shall include each "well number" (1-4), each "zone", each "head type" and an indication per each as to "working properly/needs repair/repared as follows" (with notation). Monthly reports should also include zone number on map, and type of plant material, head type, and GPM per zone used. Any new irrigation work shall be warranted by the contractor for proper installation and performance for 1 year. Parts shall be warranted by the manufacturer for 1 year.

H. The clock controls shall be programmed to deliver seasonal amount of water, per zone, per plant type. Zones shall be separated for turf versus shrub versus bubbler. Perennials or annuals shall be on their own zone. The site should have a rain sensor device installed in 2-3 locations and should be reviewed monthly to be in working condition. They shall all be tied to the controller, and be used to turn off the system during rainfall events. Field capacity of each well shall never be exceeded. An annual program should be presented to the board for approval at the onset of this contract.

I. Because turf water needs to vary from month to month, the amount of watering time shall be adjusted periodically to reflect these needs. Seasonal adjustments can be made with the controller if forecasted.

J. Excessive watering shall be avoided. It wastes water, floods large soil spaces and adversely affects the Cation Exchange Capacity of the plant. It also wastes water-soluble fertilizers. Plants shall be watered, therefore, by contractor in accordance with the season, soil type and turf type and other conditions.

K. All turf and other irrigation shall be between the hours of 8:00 P.M. and 7:00 A.M., and on days as currently noted, per the restrictions of the SWFWMD, unless otherwise approved in writing by the resident project representative.

L. It shall be clearly understood and agreed by the contractor that all the irrigation, systems including all necessary appurtenances to maintain said system shall be the responsibility of the contractor. Damage by others will not relieve the contractor of their responsibility to maintain the turf, shrubs, trees, ground cover.

Contractor shall ensure that all valve covers are replaced and covering their respective boxes and when necessary shall replace broken or damaged one at their expense.

11. Special Requirements

A. All tree bracing systems shall be checked regularly and tightened as needed. After one-year, this support/ bracing system can be removed. Any tagging or other tight straps shall be removed promptly upon installation.

B. Mulch Contractor to install -Pine Bark Mini Nuggets Mulch once per year at a depth of 2-3 inches, to ensure an established depth of 2-3 inches throughout all planting bed, except annual beds.

D. Contractor shall police all district property under contract during each time of service and remove all trash and debris including branches, vegetation, furniture from grounds including shrubbery encountered while mowing and trimming. The district reserves the right to increase the schedule if needed. All said debris shall be removed from district property. Dog stations to be emptied weekly by contractor.

12. Seasonal/ Annual Planting

All seasonal plantings shall be maintained by the contractor in the following manner:

A. Soil Bed Preparation

1. Remove all grass, weeds, stones, and other debris from seasonal color beds.

2. Treat all beds for nematodes with chemicals that have previously been approved by District project representative. Apply according to label directions at 50 pounds per 1000 sq. feet of bed area for each change out of plants.

3. Test soil ph. Soil pH needs to be 5.5 to 7.0, correct with sulfur to lower pH as needed. Amend and add 2-3" a soil potting mix or peat conducive to the species being planted. Then sprinkle entire bed with a controlled release fertilizer i.e., Osmocote (choose a release time that will suit the plant material selected; i.e. 3 months). Thoroughly mix top 6" of the soil in this area. Note: Annual Beds should be bermed up to about 4-6" minimum height. Water with micro-irrigation system only, no overhead watering as it will damage the flowers.

4. Pull weeds by Hand within these, annual / seasonal beds are preferred. A pre-emergent herbicide can be applied after plants are established. A light mulching can be provided but material cannot touch stems of annuals. Depth of mulch should be 1-2" max.

B. Planting Details

(4) Four/ Annual bed plantings are to be done annually for each of the planned locations of the project. Quantity for each location to be field measured and quantity determined by location area and submitted

at time of bid. , Plant material being installed shall be a minimum of 4 " pots/ containers and in a good full plant condition and should be acceptable to the project representative at time of installation. Only One species for each season shall be selected and installed each time. Contractor to ensure he uses the same color for each of the minor entrances, and same color for each of the major entrances (they can be different if desired) shall be provided. Species for each season shall be chosen according to the approved list below or as directed by the CDD as follows:

The December - March planting usually consists of: 4" pots of Cold Season Annuals; one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Pansy's	10-12" o.c. staggered rows (no direct sun)
Petunias	12" o.c.
Phlox	8" o.c. staggered rows
Snapdragon	10" o.c.
Poinsettia's	12-14" o.c.

The April – June planting usually consists of: 4" pots of Warm Season Annuals one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Impatiens	12" o.c. staggered rows (no direct sun)
Wax Begonias	12" o.c. staggered rows (no direct sun)
Dwarf Pentas	18" o.c. staggered rows (hot pink or purple only)
Sweet Alyssum	10-12" o.c. staggered rows
Salvia	8" o.c. staggered rows
Zinnia 'elegans'	12" o.c.

The July – November planting usually consists of: 4" pots of Warm Season Annuals one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Dwarf Pentas	12" o.c. staggered rows (northern lights lavender)
Marigolds	10" o.c.
Coleus 'chocolate mint'	18" o.c. staggered rows (no direct sun)
Crossandra	10" o.c. (no direct sun)

C. Watering

Watering needs to be performed, as a minimum, as often as turf watering. Monitor for possible additional watering requirements. Frequent times throughout the day for short cycles work best.

Program the irrigation system per plant needs appropriately, if area is on its own zone. Note: Annual Bed Areas should be on their own irrigation zone.

H. Mulching

1. After plants are planted maintain a light topping of Flora Mulch if directed by CDD.
2. Just prior to the next seasonal planting, the mulch should be incorporated into the soil.

Additional mulch should then be added (top dressed) immediately following the next planting maintaining the one to two-inch requirement at all times.

I. Weeding

Remove all weeds once per week so they do not compete for water and nutrients.

J. Manicuring

Begonias, etc. may need to be pinched back to keep them compact and free flowering. Research plant if unknown and monitor for required manicuring needs.

K. Insect and Disease Control

Check weekly for insects and possible disease and follow through with the appropriate treatments for specific needs and plant type.

L. Frost Protection

1. It is the responsibility of the Contractor to monitor the weather daily. He will need to ensure that they have immediate access to enough protective material to cover all flowers/ bedding area within their contract area and to have that material properly installed prior to a frost event.

2. It will be their responsibility to remove this protective covering immediately following the danger of frost.

In the absence of taking this protective action as climate conditions require, the contractor will be subject to Section 3.28 of the General Conditions.

M. Weekly Reports

1. Weekly maintenance reports will be provided to the District.

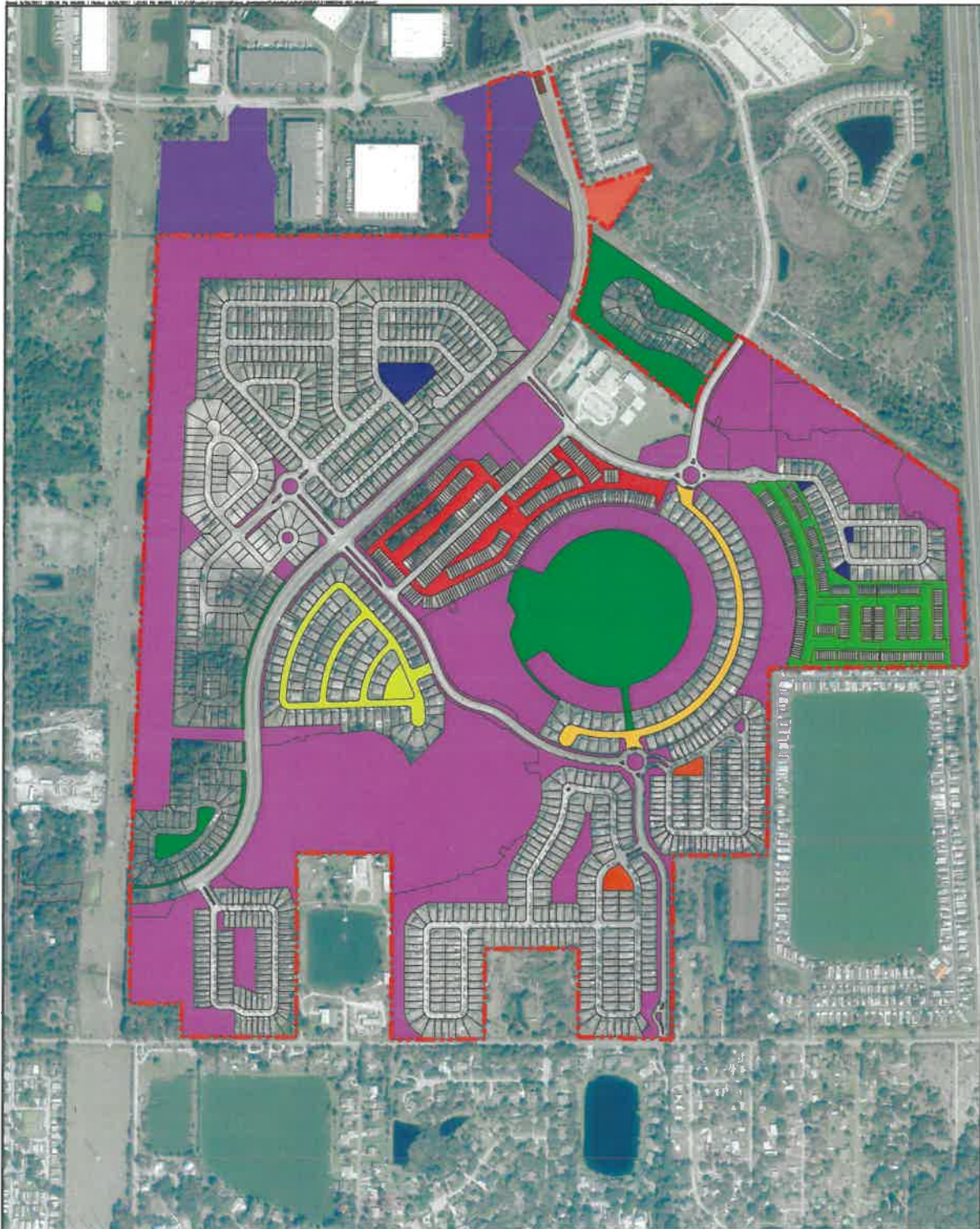
N. Monthly Tour

1. Once a month (time to be determined by district), a tour of the landscape contract area will be performed by the Contractor's superintendent and the District Representative.

O. 1. Work orders approved by the District to be completed within 7 business days.

P. Dog Stations

Dog stations are to be serviced weekly with the contractor providing the bags.



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP MAP

LEGEND

- CDD BOUNDARY
- PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
- OAK CREEK LAND COMPANY
- OAK CREEK OWNERS ASSOCIATION INC
- BAYWOOD AT OAK CREEK TOWNHOMES ASSOC INC
- HARVEST GLENN AT OAK CREEK HOA INC
- PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION INC
- SANCTUARY AT OAK CREEK HOMEOWNERS ASSOCIATION INC
- VILLAGES OF OAK CREEK MASTER ASSOCIATION INC
- SUMMERWOOD OF OAK CREEK HOMEOWNERS ASSOCIATION INC
- TAYLOR MORRISON OF FLORIDA INC
- HILLSBOROUGH COUNTY
- EAGLE PALMS HOMEOWNERS ASSOCIATION
- SURROUNDING PARCELS



0 100' 200' 400'
SCALE: 1" = 200'



Stantec

Stantec Consulting Services Inc.
777 S. Harbour Ward Blvd., Suite 400
Tampa, Florida 33603 Tel: 813.223.1800
www.stantec.com Fax: 813.223.0029
Certificate of Authorization #22013
P.Lic. # LC-C200170



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between Aquatic Weed Control, Inc. Hereinafter called **"AWC"**, and

Parkway CDD - Planting
c/o Inframark
2005 Pan Am Cir.
Tampa, FL 33067
Gene Roberts 813-440-7096 Gene.Roberts@inframark.com

04/12/2023

Hereinafter called **"CUSTOMER"**. The parties hereto agree as follows:

AWC agrees to supply and install a total of (2,000) Bareroot gulf Spikerush, (2) rows with 2ft centers in clumps of 5 for pond 1 (see site map), located at Parkway CDD. *Price of plants includes installation.*

(2,000) BR Gulf Spikerush @ \$.79 each.....\$ 1,580.00

Total investment of \$ 1,580.00

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

*AWC will provide a plant guarantee of 90% survival for 90 days under normal conditions. (Excludes adverse weather, drought-flood, hurricane, wildlife grazing, vandalism or damage by others).

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AQUAPRO POOL SOLUTIONS	23-030711	\$2,100.00		POOL CLEANING FEBRUARY 2023
ECO PEST SOLUTIONS	11649	\$150.00		PEST CONTROL SERVICES - MARCH 2023
ENVERA SYSTEMS	725147	\$1,024.33		VIDEO MONITORING - 03/01/23-03/31/23
ENVERA SYSTEMS	725935	\$1,138.15	\$2,162.48	VIDEO MONITORING - 04/01/23-04/30/23
FIRST CHOICE AQUATIC WEED	81650	\$1,846.00		WATERWAY SERVICES - 16 WATERWAYS APRIL 2023
INFRAMARK LLC	90606	\$8,158.87		DISTRICT INVOICE FEB 2023
INFRAMARK LLC	91941	\$8,184.86	\$16,343.73	DISTRICT INVOICE MARCH 2023
SPEAREM ENTERPRISES	5676	\$1,200.00		LABOR - 02/24/23-03/17/23 CLUBHOUSE
YELLOWSTONE LANDSCAPE	TMC 496682	\$18,450.25		LANDSCAPE MAINT. MARCH 2023
Monthly Contract Subtotal		\$42,252.46		
Variable Contract				
CHARLOTTE HAZLEWOOD	CH 022223	\$200.00		SUPERVISOR FEE 02/22/23
JO ANN WARD	JW 022223	\$200.00		SUPERVISOR FEE 02/22/23
JO ANN WARD	JW 032223	\$200.00	\$400.00	SUPERVISOR FEE 03/22/23
KOKO L. MILLER	KM 022223	\$200.00		SUPERVISOR FEE 02/22/23
KOKO L. MILLER	KM 032223	\$200.00	\$400.00	SUPERVISOR FEE 03/22/23
LINDA W. BELL	LB 022223	\$200.00		SUPERVISOR FEE 02/22/23
LINDA W. BELL	LB 032223	\$200.00	\$400.00	SUPERVISOR FEE 03/22/23
TANYA OCONNOR	TO 022223	\$200.00		SUPERVISOR FEE 02/22/23
TANYA OCONNOR	TO 032223	\$200.00	\$400.00	SUPERVISOR FEE 03/22/23
Variable Contract Subtotal		\$1,800.00		
Utilities				
TECO	0146 030823 ACH	\$818.23		ELECTRICITY SERVICES 02/02/23-03/02/23
TECO	0319 030723 ACH	\$9,668.35		BULK BILLING - 01/04/23-02/21/23
TECO	0609 030823 ACH	\$608.21		ELECTRICITY SERVICES 02/02/23-03/02/23
TECO	1963 030823 ACH	\$307.37		ELECTRICITY SERVICES 02/02/23-03/02/23
TECO	5560 030823 ACH	\$921.24	\$12,323.40	ELECTRICITY SERVICES 02/02/23-03/02/23
Utilities Subtotal		\$12,323.40		

PARKWAY CENTER CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
CARSONS LAWN & LANDSCAPING	7714	\$6,300.00		DEAD PALM TREES / PINE TREE REMOVED
DON HARRISON ENTERPRISES LLC	2991	\$450.00		ROUTINE MAINT. FEBRUARY 2023
DON HARRISON ENTERPRISES LLC	3001	\$450.00	\$900.00	ROUTINE MAINT. MARCH 2023
DOORKING INC.	1985452	\$32.95		SERVICE - 02/14/23-03/13/23
GRAU & ASSOCIATES	23742	\$1,500.00		AUDIT FYE 09/30/22
NAVITAS CREDIT CORP	41082792 030423	\$298.61		CONTRACT PAYMENT - FITNESS EQUIPMENT
NAVITAS CREDIT CORP	9292 030423 ACH	\$114.90	\$413.51	CONTRACT PAYMENT - FITNESS EQUIPMENT "A"
PARKWAY CENTER CDD	03022023-1	\$608.84		SERIES 2008 FY23 TAX DIST ID 613
PARKWAY CENTER CDD	03022023-2	\$1,345.20		SERIES 2018-1 FY23 TAX DIST ID 613
PARKWAY CENTER CDD	03022023-3	\$1,019.35	\$2,973.39	SERIES 2018-2 AMENITY FY23 TAX DIST ID 613
PHOENIX NATIONAL SECURITY LLC	3151	\$5,712.00		SECURITY PATROL SERVICES - 12/16/23-02/26/23
STANTEC CONSULTING	2051442	\$1,395.00		DISTRICT ENGINEER SERVICES THRU - 03/06/23
STANTEC CONSULTING	2052525	\$1,165.00	\$2,560.00	DISTRICT ENGINEER SERVICES THRU - 02/24/23
TIMES PUBLISHING COM	117541 032223	\$471.30		RFP FOR LANDSCAPING
YELLOWSTONE LANDSCAPE	TMC 503370	\$300.00		IRRIGATION REPAIRS
Regular Services Subtotal		\$21,163.15		
Additional Services				
DALE WENTZEL	DW 031623	\$13.96		CLUBHOUSE SUPPLIES
Additional Services Subtotal		\$13.96		
TOTAL		\$77,552.97		

Approved (with any necessary revisions noted):

Signature: _____

PARKWAY CENTER CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



AquaPRO
Pool Solutions

INVOICE

Jorge Lopez

Owner

INVOICE # 23-030711
DATE: MARCH 7, 2023

2513 DAKOTA ROCK DR.
RUSKIN, FL 33570
Phone: (813)482-1932
Email: aquapro.pool.solutions@gmail.com

TO PARKWAY CENTER CDD
7461 S. FALKENBURG DR.
RIVERVIEW, FL 33578
(813) 873-7300

JOB: MONTHLY POOL MAINTENANCE
FEBRUARY 2023

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	POOL MONTHLY MAINTENANCE	\$2,100.00	\$2,100.00
	• 3-Visits per Week (YEAR-ROUND)		
	• Chemicals Included		
	• Filtration Cleaning		
	• Pool Vacuuming and Skimming		
	• Water Testing and Balancing		
	• Daily Equipment Inspection		
	• Free Minor Equipment Repair		
TECHNICIAN NOTES: FINAL BILL			
			SUBTOTAL \$2,100.00
			SALES TAX EXEMPT
			TOTAL \$2,100.00

Make all checks payable to *AQUAPRO POOL SOLUTIONS*
THANK YOU FOR YOUR BUSINESS!

Eco Pest Solutions
PO BOX 1062
Mulberry, FL 33860 US
863-318-7378
ecopestsolutions1@gmail.com
eco-pestsolutions.com

Invoice



BILL TO
Parkway Center 7461 S Falkenburg Rd Riverview, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11649	03/24/2023	\$150.00	04/01/2023	Due on receipt	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
03/20/2023	COMMERCIAL PEST CONTROL	March Service	1	150.00	150.00T

SUBTOTAL	150.00
TAX (0%)	0.00
TOTAL	150.00
BALANCE DUE	\$150.00

Received
MAR 9 2023

<i>Invoice</i>	
Invoice Number 725147	Date 02/28/2023
Customer Number 400493	Due Date 04/01/2023

Page 1

Customer Name		Customer Number	P.O. Number	Invoice Number	Due Date
Parkway Center CDD		400493		725147	04/01/2023
Quantity	Description			Rate	Amount
<i>Parkway Center CDD, 7461 S. Faulkenburg Rd, Riverview, FL</i>					
1.00	Active Video Monitoring 03/01/2023 - 03/31/2023			715.00	715.00
1.00	Service & Maintenance 03/01/2023 - 03/31/2023			343.75	343.75
	Sales Tax				79.40
	Payments/Credits Applied				(113.82)
				Invoice Balance Due:	\$1,024.33

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

Date	Invoice #	Description	Amount	Balance Due
02/28/2023	725147	Alarm Monitoring Services	\$1,024.33	\$1,024.33

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

<i>Invoice</i>	
Invoice Number 725147	Date 02/28/2023
Customer Number 400493	Due Date 04/01/2023

Net Due: \$1,024.33

Amount Enclosed: _____



PARKWAY CENTER CDD
C/O INFRAMARK
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

2638

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

208

1 of 1 2638

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Received

MAR 9 2023

Invoice	
Invoice Number 725935	Date 03/01/2023
Customer Number 400493	Due Date 04/01/2023

Page 1

Customer Name		Customer Number	P.O. Number	Invoice Number	Due Date
Parkway Center CDD		400493		725935	04/01/2023
Quantity	Description			Rate	Amount
Parkway Center CDD, 7461 S. Faulkenburg Rd, Riverview, FL					
1.00	Active Video Monitoring			715.00	715.00
	04/01/2023 - 04/30/2023				
1.00	Service & Maintenance			343.75	343.75
	04/01/2023 - 04/30/2023				
	Sales Tax				79.40
	Payments/Credits Applied				0.00
				Invoice Balance Due:	\$1,138.15

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

Date	Invoice #	Description	Amount	Balance Due
03/01/2023	725935	Alarm Monitoring Services	\$1,138.15	\$1,138.15

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice	
Invoice Number 725935	Date 03/01/2023
Customer Number 400493	Due Date 04/01/2023

Net Due: \$1,138.15

Amount Enclosed: _____

PARKWAY CENTER CDD
C/O INFRAMARK
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

2637

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

209

1 of 1 2637

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
3/23/2023	81650

Bill To
Parkway Center CDD c/o Inframark 2005 Pan Am Circle Dr., Ste. 300 Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/22/2023

Description	Amount
Monthly waterway service for the month this invoice is dated - 16 waterways	1,408.00
Monthly maintenance for clubhouse for the month this invoice is dated	143.00
Monthly waterway service #23 for the month this invoice is dated	212.00
Monthly waterway service #25 for the month this invoice is dated	83.00

Thank you for your business.

Total	\$1,846.00
Payments/Credits	\$0.00
Balance Due	\$1,846.00



Job Name: _____
Customer Number: 426 Customer: FCA - PARKWAY CENTER CDD
Technician: Aleksey Solano
Date: 03/20/2023 Time: 03:00 PM
Customer Signature: _____

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

☐ Naiad
 ☐ _____

☒ Pickerelweed
 ☐ _____

☐ Soft Rush
 ☐ _____



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#90606

CUSTOMER ID

C2303

PO#

INVOICE

DATE

2/28/2023

NET TERMS

Net 30

DUE DATE

3/30/2023

BILL TO

Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,403.33		2,403.33
Accounting Services	1	Ea	2,389.75		2,389.75
Field Management	1	Ea	2,308.92		2,308.92
Dissemination Services	1	Ea	500.00		500.00
Recording Secretary	1	Ea	333.33		333.33
Technology Services	1	Ea	166.67		166.67
Color Copies	95	Ea	0.39		37.05
B/W Copies	78	Ea	0.15		11.70
Postage	14	Ea	0.58		8.12
Subtotal					8,158.87

Subtotal	\$8,158.87
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$8,158.87
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#91941

DATE

3/24/2023

CUSTOMER ID

C2303

NET TERMS

Net 30

PO#**DUE DATE**

4/23/2023

BILL TO

Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,403.33		2,403.33
Accounting Services	1	Ea	2,389.75		2,389.75
Field Management	1	Ea	2,308.92		2,308.92
Dissemination Services	1	Ea	500.00		500.00
Recording Secretary	1	Ea	333.33		333.33
Technology Services	1	Ea	166.67		166.67
Eugene Roberts 1-24-2023 Lowes \$69.51	1	Ea	69.51		69.51
Postage	22	Ea	0.60		13.20
B/W Copies	1	Ea	0.15		0.15
Subtotal					8,184.86

Subtotal \$8,184.86

Tax \$0.00

Total Due \$8,184.86

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Parkway CDD
Parkway CDD
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5676
DATE 03/16/2023
TERMS Net 15
DUE DATE 03/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 2/24/2023 thru 3/17/2023 4 weeks CLUBHOUSE CLEAN three times per week. including straitening pool furniture and dumping all exterior trash cans	4	262.50	1,050.00
Material PAPER GOODS trash bags and hand soap	1	75.00	75.00
Fuel Surcharge Due to The cost of rising fuel prices a surcharge has been added to this billing cycle for the month.	1	75.00	75.00

BALANCE DUE \$1,200.00



INVOICE

INVOICE #	INVOICE DATE
TMC 496682	3/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Name: Parkway Center CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2023

Invoice Amount: \$18,450.25

Description	Current Amount
Monthly Landscape Maintenance March 2023	\$18,450.25

Invoice Total **\$18,450.25**






Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Parkway Center CDD

MEETING DATE: February 22, 2023






SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward		Accept	\$200
Linda Bell		Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood		Accept	\$200
Koko Miller		Accept	\$200

DMS Staff Signature Gene Roberts

CH 022223

Parkway Center CDD

MEETING DATE: February 22, 2023

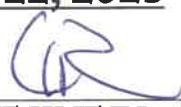
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward		Accept	\$200
Linda Bell		Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood		Accept	\$200
Koko Miller		Accept	\$200

DMS Staff Signature Gene Roberts

JW 022223

Parkway Center CDD

MEETING DATE: March 22, 2023








SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	<input checked="" type="checkbox"/>	Accept	\$200
Linda Bell	<input checked="" type="checkbox"/>	Accept	\$200
Tanya O'Conner	<input checked="" type="checkbox"/>	Accept	\$200
Charlotte Hazlewood	<input type="checkbox"/>	Accept	\$200
Koko Miller	<input checked="" type="checkbox"/>	Accept	\$200

DMS Staff Signature Gene Roberts

JW 032223

Parkway Center CDD

MEETING DATE: February 22, 2023


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward		Accept	\$200
Linda Bell		Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood		Accept	\$200
Koko Miller		Accept	\$200

DMS Staff Signature Gene Roberts

Km 022223

Parkway Center CDD

MEETING DATE: March 22, 2023








SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	/	Accept	\$200
Linda Bell	/	Accept	\$200
Tanya O'Conner	/	Accept	\$200
Charlotte Hazlewood		Accept	\$200
Koko Miller	/	Accept	\$200

DMS Staff Signature Gene Roberts

Km 032223

Parkway Center CDD

MEETING DATE: February 22, 2023


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward		Accept	\$200
Linda Bell		Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood		Accept	\$200
Koko Miller		Accept	\$200

DMS Staff Signature Gene Roberts

LB022223

Parkway Center CDD

MEETING DATE: March 22, 2023








SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward	/	Accept	\$200
Linda Bell	/	Accept	\$200
Tanya O'Conner	/	Accept	\$200
Charlotte Hazlewood		Accept	\$200
Koko Miller	/	Accept	\$200

DMS Staff Signature Gene Roberts

LB 032223

Parkway Center CDD

MEETING DATE: February 22, 2023


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward		Accept	\$200
Linda Bell		Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood		Accept	\$200
Koko Miller		Accept	\$200





DMS Staff Signature Gene Roberts

TO 022223

Parkway Center CDD

MEETING DATE: March 22, 2023



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jo Ann Ward		Accept	\$200
Linda Bell		Accept	\$200
Tanya O'Conner		Accept	\$200
Charlotte Hazlewood		Accept	\$200
Koko Miller		Accept	\$200

DMS Staff Signature Gene Roberts

TO ~~032223~~
032223



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/08/2023
Account: 211001800146

PARKWAY CENTER CDD
PARKWAY CENTER CDD
OAK CREEK PH 1C-1 RD
RIVERVIEW, FL 33569-0000

Current month's charges:	\$818.23
Total amount due:	\$818.23
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$818.23
Payment(s) Received Since Last Statement	-\$818.23
Current Month's Charges	\$818.23
Total Amount Due	\$818.23

DO NOT PAY. Your account will be drafted on 03/29/2023

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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 card or download a payment app.
- **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.

To learn more, or to report a scam, visit tampaelectric.com/scam

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: 211001800146

Current month's charges:	\$818.23
Total amount due:	\$818.23
Payment Due By:	03/29/2023

Amount Enclosed \$ _____

631630864757 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 03/29/2023

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)

863-299-0800 (Polk County)

888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO

P.O. Box 31318

Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800146
Statement Date: 03/08/2023
Current month's charges due 03/29/2023

Details of Charges – Service from 02/02/2023 to 03/02/2023

Service for: OAK CREEK PH 1C-1 RD, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	304 kWh @ \$0.03511/kWh	\$10.67
Fixture & Maintenance Charge	19 Fixtures	\$175.37
Lighting Pole / Wire	19 Poles	\$612.37
Lighting Fuel Charge	304 kWh @ \$0.04767/kWh	\$14.49
Storm Protection Charge	304 kWh @ \$0.01466/kWh	\$4.46
Clean Energy Transition Mechanism	304 kWh @ \$0.00036/kWh	\$0.11
Florida Gross Receipt Tax		\$0.76

Lighting Charges

\$818.23

Total Current Month's Charges

\$818.23

Important Messages

Important Rate Information for Outdoor Lighting Customers

Tampa Electric has requested an increase to outdoor lighting bills for uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. If approved by the Florida Public Service Commission (PSC), the increase will begin in April. Visit tampaelectric.com/ratecommunications to learn more.

Statement Date: 03/07/23

Account: 311000070319

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607



Current month's charges:	\$9,668.35
Total amount due:	\$9,668.35
Payment Due By:	03/21/23

Your Account Summary

Previous Amount Due	\$9,617.49
Payment(s) Received Since Last Statement	-\$9,617.49
Credit balance after payments and credits	\$0.00
Current Month's Charges	\$9,668.35

Total Amount Due **\$9,668.35**

DO NOT PAY. Your account will be drafted on 03/21/23



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



More options for you.

Visit **tecoaccount.com** to view and pay your bill, manage your information and more, 24/7 from any device.

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: 311000070319

Current month's charges:	\$9,668.35
Total amount due:	\$9,668.35
Payment Due By:	03/21/23

Amount Enclosed \$

700875002088 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 03/21/23

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

Contact Information

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863-299-0800 (Polk County)
888-223-0800 (All other counties)

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Hearing Impaired/TTY

711
Power Outages Toll-Free
877-588-1010

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813-275-3909

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TECO
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Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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(A convenience fee will be charged to your bank account or credit card.)

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Billed Individual Accounts



00000032-0000340-Page 5 of 22

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARKWAY CENTER CDD	211001738486	8414 DEER CHASE DR, A RIVERVIEW, FL 33578-8605	\$96.65
PARKWAY CENTER CDD	211001738759	8380 STILL RIVER DR RIVERVIEW, FL 33569-0000	\$120.30
PARKWAY CENTER CDD	211001739070	8421 CASTLE CREEK DR LITES RIVERVIEW, FL 33578-0000	\$357.87
PARKWAY CENTER CDD	211001739302	8405 CASTLE CREEK DR SIGN RIVERVIEW, FL 33578-0000	\$67.38
PARKWAY CENTER CDD	211001739567	FALKENBURG/WOOLLEY RIVERVIEW, FL 33578-0000	\$4485.30
PARKWAY CENTER CDD	211001739864	OAK CRK PH2 RIVERVIEW, FL 33578-0000	\$1205.82
PARKWAY CENTER CDD	211001800955	OAK CREEK PARCEL 1B RIVERVIEW, FL 33569-0000	\$852.02
PARK PLACE CDD	211015022604	OAK CREEK 1A TAMPA, FL 33602-0000	\$961.97
PARKWAY CENTER CDD	211014450103	5707 STILL WATER DR, #B RIVERVIEW, FL 33569-0000	\$107.43
PARKWAY CENTER CDD	211014450376	5707 STILL WATER DR, #C RIVERVIEW, FL 33569-0000	\$89.37
PARKWAY CENTER CDD	211014450640	5707 STILL WATER DR, #D RIVERVIEW, FL 33569-0000	\$84.33
PARKWAY CENTER CDD	211014450897	5707 STILL RIVER DR, #A RIVERVIEW, FL 33569-0000	\$56.33
PARKWAY CENTER CDD	211014451127	7330 FALKENBURG RD ENT RIVERVIEW, FL 33578-0000	\$72.56
PARKWAY CENTER CDD	211014451317	OAK CREEK SF, PH 2B4 TAMPA, FL 33602-0000	\$247.36
PARKWAY CENTER CDD	211014451523	OAK CREEK SF PH2B 2/3 LUTZ, FL 33549-0000	\$478.88
PARKWAY CENTER	211014451713	OAK CREEK SF, PH HH RIVERVIEW, FL 33569-0000	\$384.78



ACCOUNT INVOICE

tampaelectric.com




Account: 211001738486
Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

Service for: 8414 DEER CHASE DR, A, RIVERVIEW, FL 33578-8605

Rate Schedule: General Service - Non Demand

Meter Location: # A Pmp

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																				
1000323060	02/01/23	20,559		20,028		531 kWh	1	29 Days																				
Daily Basic Service Charge			29 days @ \$0.75000		\$21.75	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div>  <table><thead><tr><th>Month</th><th>Usage (kWh)</th></tr></thead><tbody><tr><td>FEB 2023</td><td>18</td></tr><tr><td>JAN 2023</td><td>18</td></tr><tr><td>DEC 2022</td><td>18</td></tr><tr><td>NOV 2022</td><td>18</td></tr><tr><td>OCT 2022</td><td>18</td></tr><tr><td>SEP 2022</td><td>18</td></tr><tr><td>AUG 2022</td><td>18</td></tr><tr><td>JUL 2022</td><td>18</td></tr><tr><td>FEB 2022</td><td>17</td></tr></tbody></table>			Month	Usage (kWh)	FEB 2023	18	JAN 2023	18	DEC 2022	18	NOV 2022	18	OCT 2022	18	SEP 2022	18	AUG 2022	18	JUL 2022	18	FEB 2022	17
Month	Usage (kWh)																											
FEB 2023	18																											
JAN 2023	18																											
DEC 2022	18																											
NOV 2022	18																											
OCT 2022	18																											
SEP 2022	18																											
AUG 2022	18																											
JUL 2022	18																											
FEB 2022	17																											
Energy Charge			531 kWh @ \$0.07990/kWh		\$42.43																							
Fuel Charge			531 kWh @ \$0.04832/kWh		\$25.66																							
Storm Protection Charge			531 kWh @ \$0.00400/kWh		\$2.12																							
Clean Energy Transition Mechanism			531 kWh @ \$0.00427/kWh		\$2.27																							
Florida Gross Receipt Tax					\$2.42																							
Electric Service Cost						\$96.65																						
Current Month's Electric Charges						\$96.65																						

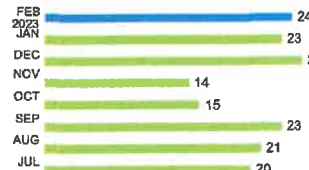


Account: 211001738759
Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

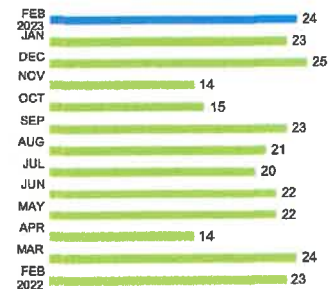
Service for: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																				
1000326790	02/01/23	26,644		25,944		700 kWh	1	29 Days																				
Daily Basic Service Charge			29 days @ \$0.75000			\$21.75	<div><h3>Tampa Electric Usage History</h3><p>Kilowatt-Hours Per Day (Average)</p><table><thead><tr><th>Month</th><th>Average kWh Per Day</th></tr></thead><tbody><tr><td>FEB 2023</td><td>24</td></tr><tr><td>JAN</td><td>23</td></tr><tr><td>DEC</td><td>22</td></tr><tr><td>NOV</td><td>14</td></tr><tr><td>OCT</td><td>15</td></tr><tr><td>SEP</td><td>23</td></tr><tr><td>AUG</td><td>21</td></tr><tr><td>JUL</td><td>20</td></tr><tr><td>JUN</td><td>19</td></tr></tbody></table></div>		Month	Average kWh Per Day	FEB 2023	24	JAN	23	DEC	22	NOV	14	OCT	15	SEP	23	AUG	21	JUL	20	JUN	19
Month	Average kWh Per Day																											
FEB 2023	24																											
JAN	23																											
DEC	22																											
NOV	14																											
OCT	15																											
SEP	23																											
AUG	21																											
JUL	20																											
JUN	19																											
Energy Charge			700 kWh @ \$0.07990/kWh			\$55.93																						
Fuel Charge			700 kWh @ \$0.04832/kWh			\$33.82																						
Storm Protection Charge			700 kWh @ \$0.00400/kWh			\$2.80																						
Clean Energy Transition Mechanism			700 kWh @ \$0.00427/kWh			\$2.99																						
Florida Gross Receipt Tax						\$3.01																						
Electric Service Cost						\$120.30																						
Current Month's Electric Charges						\$120.30																						

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211001739070
Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

Service for: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																												
1000325661	02/01/23	87,016		84,619		2,397 kWh	1	29 Days																												
Daily Basic Service Charge		29 days @ \$0.75000				\$21.75	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><caption>Tampa Electric Usage History Data</caption><thead><tr><th>Month</th><th>Kilowatt-Hours Per Day (Average)</th></tr></thead><tbody><tr><td>FEB 2023</td><td>83</td></tr><tr><td>JAN</td><td>33</td></tr><tr><td>DEC</td><td>70</td></tr><tr><td>NOV</td><td>77</td></tr><tr><td>OCT</td><td>56</td></tr><tr><td>SEP</td><td>98</td></tr><tr><td>AUG</td><td>114</td></tr><tr><td>JUL</td><td>100</td></tr><tr><td>JUN</td><td>2</td></tr><tr><td>MAY</td><td>3</td></tr><tr><td>APR</td><td>3</td></tr><tr><td>MAR</td><td>3</td></tr><tr><td>FEB 2022</td><td>80</td></tr></tbody></table>		Month	Kilowatt-Hours Per Day (Average)	FEB 2023	83	JAN	33	DEC	70	NOV	77	OCT	56	SEP	98	AUG	114	JUL	100	JUN	2	MAY	3	APR	3	MAR	3	FEB 2022	80
Month	Kilowatt-Hours Per Day (Average)																																			
FEB 2023	83																																			
JAN	33																																			
DEC	70																																			
NOV	77																																			
OCT	56																																			
SEP	98																																			
AUG	114																																			
JUL	100																																			
JUN	2																																			
MAY	3																																			
APR	3																																			
MAR	3																																			
FEB 2022	80																																			
Energy Charge		2,397 kWh @ \$0.07990/kWh				\$191.52																														
Fuel Charge		2,397 kWh @ \$0.04832/kWh				\$115.82																														
Storm Protection Charge		2,397 kWh @ \$0.00400/kWh				\$9.59																														
Clean Energy Transition Mechanism		2,397 kWh @ \$0.00427/kWh				\$10.24																														
Florida Gross Receipt Tax						\$8.95																														
Electric Service Cost						\$357.87																														
Current Month's Electric Charges						\$357.87																														

Account: 211001739302
Statement Date: 03/02/23




Details of Charges – Service from 01/04/23 to 02/01/23

Service for: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																
1000705281	02/01/23	12,456		12,134		322 kWh	1	29 Days																
Daily Basic Service Charge			29 days @ \$0.75000			\$21.75	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div>  <table><tr><td>FEB 2023</td><td>11</td></tr><tr><td>JAN</td><td>13</td></tr><tr><td>DEC</td><td>11</td></tr><tr><td>NOV</td><td>10</td></tr><tr><td>OCT</td><td>10</td></tr><tr><td>SEP</td><td>9</td></tr><tr><td>AUG</td><td>9</td></tr><tr><td>JUL</td><td>9</td></tr></table>		FEB 2023	11	JAN	13	DEC	11	NOV	10	OCT	10	SEP	9	AUG	9	JUL	9
FEB 2023	11																							
JAN	13																							
DEC	11																							
NOV	10																							
OCT	10																							
SEP	9																							
AUG	9																							
JUL	9																							
Energy Charge			322 kWh @ \$0.07990/kWh			\$25.73																		
Fuel Charge			322 kWh @ \$0.04832/kWh			\$15.56																		
Storm Protection Charge			322 kWh @ \$0.00400/kWh			\$1.29																		
Clean Energy Transition Mechanism			322 kWh @ \$0.00427/kWh			\$1.37																		
Florida Gross Receipt Tax						\$1.68																		
Electric Service Cost						\$67.38																		
Current Month's Electric Charges						\$67.38																		



ACCOUNT INVOICE

tampaelectric.com



Account: 211001739567

Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

Service for: FALKENBURG/WOOLLEY, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	5878 kWh @ \$0.03511/kWh	\$206.38
Fixture & Maintenance Charge	71 Fixtures	\$1607.36
Lighting Pole / Wire	71 Poles	\$2288.33
Lighting Fuel Charge	5878 kWh @ \$0.04767/kWh	\$280.20
Storm Protection Charge	5878 kWh @ \$0.01466/kWh	\$86.17
Clean Energy Transition Mechanism	5878 kWh @ \$0.00036/kWh	\$2.12
Florida Gross Receipt Tax		\$14.74

Lighting Charges

\$4,485.30

Current Month's Electric Charges

\$4,485.30

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Account: 211001739864
Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

Service for: OAK CRK PH2, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	448 kWh @ \$0.03511/kWh	\$15.73
Fixture & Maintenance Charge	28 Fixtures	\$258.44
Lighting Pole / Wire	28 Poles	\$902.44
Lighting Fuel Charge	448 kWh @ \$0.04767/kWh	\$21.36
Storm Protection Charge	448 kWh @ \$0.01466/kWh	\$6.57
Clean Energy Transition Mechanism	448 kWh @ \$0.00036/kWh	\$0.16
Florida Gross Receipt Tax		\$1.12
Lighting Charges		\$1,205.82
Current Month's Electric Charges		\$1,205.82

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ACCOUNT INVOICE

tampaelectric.com



Account: 211001800955
Statement Date: 03/02/23

Details of Charges – Service from 01/24/23 to 02/21/23

Service for: OAK CREEK PARCEL 1B, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	496 kWh @ \$0.03511/kWh	\$17.41
Fixture & Maintenance Charge	31 Fixtures	\$286.13
Lighting Pole / Wire	31 Poles	\$516.15
Lighting Fuel Charge	496 kWh @ \$0.04767/kWh	\$23.64
Storm Protection Charge	496 kWh @ \$0.01466/kWh	\$7.27
Clean Energy Transition Mechanism	496 kWh @ \$0.00036/kWh	\$0.18
Florida Gross Receipt Tax		\$1.24

Lighting Charges

\$852.02

Current Month's Electric Charges

\$852.02

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022604
Statement Date: 03/02/23

Details of Charges – Service from 01/24/23 to 02/21/23

Service for: OAK CREEK 1A, TAMPA, FL 33602-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	560 kWh @ \$0.03511/kWh	\$19.66
Fixture & Maintenance Charge	35 Fixtures	\$323.05
Lighting Pole / Wire	35 Poles	\$582.75
Lighting Fuel Charge	560 kWh @ \$0.04767/kWh	\$26.70
Storm Protection Charge	560 kWh @ \$0.01466/kWh	\$8.21
Clean Energy Transition Mechanism	560 kWh @ \$0.00036/kWh	\$0.20
Florida Gross Receipt Tax		\$1.40

Lighting Charges **\$961.97**

Current Month's Electric Charges **\$961.97**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450103
Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

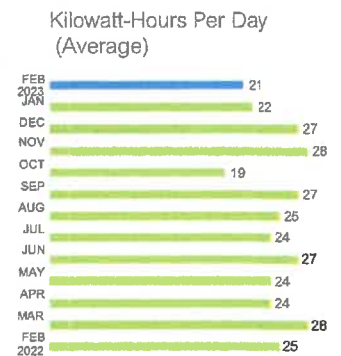
Service for: 5707 STILL WATER DR, #B, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	02/01/23	26,932		26,324		608 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.75000				\$21.75		
Energy Charge		608 kWh @ \$0.07990/kWh				\$48.58		
Fuel Charge		608 kWh @ \$0.04832/kWh				\$29.38		
Storm Protection Charge		608 kWh @ \$0.00400/kWh				\$2.43		
Clean Energy Transition Mechanism		608 kWh @ \$0.00427/kWh				\$2.60		
Florida Gross Receipt Tax						\$2.69		
Electric Service Cost						\$107.43		
Current Month's Electric Charges						\$107.43		

Tampa Electric Usage History



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450376

Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

Service for: 5707 STILL WATER DR, #C, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # C

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	02/01/23	25,137		24,658		479 kWh	1	29 Days
Daily Basic Service Charge			29 days @ \$0.75000			\$21.75	Tampa Electric Usage History	
Energy Charge			479 kWh @ \$0.07990/kWh			\$38.27	Kilowatt-Hours Per Day (Average)	
Fuel Charge			479 kWh @ \$0.04832/kWh			\$23.15		
Storm Protection Charge			479 kWh @ \$0.00400/kWh			\$1.92		
Clean Energy Transition Mechanism			479 kWh @ \$0.00427/kWh			\$2.05		
Florida Gross Receipt Tax						\$2.23		
Electric Service Cost						\$89.37		
Current Month's Electric Charges						\$89.37		

FEB 2023

JAN

DEC

NOV

OCT

SEP

AUG

JUL

17

19

18

28

21

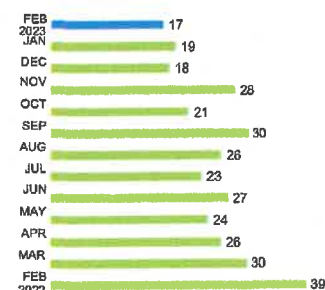
30

26

23

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014450640
Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

Service for: 5707 STILL WATER DR, #D, RIVERVIEW, FL 33569-0000

Rate Schedule: General Service - Non Demand

Meter Location: # D

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																												
1000492524	02/01/23	19,037		18,594		443 kWh	1	29 Days																												
Daily Basic Service Charge			29 days @ \$0.75000			\$21.75	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><thead><tr><th>Month</th><th>Kilowatt-Hours Per Day (Average)</th></tr></thead><tbody><tr><td>FEB 2022</td><td>31</td></tr><tr><td>MAR</td><td>23</td></tr><tr><td>APR</td><td>18</td></tr><tr><td>MAY</td><td>17</td></tr><tr><td>JUN</td><td>16</td></tr><tr><td>JUL</td><td>14</td></tr><tr><td>AUG</td><td>17</td></tr><tr><td>SEP</td><td>17</td></tr><tr><td>OCT</td><td>18</td></tr><tr><td>NOV</td><td>19</td></tr><tr><td>DEC</td><td>18</td></tr><tr><td>JAN</td><td>15</td></tr><tr><td>FEB 2023</td><td>15</td></tr></tbody></table>		Month	Kilowatt-Hours Per Day (Average)	FEB 2022	31	MAR	23	APR	18	MAY	17	JUN	16	JUL	14	AUG	17	SEP	17	OCT	18	NOV	19	DEC	18	JAN	15	FEB 2023	15
Month	Kilowatt-Hours Per Day (Average)																																			
FEB 2022	31																																			
MAR	23																																			
APR	18																																			
MAY	17																																			
JUN	16																																			
JUL	14																																			
AUG	17																																			
SEP	17																																			
OCT	18																																			
NOV	19																																			
DEC	18																																			
JAN	15																																			
FEB 2023	15																																			
Energy Charge			443 kWh @ \$0.07990/kWh			\$35.40																														
Fuel Charge			443 kWh @ \$0.04832/kWh			\$21.41																														
Storm Protection Charge			443 kWh @ \$0.00400/kWh			\$1.77																														
Clean Energy Transition Mechanism			443 kWh @ \$0.00427/kWh			\$1.89																														
Florida Gross Receipt Tax						\$2.11																														
Electric Service Cost						\$84.33																														
Current Month's Electric Charges						\$84.33																														

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Account: 211014450897
Statement Date: 03/02/23



Details of Charges – Service from 01/04/23 to 02/01/23

Service for: 5707 STILL RIVER DR, #A, RIVERVIEW, FL 33569-0000

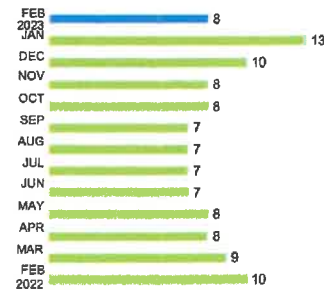
Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	02/01/23	8,117		7,874		243 kWh	1	29 Days
Daily Basic Service Charge		29 days @ \$0.75000				\$21.75		
Energy Charge		243 kWh @ \$0.07990/kWh				\$19.42		
Fuel Charge		243 kWh @ \$0.04832/kWh				\$11.74		
Storm Protection Charge		243 kWh @ \$0.00400/kWh				\$0.97		
Clean Energy Transition Mechanism		243 kWh @ \$0.00427/kWh				\$1.04		
Florida Gross Receipt Tax						\$1.41		
Electric Service Cost						\$56.33		
Current Month's Electric Charges						\$56.33		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451127
Statement Date: 03/02/23

Details of Charges – Service from 01/04/23 to 02/01/23

Service for: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																												
1000323057	02/01/23	24,909		24,550		359 kWh	1	29 Days																												
Daily Basic Service Charge			29 days @ \$0.75000			\$21.75	<div>Tampa Electric Usage History</div> <div>Kilowatt-Hours Per Day (Average)</div> <table><thead><tr><th>Month</th><th>Kilowatt-Hours Per Day (Average)</th></tr></thead><tbody><tr><td>FEB 2022</td><td>26</td></tr><tr><td>MAR</td><td>14</td></tr><tr><td>APR</td><td>10</td></tr><tr><td>MAY</td><td>7</td></tr><tr><td>JUN</td><td>4</td></tr><tr><td>JUL</td><td>6</td></tr><tr><td>AUG</td><td>9</td></tr><tr><td>SEP</td><td>9</td></tr><tr><td>OCT</td><td>5</td></tr><tr><td>NOV</td><td>3</td></tr><tr><td>DEC</td><td>4</td></tr><tr><td>JAN</td><td>8</td></tr><tr><td>FEB 2023</td><td>12</td></tr></tbody></table>		Month	Kilowatt-Hours Per Day (Average)	FEB 2022	26	MAR	14	APR	10	MAY	7	JUN	4	JUL	6	AUG	9	SEP	9	OCT	5	NOV	3	DEC	4	JAN	8	FEB 2023	12
Month	Kilowatt-Hours Per Day (Average)																																			
FEB 2022	26																																			
MAR	14																																			
APR	10																																			
MAY	7																																			
JUN	4																																			
JUL	6																																			
AUG	9																																			
SEP	9																																			
OCT	5																																			
NOV	3																																			
DEC	4																																			
JAN	8																																			
FEB 2023	12																																			
Energy Charge			359 kWh @ \$0.07990/kWh			\$28.68																														
Fuel Charge			359 kWh @ \$0.04832/kWh			\$17.35																														
Storm Protection Charge			359 kWh @ \$0.00400/kWh			\$1.44																														
Clean Energy Transition Mechanism			359 kWh @ \$0.00427/kWh			\$1.53																														
Florida Gross Receipt Tax						\$1.81																														
Electric Service Cost						\$72.56																														
Current Month's Electric Charges						\$72.56																														

Billing information continues on next page



ACCOUNT INVOICE

tampaelectric.com



Account: 211014451317
Statement Date: 03/02/23

Details of Charges – Service from 01/24/23 to 02/21/23

Service for: OAK CREEK SF, PH 2B4, TAMPA, FL 33602-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	144 kWh @ \$0.03511/kWh	\$5.06
Fixture & Maintenance Charge	9 Fixtures	\$83.07
Lighting Pole / Wire	9 Poles	\$149.85
Lighting Fuel Charge	144 kWh @ \$0.04767/kWh	\$6.86
Storm Protection Charge	144 kWh @ \$0.01466/kWh	\$2.11
Clean Energy Transition Mechanism	144 kWh @ \$0.00036/kWh	\$0.05
Florida Gross Receipt Tax		\$0.36

Lighting Charges

\$247.36

Current Month's Electric Charges

\$247.36

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451523

Statement Date: 03/02/23

Details of Charges – Service from 01/24/23 to 02/21/23

Service for: OAK CREEK SF PH2B 2/3, LUTZ, FL 33549-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	240 kWh @ \$0.03511/kWh	\$8.43
Fixture & Maintenance Charge	15 Fixtures	\$138.45
Lighting Pole / Wire	19 Poles	\$316.35
Lighting Fuel Charge	240 kWh @ \$0.04767/kWh	\$11.44
Storm Protection Charge	240 kWh @ \$0.01466/kWh	\$3.52
Clean Energy Transition Mechanism	240 kWh @ \$0.00036/kWh	\$0.09
Florida Gross Receipt Tax		\$0.60

Lighting Charges **\$478.88**

Current Month's Electric Charges **\$478.88**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211014451713
Statement Date: 03/02/23



Details of Charges – Service from 01/24/23 to 02/21/23

Service for: OAK CREEK SF, PH HH, RIVERVIEW, FL 33569-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	224 kWh @ \$0.03511/kWh	\$7.86
Fixture & Maintenance Charge	14 Fixtures	\$129.22
Lighting Pole / Wire	14 Poles	\$233.10
Lighting Fuel Charge	224 kWh @ \$0.04767/kWh	\$10.68
Storm Protection Charge	224 kWh @ \$0.01466/kWh	\$3.28
Clean Energy Transition Mechanism	224 kWh @ \$0.00036/kWh	\$0.08
Florida Gross Receipt Tax		\$0.56

Lighting Charges

\$384.78

Current Month's Electric Charges

\$384.78

Total Current Month's Charges

\$9,668.35

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/08/2023
Account: 211001800609

PARKWAY CENTER CDD
PARKWAY CENTER CDD
OAK CRK PRC 6 BLVD
RIVERVIEW, FL 33578-0000

Current month's charges:	\$608.21
Total amount due:	\$608.21
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$608.21
Payment(s) Received Since Last Statement	-\$608.21
Current Month's Charges	\$608.21
Total Amount Due	\$608.21

DO NOT PAY. Your account will be drafted on 03/29/2023

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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 card or download a payment app.
- **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.

To learn more, or to report a scam, visit tampaelectric.com/scam

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: 211001800609

Current month's charges:	\$608.21
Total amount due:	\$608.21
Payment Due By:	03/29/2023

Amount Enclosed \$ _____

631630864759 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 03/29/2023

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

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Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



ACCOUNT INVOICE

tampaelectric.com



Account: 211001800609
Statement Date: 03/08/2023
Current month's charges due 03/29/2023

Details of Charges – Service from 02/02/2023 to 03/02/2023

Service for: OAK CRK PRC 6 BLVD, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	260 kWh @ \$0.03511/kWh	\$9.13
Fixture & Maintenance Charge	13 Fixtures	\$163.15
Lighting Pole / Wire	13 Poles	\$418.99
Lighting Fuel Charge	260 kWh @ \$0.04767/kWh	\$12.39
Storm Protection Charge	260 kWh @ \$0.01466/kWh	\$3.81
Clean Energy Transition Mechanism	260 kWh @ \$0.00036/kWh	\$0.09
Florida Gross Receipt Tax		\$0.65

Lighting Charges

\$608.21

Total Current Month's Charges

\$608.21

Important Messages

Important Rate Information for Outdoor Lighting Customers

Tampa Electric has requested an increase to outdoor lighting bills for uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. If approved by the Florida Public Service Commission (PSC), the increase will begin in April. Visit tampaelectric.com/ratecommunications to learn more.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/08/2023
Account: 221007991963

PARKWAY CENTER CDD
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Current month's charges:	\$307.37
Total amount due:	\$307.37
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$307.37
Payment(s) Received Since Last Statement	-\$307.37
Current Month's Charges	\$307.37
Total Amount Due	\$307.37

DO NOT PAY. Your account will be drafted on 03/29/2023

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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 card or download a payment app.
- **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.

To learn more, or to report a scam, visit tampaelectric.com/scam

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: 221007991963

Current month's charges:	\$307.37
Total amount due:	\$307.37
Payment Due By:	03/29/2023

Amount Enclosed \$ _____

625458036148 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 03/29/2023

PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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ACCOUNT INVOICE

tampaelectric.com



Account: 221007991963
Statement Date: 03/08/2023
Current month's charges due 03/29/2023

Details of Charges – Service from 02/02/2023 to 03/02/2023

Service for: 7461 S FALKENBURG RD. AND S 78TH ST., RIVERVIEW, FL 33578

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	162 kWh @ \$0.03511/kWh	\$5.69
Fixture & Maintenance Charge	6 Fixtures	\$124.38
Lighting Pole / Wire	6 Poles	\$166.74
Lighting Fuel Charge	162 kWh @ \$0.04767/kWh	\$7.72
Storm Protection Charge	162 kWh @ \$0.01466/kWh	\$2.37
Clean Energy Transition Mechanism	162 kWh @ \$0.00036/kWh	\$0.06
Florida Gross Receipt Tax		\$0.41

Lighting Charges

\$307.37

Total Current Month's Charges

\$307.37

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/08/2023

Account: 221008055560

PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Current month's charges:	\$921.24
Total amount due:	\$921.24
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$868.58
Payment(s) Received Since Last Statement	-\$868.58
Current Month's Charges	\$921.24
Total Amount Due	\$921.24

DO NOT PAY. Your account will be drafted on 03/29/2023

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TampaElectric.com/Paperless

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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: 221008055560

Current month's charges:	\$921.24
Total amount due:	\$921.24
Payment Due By:	03/29/2023

Amount Enclosed \$ _____

625458036149 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 03/29/2023

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

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

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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888-223-0800 (All other counties)

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ACCOUNT INVOICE

tampaelectric.com



Account: 221008055560
Statement Date: 03/08/2023
Current month's charges due 03/29/2023

Details of Charges – Service from 02/02/2023 to 03/02/2023

Service for: 7461 S FALKENBURG RD, RIVERVIEW, FL 33578

Rate Schedule: General Service Demand - Standard

Meter Location: CLUBHOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	03/02/2023	54,964		46,418		8,546 kWh	1	29 Days
1000813546	03/02/2023	22.62		0		22.62 kW	1	29 Days

Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	23 kW @ \$14.13000/kW	\$324.99
Energy Charge	8,546 kWh @ \$0.00736/kWh	\$62.90
Fuel Charge	8,546 kWh @ \$0.04832/kWh	\$412.94
Capacity Charge	23 kW @ -\$0.06000/kW	-\$1.38
Storm Protection Charge	23 kW @ \$0.62000/kW	\$14.26
Energy Conservation Charge	23 kW @ \$0.88000/kW	\$20.24
Environmental Cost Recovery	8,546 kWh @ \$0.00084/kWh	\$7.18
Clean Energy Transition Mechanism	23 kW @ \$1.12000/kW	\$25.76
Florida Gross Receipt Tax		\$23.03

Electric Service Cost

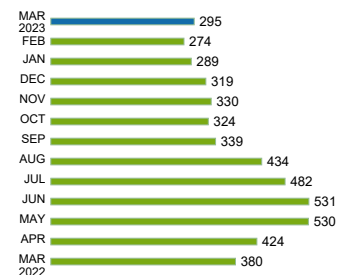
\$921.24

Total Current Month's Charges

\$921.24

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Important Rate Information for Outdoor Lighting Customers

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INVOICE

DATE: February 21, 2023
Invoice # 7714

Payment due upon receipt

E-mail
carsonwd@yahoo.com

Don Harrison Enterprises										No 2991	
2510 Priscilla Ct. • Lutz, FL 33559-5679 (813) 363-6286 # 112215										DATE 03/02/23 Received MAR 6 2023	
NAME Parkway Center C.D.D.										PHONE 813-873-7300	
STREET 205 Park Ave Wichee										STATE FL	
CITY Tampa										ZIP 33607	
JOB NAME/LOCATION										JOB PHONE	
ADDRESS Parkway										ORDERED BY Gene Roberts	
SCHEDULED DATE/TIME										DESCRIPTION OF WORK	
WORK TAKEN BY Don										ROUTINE MAINTENANCE FOR THE MONTH OF FEBRUARY 2023, FIXED BROKEN LANDSCAPE LIGHT AT BELMONT. EVERYTHING ELSE CHECKED OUT OK.	
ASK ABOUT OUR SERVICE CONTRACTS										AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge, if applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/2% per month on all past due balances.	
PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications. LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.										CUSTOMER SIGNATURE	
UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:										I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.	
DATE COMPLETED 02-21-2023										CUSTOMER SIGNATURE	
TERMS: Net Due Upon Completion										CUSTOMER SIGNATURE	

Don Harrison Enterprises LLC						No.	3001
2510 Priscilla Ct. Lutz, FL 33559-5679 (813) 363-6286 #00434 #13010124						DATE RECEIVED	MAR 24 2023
NAME: Don Harrison Enterprises, C.D.P.						STREET:	2005 pm Am Jack, SE 30th Ave
CITY:						STATE:	FL
ZIP:						CITY:	33607
JOB NAME/LOCATION:						JOB PHONE:	
ADDRESS:						SCHEDULED DATE/TIME:	
WORK TAKEN BY: Don						ORDERED BY: Gene Roberts	
DESCRIPTION OF WORK:							
Routine Maintenance for the month of March. 2023.							
(All checked out OK; no issues)							
(Completed)							
ASK ABOUT OUR SERVICE CONTRACTS							
PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications. LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.							
UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:							
PREVENTIVE MAINTENANCE DISCOUNT							
Month of March						450.00	
TOTAL AMOUNT DUE						\$ 450.00	
MAT.							
PERMITS							
MISC.							
TAX							
LABOR							
TOTAL							

Received

MAR 20 2023

DKS Cellular Subscription

Please remit your check together with the Payment Slip from the last page of this invoice.

INVOICE

INVOICE#

1985452

INVOICE DATE

March 14, 2023

Monica Alvarez
Parkway Center CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: ParkwayCenter

Period Starts: February 14, 2023

Period Ends: March 13, 2023

Previous Balance: \$32.95

Payment Received: (\$32.95)

New Charges: \$32.95

Note: All \$ amounts are in US Dollars.**Total Amount Due: \$32.95 USD Due upon receipt**

Payments

Date	Details	Amount
3/8/2023	Check received	(\$32.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
2/14/2023	3/13/2023		813 230 5734	9999	0	29	\$32.95

Summary

Total Amount Due

This amount is due upon receipt

\$32.95 USD

Cut along the dotted line and include with the check.

Please also write the Invoice Number (" 1985452 ") on your check.

Invoice# 1985452
Dated March 14, 2023
User ID ParkwayCenter
Period Starts: February 14, 2023
Period Ends: March 13, 2023
Amount Due: **\$32.95 USD**

Payment To:
DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Parkway Center Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 23742
Date 03/02/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>1,500.00</u>
Current Amount Due	\$ <u><u>1,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 03/04/2023

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
BRIAN HOWELL
7461 FALKENBURG ROAD S.
RIVERVIEW, FL 33578

Remittance Section

Contract Number: 41082792
Due Date: 3/25/2023
Amount Due: **\$298.61**

Amount Enclosed: \$

Please see additional important information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204



000410827922023030400000298610

Keep lower portion for your records - Please return upper portion with your payment.



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
3/25/2023	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41082792-1	Contract Payment	03/25/2023	\$298.61					\$298.61
SUBTOTALS:			\$298.61					\$298.61

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
3/25/2023	41082792	FITNESS EQUIPMENT
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 03/04/2023

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

Remittance Section

Contract Number: 40819292
Due Date: 3/25/2023
Amount Due: \$114.90

This statement is for information purposes only. We will be debiting the bank account you provided to us for the amount due on the due date as specified above.

000408192922023030400000114908

Keep lower portion for your records - Please return upper portion with your payment.



DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
3/25/2023	40819292	FITNESS EQUIPMENT PER SCHEDULE
CUSTOMER NAME		"A"
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Manage Payments
- ➔ Download Invoices
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40819292-1	Contract Payment	03/25/2023	\$76.15			\$38.75		\$114.90
SUBTOTALS:			\$76.15			\$38.75		\$114.90

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

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Thank you for your business!

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PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
3/25/2023	40819292	FITNESS EQUIPMENT PER SCHEDULE "A"
CUSTOMER NAME		
PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>

CHECK REQUEST FORM
Parkway Center

Date: 3/6/2023

Invoice#: 03022023 - 1

Vendor#: V00115

Vendor Name: Parkway Center

Pay From: Wells Fargo Acct# 1958

Description: Series 2008 - FY 23 Tax Dist. ID 613

Code to: 200.103200.1000

Amount: \$608.84

Requested By: 3/6/2023
Teresa Farlow

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date 3/2/2023
Check Amount \$608.84
Payable To Parkway Center CDD
Check Description Series 2008 - FY 22 Tax Dist. ID 613
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2023, Tax Year 2022

Date Received	Amount Received	53.21%		21.17%		9.58%		9.58%		16.04%		16.04%		Proof Distribution ID	Notes / CDD check
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018-1 Debt Service Revenue	Rounded 2018-1 Debt Service Revenue	Raw Numbers 2008 Debt Service Revenue	Rounded 2008 Debt Service Revenue	Raw Numbers 2018-2 AMENITY Debt Service Revenue	Rounded 2018-2 AMENITY Debt Service Revenue						
11/3/2022	15,775.88	8,393.94	8,393.94	3,339.69	3,339.69	1,511.55	1,511.55	2,530.70	2,530.70	-	595	-	5907		
11/16/2022	84,018.50	44,704.06	44,704.06	17,786.38	17,786.38	8,050.15	8,050.15	13,477.91	13,477.91	-	598	-	5907		
11/22/2022	46,159.57	24,560.31	24,560.31	9,771.80	9,771.80	4,422.73	4,422.73	7,404.73	7,404.73	-	599	-	5907		
11/28/2022	107,230.45	57,054.53	57,054.53	22,700.26	22,700.26	10,274.18	10,274.18	17,201.48	17,201.48	-	600	-	5945		
12/6/2022	1,388,579.19	738,826.88	738,826.88	293,956.66	293,956.66	133,045.33	133,045.33	222,750.32	222,750.32	-	602	-	5931/5931/5932		
12/13/2022	24,775.85	13,182.59	13,182.59	5,244.95	5,244.95	2,373.87	2,373.87	3,974.44	3,974.44	-	604	-	5961		
1/5/2023	90,287.74	48,039.76	48,039.76	19,113.55	19,113.55	8,650.83	8,650.83	14,483.60	14,483.60	-	606	-	5979		
2/3/2023	15,880.06	8,449.37	8,449.37	3,361.75	3,361.75	1,521.53	1,521.53	2,547.42	2,547.42	(0.01)	610	-	5982		
1/23/2023	801.60	426.51	426.51	169.70	169.70	76.80	76.80	128.59	128.59	-	Interest	-			
3/2/2023	6,354.39	3,381.01	3,381.01	1,345.20	1,345.20	608.84	608.84	1,019.35	1,019.35	(0.01)	613	-			
		-	-	-	-	-	-	-	-	-		-			
		-	-	-	-	-	-	-	-	-		-			
		-	-	-	-	-	-	-	-	-		-			
		-	-	-	-	-	-	-	-	-		-			
		-	-	-	-	-	-	-	-	-		-			
		-	-	-	-	-	-	-	-	-		-			
TOTAL	1,779,863.23	947,018.95	947,018.95	376,789.93	376,789.93	170,535.82	170,535.82	285,518.54	285,518.54	(0.01)		-			
Net Total on Roll	1,804,261.46		959,999.97		381,955.70		172,873.92		289,431.87						
Collection Surplus / (Deficit)	(24,398.23)				(5,165.77)		(2,338.10)		(3,913.33)						

CHECK REQUEST FORM
Parkway Center

Date: 3/6/2023

Invoice#: 03022023 -2

Vendor#: V00115

Vendor Name: Parkway Center

Pay From: Wells Fargo Acct# 1958

Description: Series 2018-1 - FY 23 Tax Dist. ID 613

Code to: 201.103200.1000

Amount: \$1,345.20

Requested By: 3/6/2023
Teresa Farlow

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date 3/2/2023
Check Amount \$1,345.20
Payable To Parkway Center CDD
Check Description Series 2018-1 - FY 22 Tax Dist. ID 613
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	FY 2023
Net O&M	\$ 959,999.97	53.21%
Net DS '18-1	\$ 381,955.70	21.17%
Net DS '08	\$ 172,873.92	9.58%
Net DS '18-2	\$ 289,431.87	16.04%
Net Total	\$1,804,261.46	100.00%

[illegible]

CHECK REQUEST FORM
Parkway Center

Date: 3/6/2023

Invoice#: 03022023 - 3

Vendor#: V00115

Vendor Name: Parkway Center

Pay From: Wells Fargo Acct# 1958

Description: Series 2018-2 Amenity - FY 23 Tax Dist. ID 613

Code to: 202.103200.1000

Amount: \$1,019.35

Requested By: 3/6/2023
Teresa Farlow

PARKWAY CENTER CDD

DISTRICT CHECK REQUEST

Today's Date 3/2/2023
Check Amount \$1,019.35
Payable To Parkway Center CDD
Check Description Series 2018-2 Amenity - FY 22 Tax Dist. ID 613
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

PARKWAY CENTER CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	FY 2023	
Dollar Amounts		
Net O&M	\$ 959,999.97	53.21% 0.532074
Net DS '18-1	\$ 381,955.70	21.17% 0.211696
Net DS '08	\$ 172,873.92	9.58% 0.095814
Net DS '18-2	\$ 289,431.87	16.04% 0.160416
Net Total	1,804,261.46	100.00% 1.000000

Date Received	Amount Received	53.21%		21.17%		9.58%		16.04%		16.04%		Proof	Date Transferred / Distribution ID	Notes / CDD check
		Raw Numbers	Rounded	Raw Numbers	Rounded	Raw Numbers	Rounded	Raw Numbers	Rounded	Raw Numbers	Rounded			
		Operations Revenue	Operations Revenue	2018-1 Debt Service Revenue	2018-1 Debt Service Revenue	2008 Debt Service Revenue	2008 Debt Service Revenue	2018-2 AMENITY Debt Service Revenue	2018-2 AMENITY Debt Service Revenue	2018-2 AMENITY Debt Service Revenue	2018-2 AMENITY Debt Service Revenue			
11/3/2022	15,775.88	8,393.94	8,393.94	3,339.69	3,339.69	1,511.55	1,511.55	2,530.70	2,530.70	2,530.70	2,530.70	-	595	5907
11/16/2022	84,018.50	44,704.06	44,704.06	17,786.38	17,786.38	8,050.15	8,050.15	13,477.91	13,477.91	13,477.91	13,477.91	-	598	5907
11/22/2022	46,159.57	24,560.31	24,560.31	9,771.80	9,771.80	4,422.73	4,422.73	7,404.73	7,404.73	7,404.73	7,404.73	-	599	5907
11/28/2022	107,230.45	57,054.53	57,054.53	22,700.26	22,700.26	10,274.18	10,274.18	17,201.48	17,201.48	17,201.48	17,201.48	-	600	5945
12/6/2022	1,388,579.19	738,826.88	738,826.88	293,956.66	293,956.66	133,045.33	133,045.33	222,750.32	222,750.32	222,750.32	222,750.32	-	602	5931/5931/5932
12/13/2022	24,775.85	13,182.59	13,182.59	5,244.95	5,244.95	2,373.87	2,373.87	3,974.44	3,974.44	3,974.44	3,974.44	-	604	5961
1/5/2023	90,287.74	48,039.76	48,039.76	19,113.55	19,113.55	8,650.83	8,650.83	14,483.60	14,483.60	14,483.60	14,483.60	-	606	5979
2/3/2023	15,880.06	8,449.37	8,449.37	3,361.75	3,361.75	1,521.53	1,521.53	2,547.42	2,547.42	2,547.42	2,547.42	(0.01)	610	5982
1/23/2023	801.60	426.51	426.51	169.70	169.70	76.80	76.80	128.59	128.59	128.59	128.59	-	Interest	
3/2/2023	6,354.39	3,381.01	3,381.01	1,345.20	1,345.20	608.84	608.84	1,019.35	1,019.35	1,019.35	1,019.35	(0.01)	613	
		-	-	-	-	-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-	-	-		
TOTAL	1,779,863.23	947,018.95	947,018.95	376,789.93	376,789.93	170,535.82	170,535.82	285,518.54	285,518.54	285,518.54	285,518.54	(0.01)		
Net Total on Roll	1,804,261.46							289,431.87	289,431.87	289,431.87	289,431.87			
Collection Surplus / (Deficit)	(24,398.23)		(12,981.02)		(5,165.77)		(2,338.10)	(3,913.33)	(3,913.33)	(3,913.33)	(3,913.33)			



INVOICE

Phoenix National Security LLC
5535 Grand Blvd suit B
New Port Richey, Florida 34652
United States

Phone: 1-866-883-8866
Fax: 727-569-9012
www.phoenixnationalecurity.com

BILL TO
Parkway CDD
Gene Roberts Roberts
7461 South Falkenburg Road
Riverview, 33578

813.873.7300
districtinvoices@inframark.com

Invoice Number: 3151

Invoice Date: March 3, 2023

Payment Due: March 17, 2023

Amount Due (USD): \$5,712.00

 [Pay Securely Online](#)

Services	Hours	Rate	Amount
12/16/22 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
12/17/22 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
12/18/22 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
12/23/22 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
12/24/22 1 guard from 1 pm to 9 pm Holiday rate	8	\$31.50	\$252.00
12/30/22 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
12/31/22 1 guard from 1 pm to 9 pm Holiday rate	8	\$31.50	\$252.00
1/1/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/6/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/7/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/8/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00



INVOICE

Phoenix National Security LLC
5535 Grand Blvd suit B
New Port Richey, Florida 34652
United States

Phone: 1-866-883-8866
Fax: 727-569-9012
www.phoenixnationalecurity.com

Services	Hours	Rate	Amount
1/13/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/14/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/15/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/20/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/21/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/22/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/27/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/28/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/29/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
1/30/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/3/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/4/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/5/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/10/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/11/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00



INVOICE

Phoenix National Security LLC
5535 Grand Blvd suit B
New Port Richey, Florida 34652
United States

Phone: 1-866-883-8866
Fax: 727-569-9012
www.phoenixnationalecurity.com

Services	Hours	Rate	Amount
2/12/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/17/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/18/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/19/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/24/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/25/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00
2/26/23 1 guard from 1 pm to 9 pm	8	\$21.00	\$168.00

Total: \$5,712.00

Amount Due (USD): \$5,712.00

Pay Securely Online



link.waveapps.com/5csr86-dvj8mk

Invoice Number	2051442
Invoice Date	March 10, 2023
Purchase Order	238101232
Customer Number	83368
Project Number	238101232

Bill To

Parkway Center Community Development District
 Accounts Payable
 2002 North Lois Avenue #507
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project R189399700 - Parkway Center Oak CreekCDD Preservation Areas

Project Manager	White, Chris	Contract Upset	22,160.00
Current Invoice Total (USD)	1,395.00	Contract Billed to Date	24,940.00
		For Period Ending	March 6, 2023

Email invoices to: teresa.farlow@merituscorp.com If you have any questions regarding your project please contact Chris White. Email: chris.white3@stantec.com Phone: 574-249-8504. For any billing inquiries please contact Angela Rappe

Top Task	5821	Quarterly Vegetation Control
Low Task	5821.000A	February Services

			Total Invoiced	Previously Invoiced	Current Invoice
Progress Charge	5,540.00 x	125.18 % Complete	6,935.00	5,540.00	1,395.00
Low Task Subtotal	Task Phase				1,395.00
Top Task Subtotal	Quarterly Vegetation Control 11/20				1,395.00
	Total Fees & Disbursements				1,395.00
	INVOICE TOTAL (USD)				1,395.00

Due upon receipt or in accordance with terms of the contract

Invoice Number	2052525
Invoice Date	March 9, 2023
Purchase Order	215600346
Customer Number	83368
Project Number	215600346

Bill To

Parkway Center Community Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive, Suite 702
 Coral Springs FL 33071
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project	Parkway Center Community Dev District		
Project Manager	Stewart, Tonja L	For Period Ending	February 24, 2023
Current Invoice Total (USD)	1,165.00		

Site observations for SWFWMD 2629.10 and 2629.11

Top Task **2023** **2023 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.25	152.00	190.00
Waag, R Tyson (Tyson)	4.50	168.00	756.00
Stewart, Tonja L	1.00	219.00	219.00
Subtotal Professional Services	<u>6.75</u>		<u>1,165.00</u>

Top Task Subtotal	2023 FY General Consulting	1,165.00
Total Fees & Disbursements		<u>1,165.00</u>
INVOICE TOTAL (USD)		1,165.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.



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	
03/22/23		PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account	
03/22/2023	Deirdre Bonett	117541	
Total Amount Due		Ad Number	
\$471.30		0000278403	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/22/23	03/22/23	0000278403	Times	Legals CLS	RFP for Landscaping	1	2x65 L	\$469.30
03/22/23	03/22/23	0000278403	Tampabay.com	Legals CLS	RFP for Landscaping AffidavitMaterial	1	2x65 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
03/22/23	PARKWAY CENTER COMMUNITY DEV DISTRICT	
Billing Date	Sales Rep	Customer Account
03/22/2023	Deirdre Bonett	117541
Total Amount Due		Ad Number
\$471.30		0000278403

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

PARKWAY CENTER COMMUNITY DEV DISTRICT
ATTN: MERITUS DISTRICTS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

**Bill To:**

Parkway Center CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Property Name: Parkway Center CDD

Opp #270956

Irrigation Email Request 12/21/2022 (Turn Off All Wells For Cold Weather)

INVOICE

INVOICE #	INVOICE DATE
TMC 503370	3/20/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: April 19, 2023

Invoice Amount: \$300.00

Description	Current Amount
Irrigation Repairs	\$300.00

Invoice Total **\$300.00**

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Should you have any questions or inquiries please call (386) 437-6211.



Proposal #270956

Date: 12/27/2022

From: Greg Schweitzer

Proposal For

Parkway Center CDD

c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

main: 813-873-7300
mobile:
eric.davidson@merituscorp.com

Location

7461 S. Falkenburg Road
Riverview, FL 33578

Property Name: Parkway Center CDD

Irrigation Email Request 12/21/2022 (Turn Off All Wells For Cold Weather)

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	5.00	\$300.00
Irrigation Material	0.00	\$0.00

Client Notes

- As requested turned off all pumps.

Signature

x

SUBTOTAL	\$300.00
SALES TAX	\$0.00
TOTAL	\$300.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Greg Schweitzer

Office:
gschweitzer@yellowstonelandscape.com

Schweitzer, Greg

From: Gene Roberts <Gene.Roberts@Inframark.com>
Sent: Tuesday, December 20, 2022 3:44 PM
To: Schweitzer, Greg
Subject: Freeze Warning

Follow Up Flag: Flag for follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside your organization.

Greg,
With the cold temperatures and potential freeze forecasted for the weekend can you make sure the irrigation is shut off at Parkway.

Thanks,
Gene

DISTRICT CHECK REQUEST FORM

Today's Date 3/16/23

District Name Parkway CDD

Check Amount \$13.96

Payable: Dale Wentzel

Mailing Address 38035 Woodside Lane
Zephyrhills Fl 33542

Check Description: Clubhouse Supplies

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM	_____	GR
Fund	_____	
G/L		
Object Cd		
CK #	_____	Date 3/16/23

Publix

Pavilion Crossing Shopping Center
3863 South US Highway 301
Riverview, FL 33578
Store Manager: Stacie Bradham
813-626-7104



1371 2HN 054 795

SWF WETJET LMN 2PK	12.99 T
Order Total	12.99
Sales Tax	0.97
Grand Total	13.96
Cash	14.00
Change	0.04

Receipt ID: 1371 2HN 054 795

Your cashier was Bret

02/17/2023 17:55 S1371 R105 4795 C0253

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