PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 22, 2017

PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
FEBRUARY 22, 2017 at 6:30 p.m.

Rivercrest CDD Clubhouse
Located at 11560 Ramble Creek Drive, Riverview, FL 33569.

District Board of Supervisors	Chairman	JoAnn Ward
	Vice Chairman	Earl Kunke
	Supervisor	Tanya O'Connor
	Supervisor	Daniel Fleary, Jr.
	Supervisor	Vacant
District Manager	Meritus	Brian Howell
District Attorney	Burr Forman	Scott Steady
District Engineer	Stantec, Inc.	Tonja Stewart

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

The District Agenda is comprised of four different sections:

The meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. Fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items.** The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Board of Supervisors
Parkway Center Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, February 22, 2017 at 6:30 p.m.** at Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569. Included below is the agenda:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**
3. **VENDOR/STAFF REPORTS**
    A. District Counsel
    B. District Engineer
4. **BUSINESS ITEMS**
    A. Discussion on Bales Security
    B. RFP – Landscape Services ..... Tab 01
        i. Landscape Maintenance Professionals ..... Tab 02
        ii. Millennium Lawn, Landscape and Nursery ..... Tab 03
        iii. Yellowstone Landscape ..... Tab 04
    C. Discussion on Tree Cutback & Removal Proposals -LMP ..... Tab 05
    D. Candidate Consideration for Vacant Seat 2 ..... Tab 06
    E. Capital Improvement Update
    F. General Matters of the District
5. **CONSENT AGENDA**
    A. Consideration of Minutes of Board of Supervisors Meeting January 25, 2017 ..... Tab 07
    B. Consideration of Operations and Maintenance Expenditures February ..... Tab 08
    C. Review of Financial Statements through December 31, 2016 ..... Tab 09
6. **MANAGEMENT REPORTS**
    A. District Manager's Report
    B. Field Manager
        i. District Inspection Report ..... Tab 10
        ii. Staff Action List ..... Tab 11
        iii. Aquatic Systems Reports ..... Tab 12
7. **SUPERVISOR REQUESTS**
8. **AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
9. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Howell
District Manager

Parkway Center
Community Development District

LANDSCAPE MAINTENANCE

DELIVERY OF PROPOSAL

Landscape Maintenance within the District by January 16, 2017 at 5pm., address to:

Parkway Center CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607
Attention: Brian Howell

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. Please note dog stations/trash receptacles to be emptied by landscape provider.

Each bidder shall submit one bid encompassing all proposal areas.

Parkway Center CDD

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 "Floratam" St.Augistine grass to be mowed 46 times per year. Zoysia and Bermuda 46 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. Floratam, Bermuda, Zoysia 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.

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 'Floratam' 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 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 sulfacte or chealated 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.

Note-Bermuda turf to be over seeded with Rye Grass annually. Please include fertilization in your bid as well for the Rye Grass. Bermuda turf program for fertilization, pest and disease to follow best management practices.

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 tile contiguous turf is Bermuda, do not spray with Atrazine or 2, 4-D. 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 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 files, 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.Augistine 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, Phytophtora 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.

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 8' 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 petroles 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/repaired 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.

M. The site is irrigated using a controller system. Replacement or additional controller, valves, rotor heads, bubblers, and spray heads and associated nozzles, shall be by **same manufacturer** or approved equal.

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 and trash receptacles on district common areas are to be emptied 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 wills 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

(3) Three Seasonal/ Annual bed plantings are to be done annually for each of the entrances 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;

Plants	Spacing
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;

Plants	Spacing
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;

Plants	Spacing
Dwarf Pentas	12” o.c. staggered rows (northern lights lavender)
Marigolds	10” o.c.
Coleus ‘chocolate mint’	182” 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 works 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 insure 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 the 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. 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.



Our vision is to provide high quality landscape services in a timely manner at affordable prices while demonstrating that each and every client is vitally important to the success of LMP.

Landscape Installation & Maintenance | Irrigation Installation & Maintenance | Fertilization & Pest Control | Arbor Care

Landscape Maintenance Professionals, Inc.
P.O. Box 267
Seffner, Florida 33583
Submission Date: January 16, 2017

Parkway Center CDD
2005 Pan Am Circle, Suite 120
Tampa, Florida 33607
Attention: Brian Howell

LMP Landscape Maintenance Professionals, Inc.

Landscape Maintenance Professionals, Inc.

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LANDSCAPE MAINTENANCE PROFESSIONALS, INC.

There is a continuing need in the market place for managers and communities to not only maintain but improve the aesthetic value of their properties through meticulously and beautifully composed landscape appearances. Often characterized as curb appeal, landscape invokes not only a visual response but an emotional one as well; its appearance can either be inviting or repelling depending upon the quality of the landscape maintenance provider, and that's where we come in.

WHO WE ARE

Landscape Maintenance Professionals, Inc. (LMP) is a premier full service landscape organization. LMP's approach to landscape maintenance and design is built on the premise of paying attention to the details; we notice the little things that can enhance the overall appearance of a property, and we train all of our employees on this practice. As a result of focusing on the details, LMP has continued to grow over the past two decades adding six locations to serve clients – current and future – throughout the state of Florida.

At LMP, believing our creativity to be better suited for enhancing and maintaining beautiful landscape designs, we choose to tell a simple story about our journey that began in 1991, with Orlando Castillo, Jr. After a decade of disappointment working for a large landscape service provider whose sole focus was "cut the grass and cash the check", Orlando envisioned a company (a) that believed in and demonstrated the desire to exceed a client's expectations, (b) that would work to educate the client on the best management practices for protecting their largest uninsurable asset, and (c) valued its relationships with not only its clients but its employees as well. Today LMP has over 250 employees from corporate support personnel to crews who champion Orlando's vision, and focus on the details on a daily basis.

WHAT WE BELIEVE IN

At LMP we may have started small but we think big!

PURPOSE	*To be a leader in the landscape industry who sets the bar for providing quality design, enhancement and maintenance services while maintaining focus on the needs of the client.*
MISSION	*To provide high quality landscape services in a timely manner at affordable prices all while understanding that each and every customer is vitally important to LMP's success.*
CORE VALUES	*Integrity, honesty, passion, commitment, accountability, and the unyielding dedication to under promise and over deliver.*
PHILANTHROPY	*At LMP philanthropy is not a philosophy but a practice, and our giving back starts internally with our employees whom we service with recognition programs and awards for their hard work and dedication. These same employees then work with LMP to pay the generosity forward in the community by focusing on such organizations as Metropolitan Ministries, Give the Kids the World Village, and various American Veteran programs to name a few.*

WHAT WE DO

LMP is a full service landscape contractor providing in-house services for the following landscaping needs:

- Landscape Design & Consultation
- Landscape Installation & Maintenance
- Insect & Disease Mitigation
- Floriculture Programs & Arbor Care Services
- Irrigation Installation & Maintenance
- Moisture Management
- Fertilization Services
- Nursery Operations & Aquatics Maintenance

AFFILIATIONS

Community Association Institute

Building Owners & Managers Association

Central FL Hotel & Lodging Association

National Association of Landscape Professionals

SW FL Water Management

FL Irrigation Society

WHERE WE ARE LOCATED

LMP is well positioned to service properties in counties located throughout the state of Florida, and has established offices in the following areas to meet the needs of its clients:

Office	Office Information	Branch Manager	Service Areas
Corporate	13050 E US Highway 92 Dover, Florida 33583 (813) 757-6500	Garth Rinard	Hillsborough Pinellas Manatee Polk
Wesley Chapel	26324 Wesley Chapel Blvd Lutz, Florida 33559 (813) 406-4465	Jason Liggett	Hillsborough Pinellas Pasco Hernando
Orlando	5600 Carder Road Orlando, Florida 32810 (407) 383-5709	Rick Smarz	Volusia Seminole Orange Osceola Lake Sumter Brevard
Jacksonville	6123 Phillips Highway Suite 6 Jacksonville, Florida 32216 (904) 235-5044	Jason Lane	Clay Putnam St. Johns Duval Nassau Bradford Flagler
Sarasota	1639 W University Parkway Sarasota, Florida 34243 (941) 556-9404	Steve Tanaka	Manatee Hardee Sarasota De Soto Charlotte
Fort Lauderdale	515 SW 21st Terrace Ft. Lauderdale, Florida 33312 (954) 306-2812	Glenn Harrington	Broward Dade Monroe

APPROACH

At LMP we understand that each property faces unique challenges, and we are committed to providing the highest quality of services that embrace these unique challenges. We believe ourselves to be a professional and proactive company whose continued success can be attributed to the fact that the actions of each employee reflects LMP's simple motto of "do what you say you're going to do when you say you are going to do it." At the property level our commitment to the motto is demonstrated through our Account Managers' collaborative relationship with the clients designated point of contact that is built upon responsibility, respect, and open communication. We believe communication to be the cornerstone of all successful relationships; it enables both parties to be aware of what is occurring on the property.

As the selected service provider, you look to LMP to be the professionals for all of your landscape needs. Understanding this, we want to be held fully accountable for all aspects of protecting your largest uninsured asset - the landscape. We believe that without accountability one lacks ownership, and we want you, the customer, to rest assured that when you hire LMP, there will be no concerns with accountability. The practices we have implemented to be successful in our management approach include:



- **COMMUNICATION** – It is vital to effectively communicate between the contractor and customer, and use a wide range of communication methods including on-site walk-throughs, telephone calls, emails, and text messages. *We as a company prefer to communicate electronically*.

- **DOCUMENTATION** – This is accomplished through emails, weekly crew worksheets, internal tracking reports as well as our weekly reports that our Account Managers send to all of our customers. As previously indicated, we expect to be held accountable for what we say and expect the same in return from our customers.

- **EXECUTION** – It is imperative that LMP performs the work as outlined in its plan of action; failure and poor workmanship are not viable options. Our clients are investing substantial amounts of money to have LMP to manage their landscape needs, and we, in turn, hold our employees to professional standards in terms of their work product.

- **FOLLOW THROUGH** – LMP strives to achieve the "closing of the loop". While it is important that issues are addressed in a timely manner, we find it as equally important to communicate to the customer that a specific item/request/task has been completed. Without follow through both LMP and the client are left in a reactive position; it is our goal to limit the need for many outgoing phone calls to us to check on the status of an item.

WORK PRODUCT - QUALITY CONTROL

At LMP we prefer to invest in our people; not processes. It is our employees who are pivotal to our success, and, as such, we tend to minimize the use of complicated systems to create reports related to the properties and communities we service. We prefer, instead, to use the following methods for reporting:

- **WEEKLY MAINTENANCE WORKSHEET (WMW)** – This worksheet is required to be completed in the field by the supervisor, and is designed to outline any areas of concern related to the property and the landscaping. LMP's protocol further requires that the WMW be turned in to the appropriate Account Manager who will then inspect the property, and schedule any remediation tasks to be performed up to and including irrigation, fertilization or pest control. If requested, LMP will distribute this worksheet to the client's designated point of contact.

- **SERVICE REQUEST FORMS**: LMP utilizes two forms for service requests that can be called in from the field to be entered into the tracking system – the irrigation service request form (internally referred to as the blue form) and the general maintenance and pest control form (internally referred to as the gold form).

START-UP PLAN

With all project start-ups, LMP's initial focus is on learning the property, performing a complete property wide inspection and analysis of all turf, plant material and irrigation systems. During this initial start-up process, LMP will also provide enhancement proposals for areas in which the property can be improved as well. Prior to first day of start-up LMP will perform the following:

- Document the entire property through photographs, and provide the customer with a CD of the conditions of the entire property at the time LMP's take-over. It is standard practice for key members of LMP's project team to meet with the client and/or their designated point of contact to review the progress made by LMP at the sixth and ninth months where we will review the photographs prior to take over and each additional designated point in time.
- Conduct a project kick-off meeting with the client and/or their designated point of contact, at the facilities, to review the scope of work as well as expectations. At LMP we believe that a critical component of a successful relationship is to ensure that specifications are aligned with expectations. It is typically at this meeting that all, if any, discrepancies between specifications and expectations are identified, and we work together as a team to resolve the discrepancies prior to start-up. In addition, LMP will review its initial operational plan which may include a color coded map, the identification of service areas and the required time frames to perform various services, and a map for mowing and detail work.

WHAT TO EXPECT IN FIRST 30 DAYS:

As with any new initiative or project there will be a learning curve as LMP becomes familiar with the property; however, it is our goal to have that learning curve minimized through the development of a solid operational plan. As LMP is learning the nuances of the property we would like the client to be aware that we are inspecting systems and layouts to ensure we have accurate information to share regarding:

- **IRRIGATION SYSTEM**: LMP will perform a full irrigation system inspection that is designed to outline any deficiencies to the current system that need to be addressed as well as a cost component for addressing the issues.

- **PROJECTED CHEMICAL APPLICATIONS**: We find that until we know the true integrity of the irrigation system, it limits our ability to apply many chemicals including fertilizers. This is due to the fact that so many chemicals need to be watered in following an application or the application will damage the plant material.

- **OPERATIONAL PLANS**: At the thirty day mark any necessary operational adjustments to the original operational plan that will help our crews become more efficient are communicated to the client with a copy of the updated operational.

- **ENHANCEMENTS**: By standard practice LMP will provide various proposals for areas where the property can be enhanced. These may range from a complete mulching, tree/palm pruning, replacement of dead or dying plant material or a new rotation of annuals. *We would look to perform any proposal items that require water only after the irrigation system has been fully evaluated and necessary repairs have been completed*.





PROPERTY PROFILES

LMP services an array of properties from Commercial Properties and Class "A" Office Parks, Community Development Districts, Multifamily dwellings, Condominium Associations, Property Owner Associations, and Homeowner Associations, and our portfolio includes:

Property	Type
Anchor Plaza	Commercial
Bay Center	Commercial
Bay Vista POA	Property Owners Association
Brighton Bay Townhomes	Homeowners Association
Buschwood I, II & III	Class A Office Park
Carillon POA	Property Owners Association
Citigroup Association	Commercial
Cory Lakes CDD	Community Development District
Cypress Center I, II, III, & IV	Class A Office Park
Covington Park CDD	Community Development District
Echo Lake HOA	Homeowners Association
East Lake Oaks	Community Development District
Federal Bureau of Investigation – Tampa	Commercial
Heritage Isles CDD	Community Development District
Highland Oaks	Class A Office Park
Highwoods Preserve	Commercial
Little Ridge	Homeowners Association
Meadow Pointe III CDD	Community Development District
Meadow Pointe II CDD	Community Development District
Richman Properties	Multifamily
South Fork East CDD	Community Development District
South West Florida College	Commercial
Tampa Bay Park	Commercial
TD Bank	Commercial
Water's Edge (Rivers Reach) CDD	Community Development District

Duke Realty Corporation

Landscape Maintenance Professionals (LMP) has been maintaining the landscape & grounds of our properties dating back to 1998. They are currently maintaining approximately 4.7 million square ft. of commercial properties throughout Central Florida; LMP is responsive to our needs & easy to do business with. We would recommend LMP to other companies looking for a quality landscape maintenance service that is dependable.

J. W.,

Sr. Property Mgr.





REFERENCES





Property: Meadow Pointe II CDD Wesley Chapel, FL
Contact: Sheila Diaz
Title: Property Manager
Phone: (813) 991-5016
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services including arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Carillon POA Saint Petersburg, Florida
Contact: Cody LeClair
Title: Property Manager, Echelon Real Estate
Phone: (727) 403-5598 cleclair@echelonre.com
Scope of Work: LMP provides full service landscape maintenance services for the common areas as well as all five of the corporate buildings within this Office Park which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Heritage Isles CDD Tampa, Florida
Contact: Mark Vega
Title: District Manager
Phone: (813) 991-1116
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the CDD owned areas including arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Reflections & Bellefaire at Reflections Tampa, Florida
Contact: Janet McNealey
Title: Property Manager, Greenacre Properties
Phone: (813) 600-1100
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the community owned areas of the Reflections community which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements. In addition to the common areas owned by the association, we also service the maintenance free homes area called Bellefaire at Reflections.





Property: Highland Oaks Tampa, Florida
Contact: Cindy Povio
Title: Property Manager, Cushman & Wakefield
Phone: (813) 621-6984
Scope of Work: LMP provides full service landscape maintenance services for the common areas as well as all five of the corporate buildings within this Office Park including arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Hyatt Regency Sarasota, FL
Contact: Sam Trabalzi
Title: General Manager
Phone: (941) 953-1234
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the hotel owned areas which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Saratoga Place at Palmer Ranch Sarasota, FL
Contact: Gary Davis
Title: Regional Manager, JRK
Phone: (407) 353-1453
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the common areas which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements. LMP also did all of the landscape and irrigation installation throughout this property.





Property: Mirador at South Beach Miami, Florida
Contact: Cynthia Perez-Corredor
Title: General Manager, Atlantic-Pacific Management
Phone: (305) 538-7545
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the community owned areas which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: The Palms at Town & Country Kendall, Florida
Contact: Suzie Castellon
Title: Assistant General Manager, JLL
Phone: (305) 274-7982
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the common areas of the commercial shopping center which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Clarcona Groves Orlando, Florida
Contact: Leticia Figueroa
Title: Property Manager, Richman Property Services
Phone: (866) 841-8575
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the apartment community of Clarcona Groves including irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Timberleaf Multifamily Orlando, FL
Contact: Lynn Boswell
Title: Property Manager, Richman Property Services
Phone: (407) 293-2939
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the apartment community of Timberleaf including irrigation, fertilization, pest control, annuals and also various enhancements.



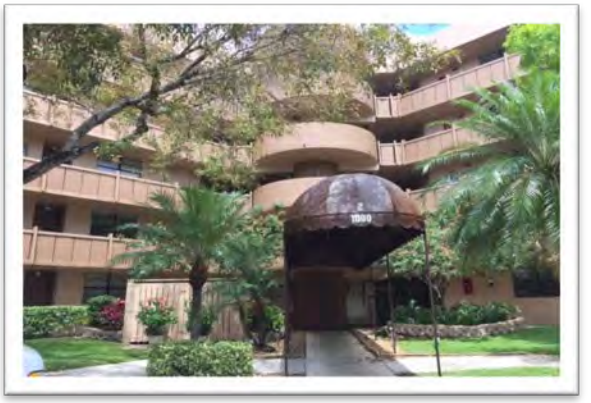


Property: Lee Vista Orlando, FL
Contact: Jessica Dodson
Title: Property Manager, Stiles
Phone: (407) 667-7781
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the common areas of the commercial center which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: The Waverly at South Beach
Contact: Melissa Quintana
Title: Property Manager
Phone: (305) 674-5880
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the community including irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Colony Point Pembroke Pines, FL
Contact: Lu Ann Lacova
Title: Property Manager, Castle Group
Phone: (954) 431-0225
Scope of Work: We provide full service landscape maintenance services for the common areas including arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Tampa Bay Park
Contact: Carol Dunn, Highwoods® Properties
Title: Senior Property Manager
Phone: (813) 876-7000
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the office park including irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Little Ridge Homeowner's Association of Pasco
Contact: Ken Bade, Parklane Realty Services
Title: Property Manager
Phone: (727) 232-1173
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the community including irrigation, fertilization, pest control, annuals and also various enhancements.





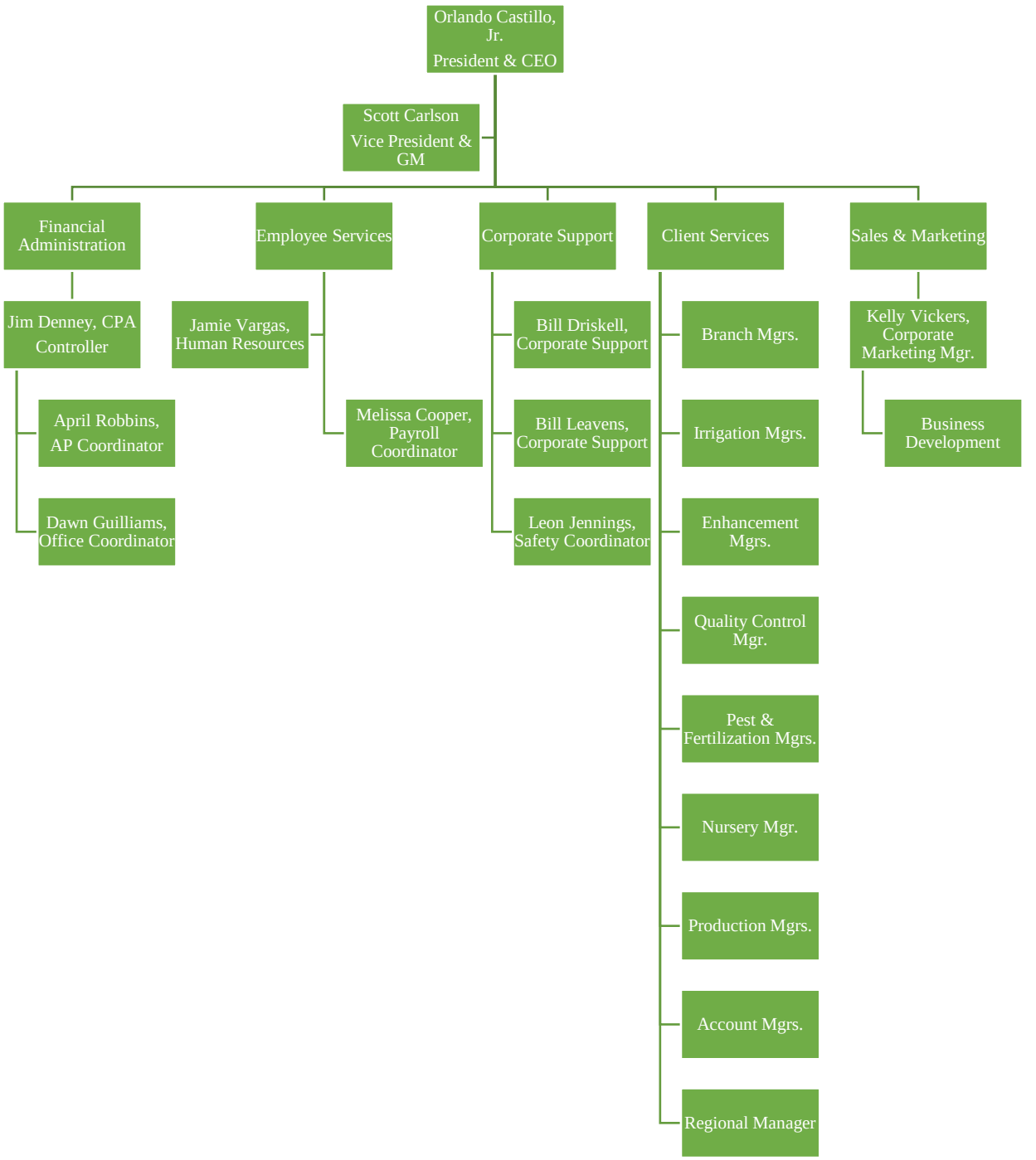
Property: Water's Edge CDD – River's Reach
Contact: Patrick Dooley, Rizzetta Management
Title: Property Manager
Phone: (813) 933-5571
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the CDD including irrigation, fertilization, pest control, annuals and also various enhancements.





Property: Cory Lakes CDD
Contact: Chuck Adams
Title: Property Manager
Phone: (813) 986-1031
Scope of Work: Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the CDD including irrigation, fertilization, pest control, annuals and also various enhancements.

LMP CORPORATE STRUCTURE



LMP CORPORATE PROFILES: KEY PERSONNEL

Orlando Castillo, Jr.
President/Corporate Officer
Founded Landscape Maintenance Professionals, Inc. (LMP) in 1991, and has over 30+ years' experience in the green industry. Orlando's primary focus is the management of LMP's client relationships and company vision.



Jim Denney, CPA
Controller
A Certified Public Accountant (CPA) with over 30+ years' experience in the accounting, tax and finance field. Jim's primary focus is the management of the financial operations of the company.



Scott Carlson
Vice President/General Manager
Former Golf Pro; Scott has over 20+ years' experience in the green industry including services to several top 100 Golf Clubs. Scott's primary focus at LMP includes corporate structure, client relations and business development.



Kelly Ann Vickers, LCAM
Corporate Marketing Manager
With over 25 years' experience in marketing and customer relationship management, Kelly Ann's primary responsibilities are to build LMP as a brand, facilitate growth through relationships, and work with the LMP teams to understand the importance of landscaping aesthetics through the eyes of a property manager.



Jamie Vargas
Corporate Human Resource Manager
Jamie is responsible for providing assistance to the Employee Services team as it relates to aspects of human resources and occupational safety.



Melissa Cooper
Payroll Coordinator
Melissa is responsible for providing assistance to the Employee Services team as it relates to payroll and benefits.



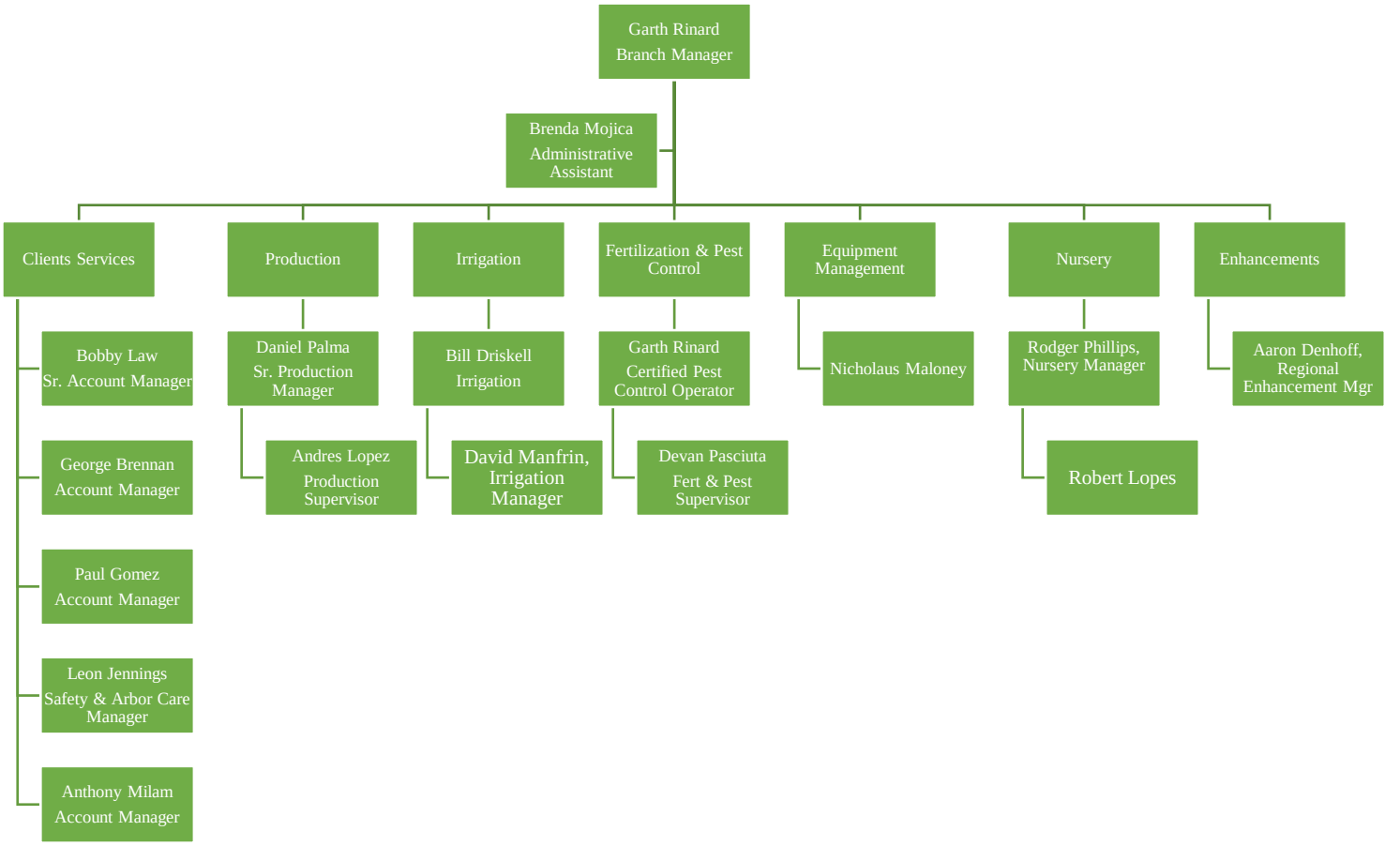
April Robbins
Accounts Payable Coordinator
April is responsible for the management of all accounts payable related activities associated with LMP and its vendors.



Dawn Guilliams
Office Coordinator
Dawn is responsible for assisting the corporate staff with tasks associated with the effective functioning of LMP's administrative and accounting routines.



DOVER BRANCH



DOVER EMPLOYEE PROFILES

Garth Rinard
Branch Manager
Garth, who has over 28 years' experience in the green industry, is a licensed Certified Pest Control Operator (CPCO) and Best Management Practices certified. He is responsible for overseeing the Dover branch as well as the fertilization and pest control division.



Rodger Phillips
Nursery Manager
Rodger, who has over 13+ years' experience in the green industry, is a diverse member of LMP's team who focuses on personnel management, landscape design, plant health care, propagation, floriculture, and administrative duties related to the successful functioning of the branch.



Brenda Mojica
Administrative Assistant
Brenda's responsibilities include administrative matters related to client services, accounting, HR and Payroll support, and other duties related to the successful functioning of the branch.



Robert "Bobby" Law
Senior Account Manager
Bobby, who has over 30+ years' experience in the green industry including the ownership of a landscape services company, is responsible for the oversight and mentoring of Account Managers across the state as well as client relationship management.



George Brennan, Sr.
Account Manager – Quality Control
George, who has over 35+ years' experience in the green industry, is responsible for the quality assurance inspections of properties serviced by LMP and client relationship management.



Bill Leavens
Purchasing Manager
Bill, who has over 20+ years' experience in the green industry, is responsible for the administration and management of purchasing and expenditures related to LMP's operational needs.



Leon Jennings, CPCO
Safety Coordinator and Arbor Care Manager
Leon, who has over 20+ years' experience in the green industry, is a Certified Pest Control Operator (CPCO), Certified Arborist, and Certified Aquatics Technician. His primary focus at LMP is safety compliance and training along with developing the Arbor Care division.



Bill Driskell
Irrigation Services
Bill, who has over 22+ years' experience in the green industry, is responsible for the administration and management of LMP's Irrigation division inclusive of purchasing, inventory control and billing.



Devan Pasciuta
Fertilization & Pest Control Supervisor
Devan is responsible overseeing LMP's Integrated Pest Management (IPM) services utilized to prevent damage from insects and/or disease issues.



Daniel Palma
Senior Production Manager
Daniel is responsible for managing all field operations including coordinating the procurement and scheduled use of resources, including labor, equipment and materials to ensure maximum use and completion of work within budget, safety guidelines and quality standards



Aaron Denhoff
Regional Enhancement Manager
Aaron is responsible for overseeing timely servicing and the quality of small to large scale enhancement projects.



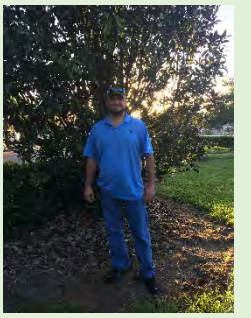
Andres Lopez
Production Manager
Andres is responsible for coordinating LMP's resources inclusive of labor, equipment and materials to ensure the completion of work, and providing oversight and guidance to the crews in the field.



Paul Gomez
Account Manager
Paul is the primary customer contact for specific clients with LMP's portfolio where he is tasked with clearly communicating contract specifications to production management and works in conjunction with production to perform services accordingly.



Anthony Milam
Account Manager
Anthony, who has over 10 years' experience in the green industry, is the primary customer contact for specific clients with LMP's portfolio where he is tasked with clearly communicating contract specifications to production management and works in conjunction with production to perform services accordingly.



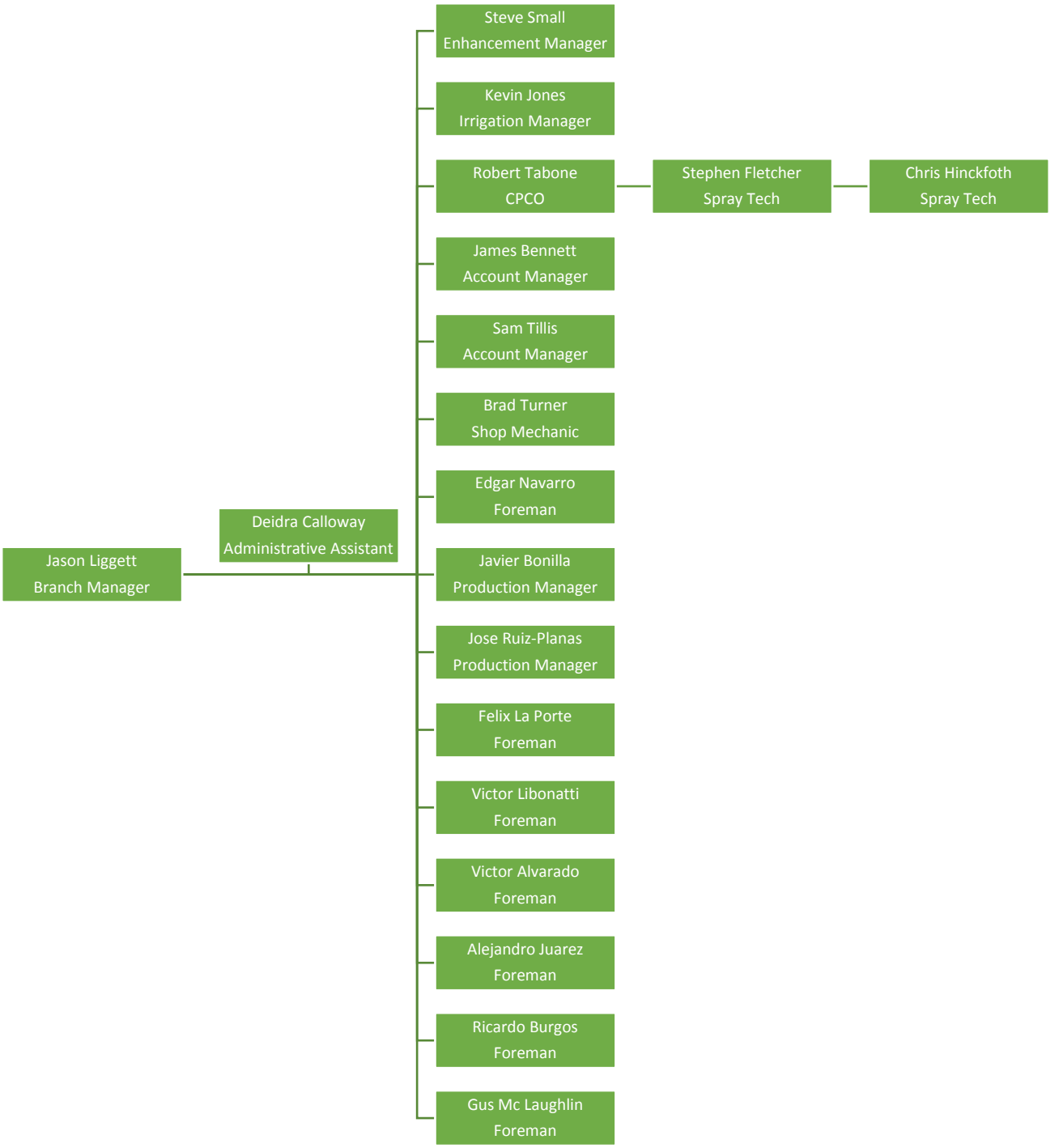
David Manfrin

Irrigation Manager

David is responsible for the management of irrigation needs, repairs and installations for LMP's client base.



WESLEY CHAPEL BRANCH



WESLEY CHAPEL EMPLOYEE PROFILES

Jason Liggett

Branch Manager

Jason's responsibilities include the oversight of the daily operations of the Pasco division where he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.



Deidra Calloway

Administrative Assistant

Deidra's responsibilities include administrative matters related to client services, accounting, HR and Payroll support, and other duties related to the successful functioning of the branch.



Robert Tabone

Fertilization & Pest Control Supervisor

Robert is responsible overseeing LMP's Integrated Pest Management (IPM) services utilized to prevent damage from insects and/or disease issues.



James Bennett

Account Manager

James is the primary contact for specific clients with LMP's portfolio where he is tasked with clearly communicating contract specifications to production management, and works in conjunction with production to perform services accordingly.



Steve Small

Enhancement Manager

Steve is responsible for overseeing timely servicing and the quality of small to large scale enhancement projects as well as acting as the primary contact for specific clients with LMP's portfolio.



Kevin Jones

Irrigation Manager

Kevin is responsible for the management of irrigation needs, repairs and installations for LMP's client base.



Sam Tillis

Account Manager

Sam is the primary contact for specific clients with LMP's portfolio where he is tasked with clearly communicating contract specifications to production management, and works in conjunction with production to perform services accordingly.



Javier Alvarado Bonilla

Production Manager

Javier is the primary contact for crews related to specific clients within LMP's portfolio where he is tasked with clearly communicating contract specifications to the related staff, and works in conjunction with the Account Managers to perform services accordingly.



Jose Ruiz-Planas

Production Manager

Jose is the primary contact for crews related to specific clients within LMP's portfolio where he is tasked with clearly communicating contract specifications to the related staff, and works in conjunction with the Account Managers to perform services accordingly.

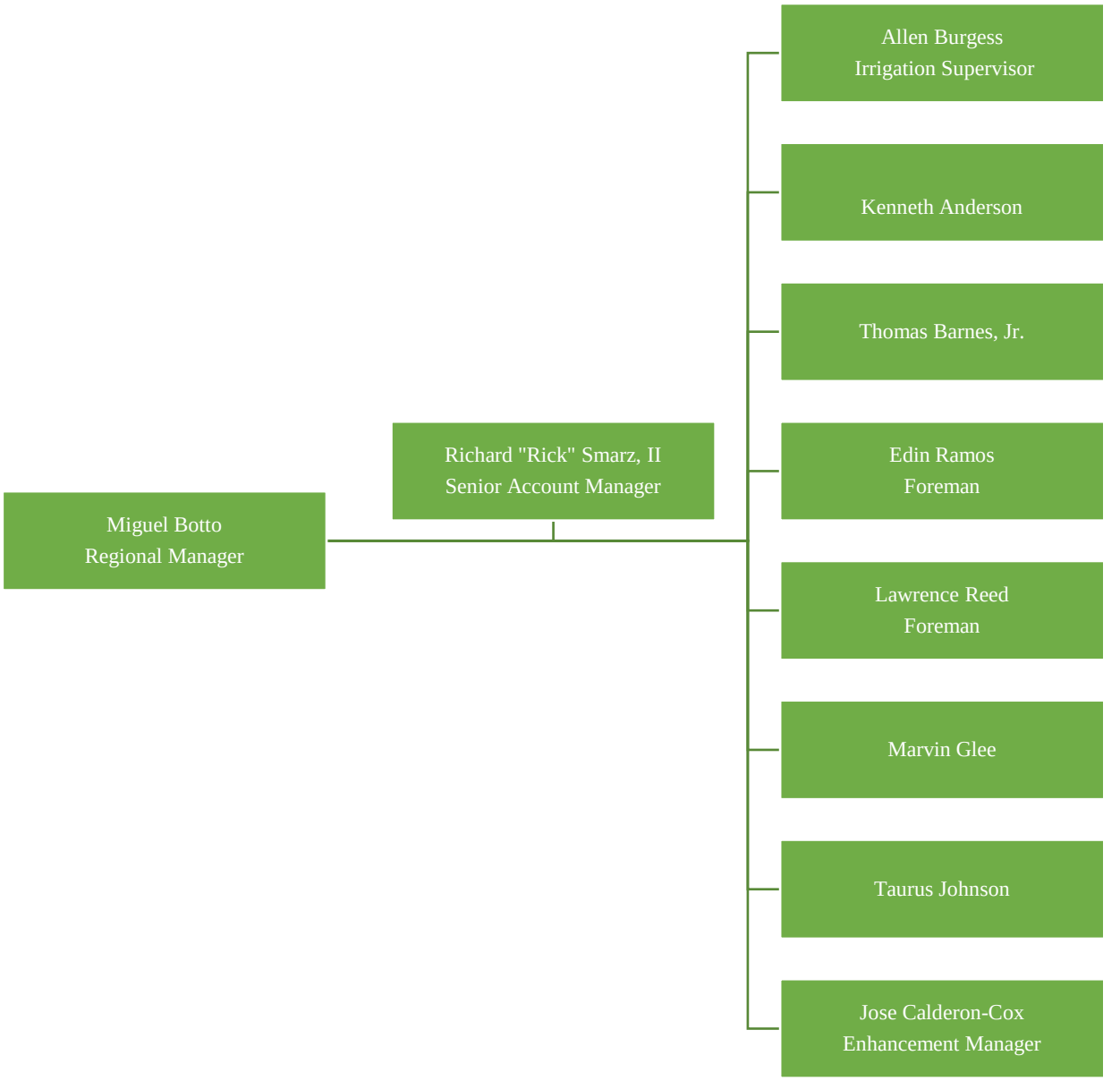




LMP IS PROUD TO SERVE COMMERCIAL PROPERTIES SUCH AS THE CARILLON PROPERTY OWNERS ASSOCIATION LOCATED IN BEAUTIFUL SAINT PETERSBURG, FL.

WE HAVE BEEN UNDER PROMISING AND OVER DELIVERING TO MANAGERS AND OWNERS IN THE COMMERCIAL REAL ESTATE ARENA FOR OVER 25 YEARS.

ORLANDO BRANCH



ORLANDO EMPLOYEE PROFILES

Miguel Botto

Regional Manager



Miguel, who has over 20+ years' experience in the green industry, is responsible for the operational oversight of the Orlando and Jacksonville branches where he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.

Richard "Rick" Smarz, II

Senior Account Manager



Rick is the primary contact for LMP's Central Florida clients, and the crews related to specific clients within LMP's portfolio. He is tasked with clearly communicating contract specifications to the related staff, and works in conjunction with the Production and Managers to perform services accordingly.

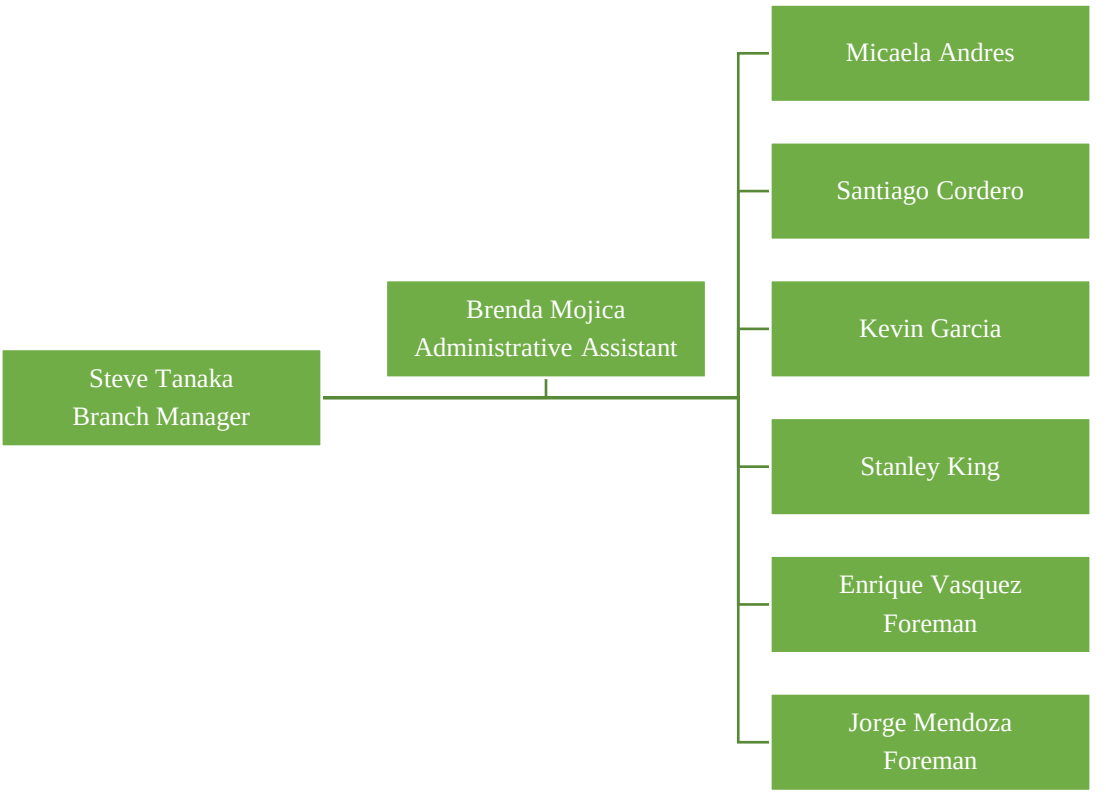
Allen Burgess

Irrigation Supervisor



Allen is responsible for the management of irrigation needs, repairs and installations for LMP's client base. He is also tasked with overseeing the appropriate LMP crew members as it relates to ensuring that a client's irrigation system is functioning properly and consistently.

SARASOTA BRANCH



"LMP has been nothing short of amazing in respect to grounds maintenance, irrigation and landscape at the Publix anchored shopping centers managed by White Development. Their expertise on all matters concerning landscape maintenance is second to none. Their company does everything in a supremely timely fashion, and now I feel like we have a second set of eyes on our properties that I can count on."

N. C. J., CFO – White Development Corporation

SARASOTA EMPLOYEE PROFILES



Steve Tanaka

Branch Manager

Steve, who has over 20+ years' experience in the green industry, is a Certified Arborist. He is responsible for the oversight of the daily operations of the Sarasota division where he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.



Brenda Mojica

Administrative Assistant

Brenda's responsibilities include administrative matters related to client services, accounting, HR and Payroll support, and other duties related to the successful functioning of the branch.



Enrique Vasquez-Ventura

Foreman

Enrique's primary responsibilities include coordinating and monitoring the performance of the assigned crews dispatched from the Sarasota regional office to ensure that LMP's quality of standards are being exceeded in the areas of general maintenance, pest control, fertilization, irrigation and site detailing tasks.

Jorge Mendoza-Barragan

Foreman

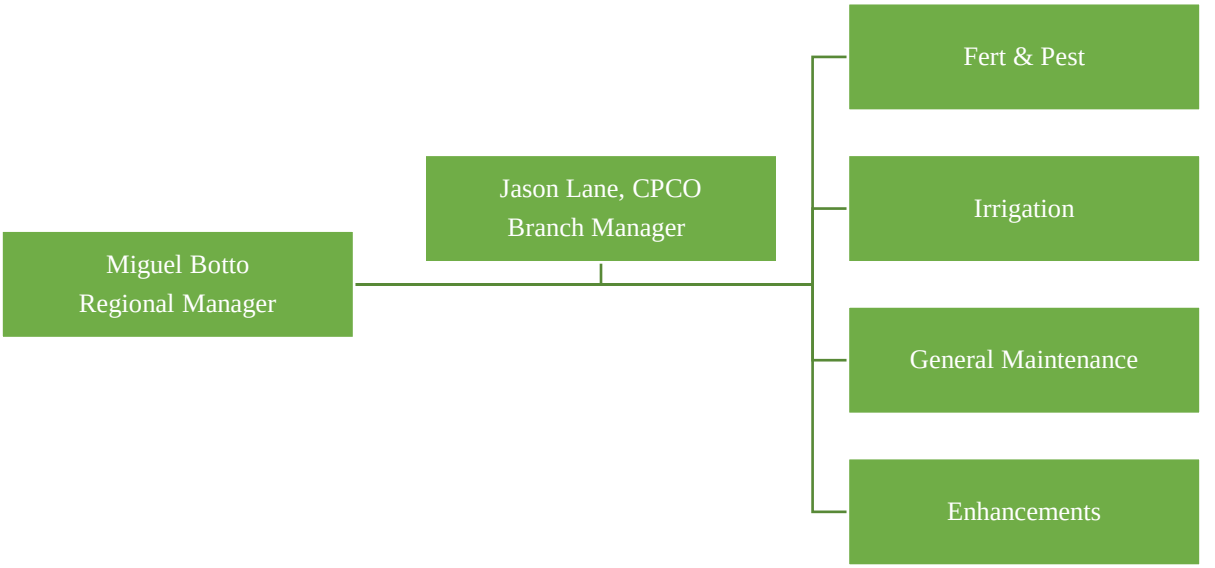
Jorges's primary responsibilities include coordinating and monitoring the performance of the assigned crews dispatched from the Sarasota regional office to ensure that LMP's quality of standards are being exceeded in the areas of general maintenance, pest control, fertilization, irrigation and site detailing tasks.



Land use transformations within the state of Florida have produced a substantial impact to its natural environment. With increasing opportunities for the development of pollutants and contaminants, LMP has made it a priority to ensure that it is in compliance with sustainable protocols through its participation in the best management practices certification program. The goal of the best management practices are:

- *Reduce the off-site transport of sediment, nutrients, and pesticides through surface water or ground water.*
- *Use appropriate site design and plant selection.*
- *Use appropriate rates and methods of applying fertilizer and irrigation.*
- *Use integrated pest management (IPM) to minimize pests and apply chemicals only when appropriate.*

JACKSONVILLE BRANCH



Miguel Botto

Regional Manager



Miguel, who has over 20+ years' experience in the green industry, is responsible for the operational oversight of the Orlando and Jacksonville branches where he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.

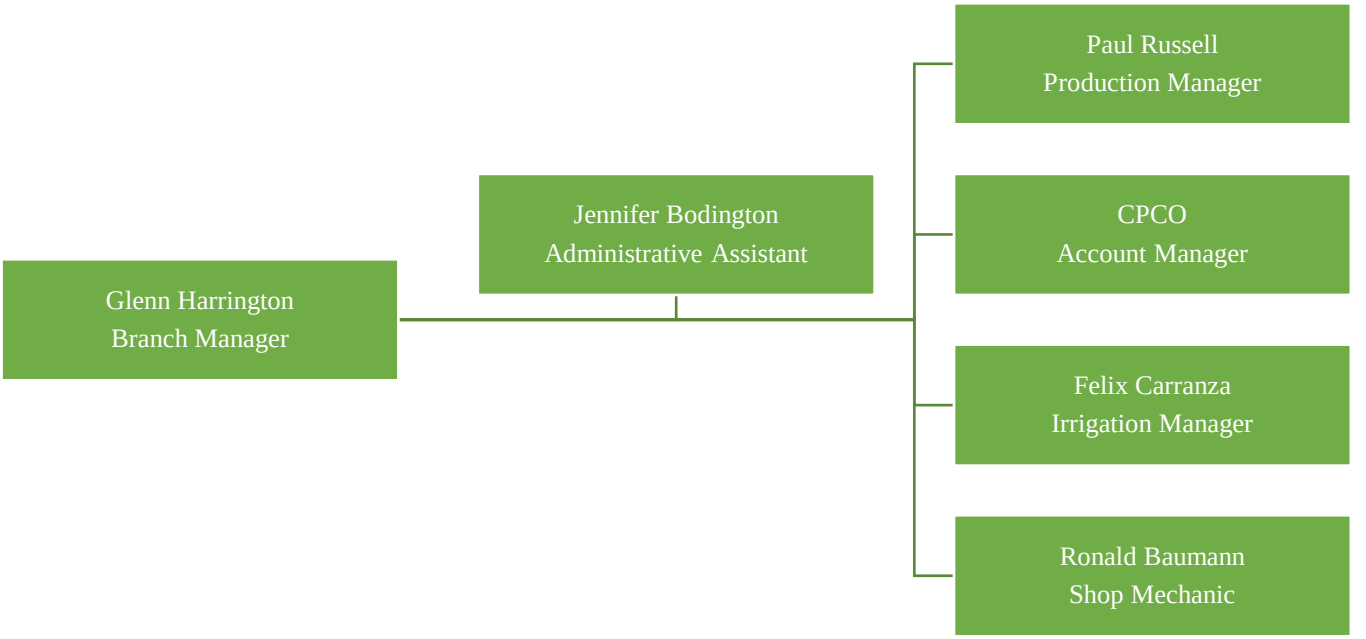
Jason Lane, Certified Horticulturist, CPCO

Branch Manager



Jason, who holds certification in horticulture and pest control, is a certified Best Management Practices instructor. He serves as the primary contact for specific clients with LMP's portfolio in the Jacksonville region where he is tasked with clearly communicating contract specifications to production management and works in conjunction with production to perform services accordingly.

SOUTH FLORIDA BRANCH



Glenn Harrington

Branch Manager



Glenn, who has over 34+ years' experience in the green industry, holds irrigation licenses in the South Florida market. He is responsible for the oversight of the daily operations of the South Florida division where he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.

Jennifer Bodington

Administrative Assistant



Jennifer's responsibilities include administrative matters related to client services, accounting, HR and Payroll support, and other duties related to the successful functioning of the South Florida branch.

Felix Carranza

Irrigation Manager



Felix is responsible for the management of irrigation needs, repairs and installations for LMP's client base in the South Florida area.

Paul Russell

Production Manager



Paul is the primary contact for specific clients with LMP's portfolio where he is tasked with clearly communicating contract specifications to production management and works in conjunction with production to perform services accordingly.

LMP BUSINESS RESILIENCY 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
- Other Storm
- Flood
- Fire
- Tree Falls
- Safety Hazards

PANDEMIC OR OTHER RESOURCE DEFICIENCY ISSUES

LMP will accommodate for deficiencies to resources due to Pandemic or other health related illnesses.

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 if possible.

RESOURCES REALIGNMENT

- Shift Crew Leader to Foreman/Driver Position.
- Shift from department to department (i.e.: Irrigation to Production).
- Shift Foreman to Production Manager.
- Shift Operations Manager to Account Manager.
- Shift Regional Account Manager to Account Manager.
- Shift Irrigation Managers to Account Manager.
- Shift Agronomics & Horticulture Manager to Account Manager.
- 7 day work schedules and overtime.
- Hire temporary skilled resources from Staffing Service.

ENVIRONMENTAL & RECYCLING PROGRAM

ENVIRONMENTAL STATEMENT

- LMP, Inc. follows state and federal guidelines and regulations on environmental issues.
- All employees are required to participate in LMP's environmental training.
- LMP works with environmentally minded companies, and we are testing environmental friendly products and will adapt them and use products that comply with the green standards.

HAZARDOUS MATERIALS MANAGEMENT & DISPOSAL PROGRAM

- LMP, Inc. follows all federal regulations and guide lines when using, storing or disposal of hazardous and non-hazardous materials.
- All hazardous materials are stored following the manufactures directions.
- Hazardous materials are kept in a limited access building under lock and key.
- Materials are received and dispensed under management supervision only.
- Hazardous products that LMP carries inventory of on regular basis are stocked and used on an age basis using oldest first.
- If any product is expired, (past the manufactures use date) or damaged upon delivery, it is contained and safely returned to the vendor.
- LMP's Fleet Manager is the only person authorized to oversee the return or disposal of hazardous materials.
- Vehicles and equipment are maintained and kept at the manufactures recommend setting for the best fuel consumption and minimum carbon emissions.

CONSUMPTION & RECYCLE

- All fuel and chemicals are kept in a secure limited access area, all items are dispensed by management only.
- Mowers are all equipped with mulching blades.
- All debris from our job sites are returned to LMP and sorted as: recycle, salvage, or trash and disposed of accordingly.

RESOURCE CONSERVATION & MANAGEMENT

FUEL CONSERVATION

- Direct routing of vehicles to and from job sites.
- Forward planning on upcoming jobs & future equipment needs.
- Evaluation of travel time vs. Overtime.
- Vehicle & equipment idle time.

WATER CONSERVATION

- Use reclaim water whenever available.
- Rain sensors on all irrigation systems.
- Use low flow drip & low volume spray heads.
- Using native plant material that are drought resistance.

MOISTURE MANAGEMENT

LMP, Inc. has partnered with the manufacturer and also distributors of Hydretain® to provide a moisture management aid as a moisture management option for our customers. We've had tremendous success in offering this to our customers which has proven to reduce water consumption, replacement turf and plant material costs not to mention water bills. Hydretrain® is a liquid blend of synergistic organic compounds which reduces watering requirements, by as much as 50%, for plant, shrubs, trees, grasses and food producing agriculture.

In addition, by providing proper moisture management, Hydretain® helps to increase plant survival rates, maximize crop production, extend flower life, and maximize fertilizer usage and aid in transplant survival. Hydretain® slows water loss in soils by attracting and holding moisture within soil particles. Also, as a result of reduced evaporation, the lateral movement of moisture into the vicinity of the root zone is dramatically improved. This moisture is then held within the treated soil, readily available to the root system. As water moves into the plant, through the normal process of osmosis, the treatment remains in place continually seeking and managing available moisture.

LMP LICENSES & CERTIFICATIONS

LMP, in accordance with the requirements specified within Florida Statute 482 (482.071), maintains at each of its locations copies of employee licenses from the Department of Agriculture and Consumer Services (DACS) as well as certificates from the Department of Environmental Protection (DEP), the International Society of Arboriculture (ISA), and the Florida Nursery, Growers and Landscape Association (FNGLA) as well as other professional organizations. If the property should determine LMP is its service provider of choice then a copy of the required licenses will be provided for its records upon request.

First Name	Last Name	Issued By	Type
Ivan	Advincula	State of Florida: DACS	Certified Pest Control Operator JF193986
Joseph	Bond	State of Florida: DACS	Licensed Pesticide Applicator
Javier	Bonilla	State of Florida: DACS	Licensed Pesticide Applicator
George	Brennan	State of Florida: DACS	Licensed Pesticide Applicator
George	Brennan	State of Florida: DACS	Commercial Fertilizer Applicator
Jose	Calderon-Cox	State of Florida: DACS	Licensed Pesticide Applicator
Stephen	Fletcher	State of Florida: DACS	Commercial Fertilizer Applicator
Stephen	Fletcher	State of Florida: DACS	Licensed Pesticide Applicator
Paul	Gomez	State of Florida: DACS	Licensed Pesticide Applicator
Carlos	Gomez	State of Florida: DACS	Licensed Pesticide Applicator
Edin	Gonzalez	State of Florida: DACS	Licensed Pesticide Applicator
Glenn	Harrington	State of Florida: DACS	Licensed Pesticide Applicator
Glenn	Harrington	State of Florida: DACS	Commercial Fertilizer Applicator
Chris	Hinckfoth	State of Florida: DACS	Commercial Fertilizer Applicator
Leon	Jennings	State of Florida: DACS	Certified Pest Control Operator JF5986
Leon	Jennings	State of Florida: DACS	Licensed Pesticide Applicator
Leon	Jennings	State of Florida: DACS	Commercial Fertilizer Applicator
Jason	Lane	State of Florida: DACS	Certified Pest Control Operator JF182181
William	Leavens	State of Florida: DACS	Licensed Pesticide Applicator
William	Leavens	State of Florida: DACS	Commercial Fertilizer Applicator
Jason	Liggett	State of Florida: DACS	Licensed Pesticide Applicator
Noe	Lopez	State of Florida: DACS	Licensed Pesticide Applicator
Jorge	Mendoza	State of Florida: DACS	Licensed Pesticide Applicator
Anthony	Milam	State of Florida: DACS	Licensed Pesticide Applicator

Angel	Miron	State of Florida: DACS		Licensed Pesticide Applicator
Jimy	Molina	State of Florida: DACS		Licensed Pesticide Applicator
Daniel	Palma	State of Florida: DACS		Licensed Pesticide Applicator
Daniel	Palma	State of Florida: DACS		Commercial Fertilizer Applicator
Devan	Pasciuta	State of Florida: DACS		Licensed Pesticide Applicator
Devan	Pasciuta	State of Florida: DACS		Commercial Fertilizer Applicator
Rodger	Phillips	State of Florida: DACS		Licensed Pesticide Applicator
Rodger	Phillips	State of Florida: DACS		Certified Pest Control Operator JF244922
Ledarin	Ragins	State of Florida: DACS		Licensed Pesticide Applicator
Edin	Ramos	State of Florida: DACS		Licensed Pesticide Applicator
Jose	Reyes	State of Florida: DACS		Licensed Pesticide Applicator
Garth	Rinard	State of Florida: DACS		Licensed Pesticide Applicator
Garth	Rinard	State of Florida: DACS		Commercial Fertilizer Applicator
Garth	Rinard	State of Florida: DACS		Certified Pest Control Operator JF159948
Antonio	Rufin	State of Florida: DACS		Licensed Pesticide Applicator
Jose	Ruiz	State of Florida: DACS		Licensed Pesticide Applicator
Paul	Russell	State of Florida: DACS		Licensed Pesticide Applicator
Gilmar	Samayoa	State of Florida: DACS		Licensed Pesticide Applicator
Nicholas	Sanborn	State of Florida: DACS		Licensed Pesticide Applicator
Steven	Small	State of Florida: DACS		Licensed Pesticide Applicator
Steven	Tanaka	State of Florida: DACS		Limited Urban Landscape Commercial Fertilizer
Steve	Tanaka	State of Florida: DACS		Licensed Pesticide Applicator
Samuel	Tillis	State of Florida: DACS		Licensed Pesticide Applicator
Robert	Tabone	State of Florida: DACS		Licensed Pesticide Applicator
Robert	Tabone	State of Florida: DACS		Limited Urban Landscape Commercial Fertilizer
Robert	Tabone	State of Florida: DACS		Certified Pest Control Operator JF250513
Bonifacio	Villegas	State of Florida: DACS		Licensed Pesticide Applicator
Bonifacio	Villegas	State of Florida: DACS		Commercial Fertilizer Applicator
Leon	Jennings	ISA	FL-5259A	Certified Arborist
Steve	Tanaka	ISA	FL-5306A	Certified Arborist

CERTIFICATE OF INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/9/2017

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 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 Stahl & Associates Insurance, Inc. 110 Carillon Parkway St. Petersburg FL 33716	CONTACT NAME: Laurie Sack, CPCU, CIC PHONE (A/C, No, Ext): (727) 391-9791 FAX (A/C, No): (727) 393-5623 E-MAIL ADDRESS: laurie.sack@stahlinsurance.com
INSURED Landscape Maintenance Professionals Inc, DBA: LMP P O Box 267 Seffner FL 33583-0267	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Westfield Insurance Company — 24112 INSURER B: Comp Options Insurance Co — 10834 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: CL1610633922 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			CMM7817146	10/14/2016	10/14/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS			CMM7817146	10/14/2016	10/14/2017	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP-Basic	$ 1,000,000 $ $ $ $ 10,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			CMM7817146	10/14/2016	10/14/2017	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		CWC1014113	8/1/2016	8/1/2017	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Inland Marine			CMM7817146	10/14/2016	10/14/2017	Leased/Rented Scheduled	75,000 780,916

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

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 Kelly Petzold/YOUNG

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INS025 (2014/01)

ASSETS & EQUIPMENT

VEHICLES

Number	Year	Make	Model	Tag	VIN
3	1999	Ford	F550	C699RQ	1FDAF56F7XEB33679
4	1996	Ford	Ranger	H93ONZ	1FTCR14A6TPA06490
5	1992	Ford	F350	AMHC83	2FTJW36H8NCA92216
8	2004	Ford	F250	U972VL	1FTNX20L74EA13053
14	2000	Isuzu	Dump	359VNT	4KLB4B1R2YJ804375
15	2006	Ford	F250	8102IZ	1FTSW20566EC48991
17	2000	Ford	F250	399XKM	1FDNF20L5YECO5866
18	2000	Ford	F250	398XKM	1FDNF20LYEA35859
19	2004	Ford	F250	O55IAD	1FTNW20L14EB39850
24	2001	Ford	F550	W612XR	1FDAF56F61EA41048
26	2006	Ford	F250	S627XV	1FTSW20516EA07775
27	2006	Ford	F250	S626XV	1FTSW20586EA07594
29	2007	Ford	Ranger	W746LG	1FTYR14DX7PA11469
30	2006	Ford	F150	W748LG	1FTRF12236NB83688
31	2007	Ford	Ranger	W747LG	1FTYR14D97PA01869
34	2003	Ford	F250	O55IAG	1FTNX20L33EC86151
35	2003	Ford	F250	588IAC	1FTNF20LX3ED58790
36	2008	Ford	Ranger	450HMP	1FTYR14D08PA20022
38	2008	Ford	F250	469HQG	1FTSW205X8EB72338
39	2008	Ford	F250	490HQG	1FTSW20568ED48382
40	2008	Ford	F250	915XUR	1FTSW20578EE50743
41	2008	Ford	F250	916XUR	1FTSW20548EE50134
42	2008	GMC	Sierra 1500	982XRX	1GTEC14C18Z901490
44	2008	GMC	Sierra 1500	980XRX	1GTEC14C48Z901497
46	2008	GMC	Sierra 1500	R849KU	1GTEC14CC48Z901323
48	2010	Ford	F250	465YSF	1FTSW2A55AEB42555
49	2009	Ford	F150	714YSK	1FTRF132W89KB48234
52	2010	Ford	F250	AJGW40	1FTSW2A55AEB43785
55	2011	Ford	F250	AKXK34	1FT7W2A66BEBO7863
56	2011	Ford	F250	AKYDO2	1FT7W2A61BEA56322
57	2007	Ford	Ranger	BRPG76	1FTYR10D37PA40804
60	2006	Ford	F450	577YUA	1FDXW47P46EB09611
61	2011	Ford	F250	690YUL	1FT7W2A62BEC52737
62	2011	Ford	F250	691YUL	1FT7W2A62BEC52736
63	2010	Ford	F150	228YUD	1FTMF1CW6AKB82704
64	2011	Ford	Ranger	127YUA	1FTKR1ED9BPA36795
65	2010	Ford	F150	132YTT	1FTMF1CW4AKB96827
66	2010	Ford	F150	120YTJ	1FTMF1CW5AKB96822
67	2011	Ford	F250	985YTT	1FT7W2A66BEC44687
68	2011	Ford	F150	618YTT	1FTMF1CW6AKC08475

69	2010	Ford	F150	AEUF26	1FTMF1CW4AKC08359
70	2010	Ford	F150	AEUF25	1FTMF1CW5AKC01775
71	2011	Ford	F450	340YTV	1FDOW4GT6BEC28589
72	2011	Ford	Escape	AFEV59	1FMCU0DG4BKA68992
73	2011	Chevy	Silverado 1500	AFFF50	1GCRCSEA3BZ335232
74	2006	Ford	F350	AZVK64	1FTWW32P26EC90273
75	2008	Ford	F550	AZVK62	1FDAW56R38EA44056
76	2008	Ford	F250	AZVK65	1FTNF20548EA51480
77	2010	Ford	F150	AEZM83	1FTMF1CW9AKE27172
78	2009	Ford	F150	AEZM82	1FTRF12W49KB67945
79	2011	Ford	Escape	AEZ188	1FMCU0DG1BKB46919
80	2012	Ford	F250	AFJJ35	1FT7W2A68CEA37333
81	2012	Ford	F250	AFGG03	1FT7W2A61CEB04631
82	2011	Ford	F150	AFC121	1FTNF1CF7BKD32440
83	2011	Ford	F150	AFGG42	1FTNF1CF4BKD32430
84	2011	Ford	F150	AFGG43	1FTNF1CF6BKD32431
85	2011	Ford	F150	AFGG44	1FTNF1CF8BKD32432
86	2012	Ford	F250	AFGG04	1FT7W2A69CEA77743
87	2011	Ford	F150	AFDX73	1FTNF1CF4BKD39328
88	2012	Ford	F250	AFCP30	1FT7W2A6XCEB95110
89	2012	Ford	Escape	BNUF55	1FMCU0DG5CKC27360
90	2002	Ford	F350 (Spray)	BRNH91	1FDWF36L42ED14330
91	2011	Ford	F150	BPFS82	1FTMF1CM7CKD25614
92	2012	Ford	F150	BPFS81	1FTNF1CF7BKD60805
93	2012	Ford	Escape	BPDB59	1FMCUODG4CKB43871
94	2012	Ford	Escape	BPCL08	1FMCUODG6CKB93221
95	2013	Ford	F150	BPBC57	1FTMF1CMXDKE00470
96	2012	Ford	F250	BPBI93	1FT7W2A68CEC85646
97	2012	Ford	F250	BPCL11	1FT7W2A69CEB75110
98	2012	Ford	F250	BPDP67	1FT7W2A61DEA30015
99	2012	Ford	F250	BPCL22	1FT7W2A60CEB75111
100	2013	GMC	Silverado 1500	AZC2283	1GCNCPEX3DZ281224
101	2013	GMC	Silverado 1500	BWAT44	1GCNCPEX4DZ347926
102	2013	GMC	Silverado 1500	BWAT45	1GCNPEXO0DZ398176
103	2013	Ford	F150	961XRX	1FTMF1CM7DKF49127
105	2014	Ford	F250	BWGF66	1FT7W2A63EEB52361
106	2014	Ford	F250	BWGF67	1FT7W2A65EEB52362
107	2014	Ford	F250	BWGF65	1FT7W2A67EEB52363
108	2005	Isuzu	Spray	275QEX	JALC4B16057016390
109	2013	Ford	F150	281YTK	1FTNF1CF5DKE25041
110	2013	Ford	F150	563YUA	1FTNF1CF9DKD92089
111	2002	International	4300		1HTMMAAN12H515909

112	2001	International	4700		1HTSCABR41H407570
113	2015	Ford	F250	DFKA49	1FT7W2A6XFEC37182
114	2015	Ford	F250	DFKA50	1FT7W2A61FEC37183
115	2015	Chevy	Colorado	BJC2634	1GCHSAE1F1179981
116	2015	Chevy	Colorado	BJF7751	1GCHSAEA2F1180296
117	2015	Ford	F350	D952FW	1FTSX31S1XEC21593
118	2016	Chevy	Colorado		1GCGSBEA6G1223265
119	2016	Chevy	Colorado		1GCGSBEA2G1205023
120	2016	Chevy	Colorado		1GCGSBEAXG1211653
121	2016	Chevy	Colorado		1GCGSBEA4G1181226
122	2016	Chevy	F450	GW1G34	1FT7W2A68GEC44195
123	2016	Ford	F250	GW1G35	1FT7W2A6XGEC44196
124	2016	Ford	F450		1FD0W4GT4GEA30164

TRAILERS

Number	Year	Make	Type	Tag	VIN
T08	1998	ASPT	Lawn Trailer	114QBD	NOVIN200266285
T12	2003	CHAM	Lawn Trailer	AUEZ11	CH03143
T15 (58)	1999	CHAM	Lawn Trailer	112QBD	NOVINO200410496
T20	2007	HMDE	Toro Trailer	BBCP79	NOVIN0200559728
T26	2004	COXC	Lawn Trailer	N554KR	06046X16ACOXCO0293
T27	2000	SOUE	Lawn Trailer	2280GP	NOVINO200105912
T38	2008	LOUDO	Lawn Trailer	BBCN52	1L9BU18278N383629
T40	2009	LOUDO	Lawn Trailer	BIJX31	1L9BU18219N383952
T41	2009	LOUDO	Lawn Trailer	805WRY	1L9BU18239N383953
T47	2010	HAMM	Lawn Trailer	0514HM	1H9BU1626AN577382
T48	2010	HAMM	Lawn Trailer	0515HM	1H9BU1628AN577383
T53	2005	2000	Bobcat Trailer	CYN127	FLT6098TT
T54			Mulch Trailer	492RRU	
T55	2002	HMDE	Bush Hog Trailer	W856UC	NOVIN0200565766
T56	2006	WYLIE	Water Trailer	BBCB39	02024B
T57	2007	CHAM	Lawn Trailer	BRPW75	GT657
T60	2010	HAMM	Lawn Trailer	BIJX30	1H9BU1621AN577399
T70	2013	TL	Lawn Trailer	CBTK15	5HVBU1621DL123230
T71	2013	PREA	Lawn Trailer	CBTK16	1H9BU1623AN577484
T72	2010	HAMM	Lawn Trailer	076TUZ	1H9BU1828AN577400
T73	2010	HAMM	Lawn Trailer	286TLB	1H9BU1621AN577483
T75	2010	HAMM	Lawn Trailer	4347HX	1H9BU1829AN577647
T76	2010	HAMM	Lawn Trailer	4658JI	1H9BU1621AN577646
T77	2011	HAMM	Lawn Trailer	7308IU	1H9BU1821BN577305
T78	2011	HAMM	Lawn Trailer	7307IU	1H9BU1821BN577306
T79	2011	HAMM	Dump Trailer	4705CI	1H9BU1429BN577395
T80	2011	HAMM	Dump Trailer	CWAW73	1H9BU1623CN577083
T81	2012	HAMM	Utility Trailer	432PCE	1H9BU1623CN577083
T82	2012	HAMM	Utility Trailer	431PCE	1H9BU1625CN577084

T83	2012	HAMM	Tilt Trailer	430PCE	1H9BU1820CN577085
T84	2007	CHAM	Lawn Trailer	4659JI	NOVIN0200588136
T85	2005	DMB	Bob Cat Trailer	4660JI	1D907X2015D536504
T86	2008	GATOR	Closed Trailer	4661JI	5RMBE16488D011302
T87	2002	FORV	Closed Trailer	4662JI	4X4TSEV252U201087
T88	2012	HAMM	Utility Trailer	BFPH38	1H9BU1629CN577265
T89	2012	HAMM	Utility Trailer	BFPH39	1H9BU1620CN577266
T90	2012	HAMM	Utility Trailer	DERR49	1H9BU2023CN577440
T91	2012	HAMM	Utility Trailer	BBCN54	1H9BU202CN57744
T92	2013	Taylor	Utility Trailer	BUGE98	4T9BU1824DT117022
T93	2013	Taylor	Utility Trailer	CBTI88	4TPBU1822DT117021
T94	2013	Taylor	Utility Trailer	DERR14	4T9BU1826DT117023
T95	2013	Taylor	Utility Trailer	BRPC98	4T9BU1629DT117035
T96	1998	ASPT	Utility Trailer	297JQX	NOVIN0200860189
T97	2013	TCTC	Utility Trailer	074QDT	1XNU616T4D1041357
T98	2014	HDME	Utility Trailer	CPNT07	NOVIN0201030872
T99	2014	Taylor	Lawn Trailer	CRAU57	4T9BU1828ET117011
T100	2014	Taylor	Lawn Trailer	113QBD	4T9BU182XET117012
T101	2015	GATT	Lawn Trailer	EGZM25	TC42315504
T102	2015	GATT	Lawn Trailer	EGZM26	TC42815524
T103	2015	GATT	Lawn Trailer	EGZM27	TC42815523
T104	2015	GATT	Lawn Trailer	EGZM28	TC8613314
T105	2015	GATT	Lawn Trailer	EGZM29	TC8613315
T106	2015	GATT	Lawn Trailer	EGZM30	TC8613320
T107	2015	GATT	Lawn Trailer	EGZM31	TC42315503
T108			Dump Trailer	EGZP02	

MOWERS

Qty	Model	Make	Type
2	Rider	DIXIE	72"
5	Rider	DIXIE	60"
20	Rider	HUSQVARNA	61”
48	Rider	EXMARK	61”
36	Rider	EXMARK	72”
18	Walk	HUSQVARNA	52”
5	Walk	EXMARK	52”
4	Walk	EXMARK	36”
1	Reel Mowers	TORO	100"
1	Reel Mowers	TORO	72"
1	Reel Mowers	TORO	72"
12	Push Mowers	SNAPPER	21"
48	Push Mowers	MOW KING	21"
8	Push Mowers	HUSQVARNA	21"

HAND HELD EQUIPMENT

QTY	MODEL	MAKE
60	Blower	HUSQVARNA
12	Blower	STIHL
55	Edger	HUSQVARNA
18	Hedger	HUSQVARNA
6	Hedger	SHINDAWA
4	Hedger ex.	ECHO
12	Hedger ex.	HUSQVARNA
8	Hedger ex.	STIHL
7	Power Pruner	ECHO
16	Power Pruner	STIHL
9	Saw	ECHO
20	Saw	HUSQVARNA
12	Saw	STIHL
42	Trimmer	HUSQVARNA
12	Trimmer	ECHO

MISCELLANEOUS EQUIPMENT

QTY	MAKE	MODEL
1	AERATOR	Gas
2	GENERATOR	Gas
1	AIR COMP	Gas/ Truck 22
1	BOBCAT	753
1	BOBCAT	773
1	JOHN DEERE	Tractor
1	JOHN DEERE	Front-end Loader
1	DITCH WITCH	Walk behind
3	MUD PUMPS	
3	TREE BOOMS	
2	BOBCAT BUCKETS	
2	JD RACKS	
1	BACK HOE ATTACH	Bobcat
2	FRONT LOADER BUCKET	JD Mower
4	WATER TANKER	No trailer
1	TORO BOOM SPRAYER	200 gallon tank
1	TORO WORKMAN	100 gallon tank
4	CLUB CAR	Utility Carts
1	VORTEX	Fertilizer Spreader

PARKWAY CENTER CDD

Proposal Cost / Service – Summary

January 16, 2017

***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* MERITUS DISTRICTS.

- **Basic Maintenance Services** as per specifications.
- Mow, edge, string-trim Bahia turf areas 32 times per year.
- Mow, edge, string-trim St. Augustine turf areas 46 times per year**.**
- Prune and trim, weed, cultivate all shrubs and shrub beds 12 times per year to maintain proper plant size and shape.
- Blowing off key areas each week to include all amenity areas.
- Trimming of trees up to 10' to provide for visual clearance to be completed in the month of February.
- Renewal prune as needed. (Crape Myrtles, grasses, etc.)
- Herbicide applications for open bed areas, sidewalks and roads.

- **Fertilization and Insect & Disease Control** as per specifications.
- Bahia Turf – **2x** per year
- St. Augustine Turf – **5x** per year
- Shrubs, Trees, Palms - **3x** per year
- *Fire Ant control* as needed
- Continuous visual inspections for insect and disease issues. Treatment as required.

- **Irrigation System Maintenance**
- Fully inspect and check entire system monthly.
- 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.

- **Installation and Maintenance of Annual Flower Beds**
- Install 350 4" Annuals **(3x)** per year including maintenance, soil adjustments and nutritional requirements to meet the needs of the specific plants installed.
- Annual rotations shall be during the months of March, July and November.
- Annual Flower Maintenance as needed. (weeding, pinching, deadheading, soil amendments and replenishment, fertilization, fungicide, insect and disease control, etc.)

- **Palm Pruning**
- Removal of Dead Fronds and hazardous blooms or fruit as needed throughout the year.

Base Services - Total Price	**$172,320.00 per year**
	$14,360.00 per month*
	****(1% discount if paid within first 10 days of service month upon receipt of invoice = $14,216.40 per month)***

- **Mulch Application to Planting Bed Areas @ 2" per application, 1x Per Year.** **$26,400.00 per year****
- Deliver and install estimated 600 Cu. Yards of Pine Bark Mulch @ $44.00/ per Cubic Yard.

***LMP desires to invoice customer upon completion of services as opposed to over the course of 12 months*

Total Price	**$198,720.00 per year**

Millennium
Lawn, Landscape and Nursery

LAWN AND LANDSCAPE CONTRACT

This contract made and entered into 12/27/2016 by and between Millennium Lawn and Landscape, hereinafter referred to as the "COMPANY" and

Parkway Center CDD
****Specifications from CDD are included and will override this contract when different****

Referred to as "CUSTOMER".

A. The COMPANY is engaged in providing landscaping and lawn maintenance service.

B. CUSTOMER would like to utilize the COMPANY to meet its landscaping and lawn maintenance needs on the terms and conditions hereinafter set forth.

C. The COMPANY proposes to furnish all labor, material, equipment and services required to do all landscaping and lawn maintenance as set forth as specified in this Contract.
In exchange for the services of the COMPANY, the CUSTOMER agrees to pay a yearly fee to COMPANY in the amount of **$270,000.00** yearly fee shall be paid in installments to COMPANY as a monthly fee in the amount of **$22,500.00** for the services to be provided by COMPANY are as follows:

1. TURF MAINTENANCE (Included A – D)

A. MOWING

All turf areas will be mowed weekly from April 1st to October 31st and bi-weekly from November 1st to March 30th. Grass will be mowed at the height of 4 inches or higher during the peak growing season and no lower than a height of 3 inches during dormant months. The height adjustments during growing and non-growing seasons are critical to the long term life of all turf areas. **Please note – there is no service to property the week of Thanksgiving or the week between Christmas and New Year.

B. LINE TRIMMING

All turf areas and adjacent bed lines will be kept line trimmed each time of service to give complete neat and clean appearance.

C. EDGING

All street edges, sidewalks, walkways, flowerbeds, bush and tree rings will be edged each time of service in accordance with neat and clean appearance.

D. POWER BLOWING

Entire property will be completely blown off to give site clean look each time of service. This includes all leaves and pine needles which may require vacuuming and/or raking, all trimmings and clippings weekly as well.

2. TREE AND SHRUB MAINTENANCE (Included A – D)

A. SHRUB AND HEDGE TRIMMING

All shrubs and hedges will be trimmed weekly and/or bi-weekly as determined by COMPANY and depending on type of plant material. The main goal of the COMPANY is to keep all shrubs manicured at all times, but certain plants will be trimmed less to allow flowering shrubs to bloom during flowering season. All trimming schedules will be set with property manager. (NO HEIGHT LIMIT)

B. PALM TRIMMING

All palm trees will be trimmed at least **once** per year on all palm trees over 10 feet tall, and as determined by COMPANY bi-weekly or monthly on all small ornamental palms. During our major trim we will remove loose boots from palms. All debris will be hauled from site by COMPANY. (Note: All palms grow differently and if palms need service more, it will be done by COMPANY in its discretion.

C. TREE TRIMMING

All trees will be kept a minimum of 12-15 feet for ground clearance and up to 5 feet from buildings and windows. All trees will be trimmed away from roofs, balconies, windows, etc. (NO HEIGHT LIMIT.) Any **De-mossing** of trees is not included and will be an extra charge if wanted. Moss can hurt the long term life of most trees.

D. LEAVE REMOVAL

Property will be policed regularly for leaves and will be raked and removed regularly. During the fall extra attention will be placed on removing leaves.

3. WEED CONTROL (Included A & B)

A. PLANTER BEDS

All planter beds will be maintained **ON AN ON GOING BASIS** with a mixture of chemicals and hand pulling to keep shrub and flower beds as weed free as possible.

B. TURF WEEDS

All turf areas will be treated **4 - 6** times per year with a mixture of liquid herbicides and/or granular weed and feed that is most conducive for turf at the particular season. Pre-emergent weed control will be applied during MARCH and SEPTEMBER which will control the growth of dollar weeds, crabgrass, sage, etc. which are common problems.

4. PEST CONTROL (Included A - C)

A. TURF INSECT AND DISEASE CONTROL

All turf areas will be treated **4 - 6** times per year with a mixture of liquid pesticides and/or granular insecticide.

B. SHRUBS AND HEDGES INSECT CONTROL

All shrubs and hedges will be treated in accordance with turf applications using liquid and granular applications to handle most common problems such as caterpillars on the oleanders and scale on viburnum and hibiscus. Insect control to be applied **4 - 6** times per year as determined by COMPANY.

C. TREE AND PALM INSECT CONTROL

All trees and palms to be treated as determined by COMPANY on an as needed basis.

5. FERTILIZATION (Included A – C)

A. TURF FERTILIZATION

All turf areas will be fertilized **4 - 6** times per year with a balance of liquid and granular fertilizers to stimulate turf and keep lush tropical look year round. Two of the applications will be granular weed and feed and will be done during fall and winter months to strengthen turf and also control weeds.

B. SHRUB AND HEDGE FERTILIZATION

All shrubs and hedges will be fertilized **4 - 6** times per year. Mixture of liquid and granular application every other month.

C. TREE AND PALM FERTILIZATION

All trees and palms will be handled as determined by COMPANY on an as needed basis (note: most palms will have to be treated once per year for magnesium which will handle common problem of frizzle top). Minimum 3 times per year.

6. MULCHING (Included)

If "included", entire property will be mulched 1 time per year in the fall typically before Thanksgiving. All beds will be cleaned thoroughly of weeds, leaves and excess mulch before new mulch is installed. Mulch and or pine straw can be installed upon request with written proposal.

7. IRRIGATION (Included)

If "included", entire system will be checked **Monthly** by COMPANY to ensure proper coverage and damages. Any damage determined by COMPANY to be caused by COMPANY will be repaired at the expense of the COMPANY. Any repairs caused by CLIENT or anyone other than COMPANY will be charged to CLIENT (Parts and Labor).Cost for repairs will be billed at $50.00 per hour per man + parts.

8. ANNUALS (Included)

If "included", manager or homeowner will choose from available flowers depending on time of year. If "not included" in the initial contract with COMPANY, a written estimate will be provided to CLIENT and the price will be given at time of estimate. Prices vary depending on type of flower chosen. All prices include installation fees.

9. MISCELLANEOUS (Included A – C)

A. LANDSCAPING DAMAGED

Any plant material or turf damaged by the COMPANY due to the negligence of COMPANY will be replaced within proper warranty period (90 days) without charge. COMPANY is not responsible for plants (etc.) that are over watered, under watered or show any damage from weather conditions, an act of God, or physical harm.

B. TRASH CLEANUP

All trimmings from bushes, trees, etc. will be discarded in a proper receptacle, or hauled away by the COMPANY at the time service is performed, unless otherwise notified by individual or property manager. All trash will be picked up weekly before mowing.

C. IMPOSSIBILITY OF PERFORMANCE

Neither party to this agreement shall be charged with any liability for failure of or delay in performance under this agreement when such failure or delay is due in party to any cause beyond its reasonable control or without its fault or negligence. Such causes shall include, but not be limited to, acts of war, riots and other civil disturbances, strikes and other labor disturbances, acts of God, government restrictions and regulations, flood, fire and hurricanes. In the event of such excusable delay, neither party shall be entitled to claims in connection with such delay, other than the right to have any pre-existing schedules amended in light of circumstances resulting from the events causing the excusable delay.
In the event COMPANY is unable to complete the performance of its obligation under this contract due to acts of God, or any other contingency beyond its control, COMPANY may at its option cancel this contract. In that event CLIENT shall only be liable to pay COMPANY the amount of labor and material already furnished, and the payment is to be made within ten (10) days after the date of cancellation.

10. TERM OF CONTRACT

THIS IS A TWO YEAR AGREEMENT AND CAN BE CANCELLED BY COMPANY OR CLIENT AT ANY TIME WITH THIRTY (30) DAYS WRITTEN NOTICE. THIS CONTRACT SHALL AUTOMATICALLY RENEW UNLESS CLIENT NOTIFIES COMPANY IN WRITING THIRTY (30) DAYS PRIOR TO THE EXPIRATION OF THE TWO YEAR AGREEMENT.

PAYMENT FOR SERVICES IS DUE BY THE END OF EACH CALENDAR MONTH BEING SERVICED. ACCOUNTS OVER 30 DAYS ON INVOICES, FROM DATE OF INVOICE, WILL BE CHARGED 5% FINANCE CHARGE.

11. NOTICE

Notices required by this contract or given incident hereto, are deemed sufficient if mailed to Parties at the following address, postage pre-paid, certified registered mail:

COMPANY:
Millennium Lawn and Landscape Inc.
3471 Rackley Road
Brooksville, FL 34604

CLIENT:
Parkway Center CDD
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

12. ATTORNEY FEES

If we engage an attorney to act for us in any matter arising out of this contract due to default by the Client, COMPANY shall be entitled to recover all of its reasonable attorney's fees and court costs.

13. VENUE

This contract and performance hereunder and all suits and special proceedings hereunder shall be construed in accordance with the laws of the State of Florida, venue shall be in Hillsborough County, Florida.

FOR: MILLENNIUM LAWN AND LANDSCAPE, INC.

SIGN _____ **Date** 12/27/16

FOR: PARKWAY CENTER CDD

SIGN _____ **Date** _____

Mailing Address:
3471 Rackley Rd. Brooksville, FL 34604
www.millenniumnursery.com
813-920-8041 Office
813-792-7967 Fax
727-647-7847 Cell

Millennium
Lawn, Landscape and Nursery

Fertilization and Pest Control Program

Your image is everything to us!

Providing proper nutrition while controlling insects, disease and weeds is vital to the health and appearance of your landscape. Millennium Lawn and Landscape employs Integrated Pest Management (IPM) principles as well as Best Management Practices (BMP) as responsible stewards of our environment.

You can rest assured knowing Millennium Lawn and Landscape will keep your properties beautifully maintained year-round.

We offer the following seasonal services:

•Fertilization - provides nutrients to promote health and vitality. The highest quality products are selected to provide consistent and long-lasting color while meeting the nutritional needs of your landscape.

•Weeding - suppression of undesirable vegetation. Prevention and control of unsightly weeds will enhance the curb appeal of your property.

•Pest Management - minimizing the impact of insects and disease on your landscape. Controlling insects and disease is essential to a quality landscape maintenance program and in protecting the health and beauty of your plants.

Recommendations for: Parkway Center CDD

TURF FERTILIZATION

All turf areas should be fertilized 4-6 times per year with granular fertilizers to stimulate turf and keep lush tropical look year-round using a mixture of weed and feed during the cooler months and slow release fertilizers in late spring to carry the property thru the chemical blackout. Note that using granular products give the property what it needs and are not watered down. Liquid spot spraying would be used up to 2 additional applications in struggling areas.

SHRUB AND HEDGE FERTILIZATION

All shrubs and hedges will be fertilized 4-6 times per year using a mixture of liquid and granular applications and the same products in our commercial nursery to give your plants a vigorous appearance at all times.

TREE AND PALM FERTILIZATION

All trees and palms will be handled as determined by COMPANY on an as needed basis (note: most palms will have to be treated once per year for magnesium which will handle common problem of frizzle top). Minimum 2 times per year of slow release deep root injection.

TURF INSECT AND DISEASE CONTROL

All turf areas will be treated 4-6 times per year with granular insecticide. Liquid fungicide and pesticide will be used 4-6 times per year to treat for fungus, brown patch and spot treatments not covered by granular pesticides.

SHRUBS AND HEDGES INSECT CONTROL

All shrubs and hedges will be treated in accordance with turf applications using liquid and granular applications to handle most common problems such as caterpillars on the oleanders and scale on viburnum and hibiscus. Insect control to be applied 4-6 times per year.

TURF WEEDS

All turf areas will be treated 4-6 times per year with a mixture of liquid herbicides and/or granular weed and feed that is most conducive for turf at the particular season. Pre-emergent weed control will be applied during MARCH and SEPTEMBER which will control the growth of dollar weeds, crabgrass, sage, etc. which are common problems.

Cost Break Down:

Turf, Shrub, hedge, palm and tree fertilization	$_____ per year
Turf, shrub, hedge, palm and tree	$_____ per year
Insect and disease control	
Turf weed control	$_____ per year
Total all services	$INCLUDED per year
Monthly Breakdown	$_INCLUDED per month

Millennium
Lawn, Landscape and Nursery

Landscaping Services and basic pricing

Millennium Lawn and Landscape is a full-service grounds maintenance company for commercial and residential properties. We have been the choice of property managers and homeowners in the Greater Tampa Bay Area for over 14 years. Along with professional grounds maintenance and lawn care, we offer these services:

- **landscape design and installation**
- **Irrigation design, installation and repair**
- **Hardscape Design and Installation**
- **Landscape Lighting**
- **Drainage solutions and site work**
- **Plant and Tree Nursery over 15 acres of our own plants and trees**
- **Sod Services including repair/ prep and demo with new installation**
- **Fertilization & Pest Control for turf , shrubs and trees**
- **Tree Removal, trimming, center cutting and selective pruning**

Millennium Lawn and Landscape Inc prides itself in providing top quality Landscaping and exterior enhancements with reasonable pricing that allows each customer to get the maximum potential for every dollar spent.

Millennium
Lawn, Landscape and Nursery
www.millenniumnursery.com
813-920-8041 Office
813-792-7967 Fax
727-647-7847 Cell

Qualifications

Millennium Lawn and Landscape Inc., has been serving the Tampa Bay area for over 24 years. We have a staff of 65, which includes office personnel, nursery staff, landscapers and lawn maintenance technicians. All of our crew leaders have tablets and transmit to both clients and to the main office in an attempt to reduce paper usage and become more environmentally friendly. A verification form has been created and is provided, via email, to the client after each service.

Millennium Lawn and Landscape Inc., holds the following:

- State of Florida Certificate of Nursery Registration, #473237830
- State of Florida License as Dealer in Agriculture Products, #69252 (bonded through Washington International Ins)
- Florida Annual Resale Certificate for Sales Tax, #39-8013824409-1
- Certificate of Competency for the City of Punta Gorda, #16796
- James Slayton (owner) is a qualified State of Florida licensed Plumbing/Irrigation Contractor, #CFC1427303
- James Slayton is a LTD Commercial Fertilizer Applicator Holder, #LF211416

We have 40+ commercial/industrial mowers, 300+ pieces of two cycle equipment, 20+ utility vehicles, multiple spray rigs, a commercial tree lift, our own fleet of front end loaders, excavators, tractors, trucks, trailers which allows us to address the needs of our clients without the use of subcontractors.

Our staff training includes, but is not limited to:

- Green Industry Best Management Practices
- At a minimum, one person on each crew has a LTD Commercial Fertilizer Applicator license
- Safety compliance (monthly safety meetings held on premises)
- Round up application
- Plant identification, as well as pest identification and management prior to going out in the field
- Irrigation Technicians have been trained in the use, operation and installation of HydroPoint WeatherTrak controllers
- Irrigation Technicians attend classes to stay up to date on latest trends and releases for proper maintenance and installation

Millennium Lawn and Landscape Inc provided lawn maintenance, landscaping improvements and irrigation repair service for Hillsborough Transit Authority previously (2013-14)

Millennium
Lawn, Landscape and Nursery
www.millenniumnursery.com
813-920-8041 Office
813-792-7967 Fax
727-647-7847 Cell

Commercial Landscaping and Maintenance Reference List

Innisbrook Condominium Association, Inc. (March 2013 – present)
36750 US 19 North, Palm Harbor, FL 34684
Pat Mennone (727) 644-3048, pmennone1@gmail.com
*Maintain all common areas and twenty eight condominium buildings, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Innisbrook Resort and Golf Club (March 2013 – present)
36750 US 19 North, Palm Harbor, FL 34684
Butch Hoelscher (727) 224-3179, Butch.Hoelscher@playinnisbrook.com
*Maintain all resort property, tennis center, clubhouses, conference facilities, roadways, parking lots, resort pools, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Promontory at Innisbrook (March 2015 – present)
Palm Harbor, FL 34683
Maria Sedo (813)397-5121, Maria.Sedo@merituscorp.com
*This is a 110 home development we are maintaining from the beginning. We currently maintain 51 homes, all common areas and all aspects of new turnovers, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Tuscany at Innisbrook Condominium Assoc. (January 2015 – present)
2230 Tuscany Trace, Palm Harbor, FL 34683
Buck Anderson (727) 943-5697, buck.anderson@fsresidential.com
*Maintain all condominiums, townhomes and common grounds, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Racetrac Petroleum (70 Locations as of April 2016)
Suzanne Owen (352) 267-4884, sowen@racetrac.com
*Maintain entire West Coast of Florida from Marco Island/Naples to Crystal River/Inverness, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Meritus Associations (Various locations October 2015 – present)
2005 Pan Am Circle, Suite 120, Tampa, FL 33600
Brian Howell (813) 397-5121, brian.howell@merituscorp.com

Hampton Chase
14050 Nine Eagles Drive, Tampa, FL 33626
Brian Howell (813) 397-5121, brian.howell@mertiuscorp.com
*Maintenance includes townhomes, pools, all common grounds, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Hernando Oaks HOA
Brian Howell (813) 397-5121, brian.howell@mertiuscorp.com
*Maintenance includes all common grounds, roadways, guardhouses, common focal point islands throughout property, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Hernando Oaks Villas
Brooksville, FL
Brian Howell (813) 397-5121, brian.howell@mertiuscorp.com
*Maintenance includes 71 maintenance free villas, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Terra Bella CDD
Land O' Lakes, FL 34639
Debbie Huckell (813)397-5120, ext. 324, debby.hukell@merituscorp.com
*Maintain common grounds, roadways, bridges, retention pond areas, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Terra Bella HOA
Land O' Lakes, FL 34639
Don Egnor (727)525-3763, don.egnor@fsresidential.com
*Maintenance includes pool area, common grounds, sports & athletic fields, retention pond areas, including lawn maintenance, irrigation, fertilization, pest control and all landscaping enhancements

Millennium
Lawn, Landscape and Nursery

Irrigation Maintenance Program

Irrigation System Maintenance Introduction

Landscape irrigation uses 50 percent or more of the water provided by many utilities. A poorly maintained irrigation system means that much of this water never reaches its intended source and is lost to runoff, evaporation and deep watering below the root zone.

Maintaining irrigation systems is one most effective ways to reduce wasted water, reduce pollution from run-off and over-irrigation, and improve plant health by applying the correct amount of water where it can be utilized by the landscape.

Installing and maintaining commercial irrigation systems is challenging. Landscaping at any business complex, condominium property, homeowners association or country club is a big investment that has unique watering needs and maintenance requirements. Choosing a company that can meet the complex demands for watering solutions at all types of properties can be even more challenging.

PROPERLY DESIGNED AND MAINTAINED COMMERCIAL IRRIGATION SYSTEMS

Properly designed commercial irrigation systems help ensures lawn areas and landscaping receives the right amount of water at the right time, without dry spots, run-off, or over-watering. Our trained & certified commercial irrigation experts consider the following when designing every system:

- **Property Size, Configuration & Structures Commercial Irrigation Systems**
- **Local Watering Restrictions**
- **Water Pressure**
- **Irrigation Audits & Water Usage**
- **Landscaping**
- **Sprinkler Head Types & Zoning**
- **Backflow Prevention**
- **Main Water Line Connection**
- **Permitting & Utility Marking**

Whether you require a centrally controlled computer based system that monitors water volume, or a simple drip irrigation system, we provide complete solutions for installation, repairs and upgrades of all systems in the market today.

We understand that your business has special needs when it comes to choosing service providers. Why should choosing a sprinkler & irrigation systems provider be any different?

Servicing any commercial irrigation system comes with unique request such as timing of service, equipment storage, security concerns and more. As part of our customer care pledge we work hard to meet your business needs.

Irrigation Maintenance Program Includes

- **Entire system checked zone by zone Bi monthly**
- **Ensure all components are operating and adjusted properly**
- **Preventive maintenance to stop unexpected problems**
- **Programming of system for optimal efficiency and requirements**
- **Estimates supplied for upgrades and necessary repairs.**
- **Repair/correct problems before they become disastrous**
- **Adjust spray heads and rotor heads for best coverage**
- **Inclement weather preventative procedures such as maintaining operational rain sensors and seasonal adjustments as needed.**

Monthly Maintenance fee	**$ Inc**
Allowable repairs without approval monthly For nozzles/ heads / minor breaks	**$?**

The mission of the Florida Chapter of the International Society Arboriculture is to promote the scientifically based practice of arboriculture through research, education and public awareness.

James Slayton

is a member of the

Florida Chapter of the International Society of Arboriculture

through September 21, 2017

Member Number 256482

ISA®
FLORIDA CHAPTER

Norman C. Easey

MILLLAW-01 BWARNER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/7/2016

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	CONTACT NAME:	
ASSOCIATES AGENCY, INC. 11470 N 53rd St Temple Terrace, FL 33617	PHONE (A/C, No, Ext): (813) 988-1234	FAX (A/C, No): (813) 988-0989
	E-MAIL ADDRESS: certs@associatesins.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Millennium Lawn and Landscape Inc 3471 Rackley Rd. Brooksville, FL 34604	INSURER A : Southern Owners Insurance Co	10190
	INSURER B : NGM Insurance Company	14788
	INSURER C : Bridgefield Employers Insurance Co	10701
	INSURER D :	
	INSURER E :	
	INSURER F :	

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			20895130	11/21/2016	11/21/2017	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						EPLI	$ 10,000
B	AUTOMOBILE LIABILITY							
	X ANY AUTO			B1T8248L	11/17/2016	11/17/2017	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR							
	EXCESS LIAB CLAIMS-MADE			4489513000	11/21/2016	11/21/2017	EACH OCCURRENCE	$ 3,000,000
	DED X RETENTION $ 0						AGGREGATE	$ 3,000,000
								$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A		0830-56105	12/31/2016	12/31/2017	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

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

CERTIFICATE HOLDER

Example Of Coverages

CANCELLATION

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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The mission of the Florida Nursery, Growers & Landscape Association is to promote and protect the interests of Florida's nursery and landscape industry.

MILLENNIUM LAWN AND LANDSCAPE INC.

is a member of the

Florida Nursery, Growers & Landscape Association

through June 30, 2017

Ben Bolusky, Executive Vice President

FNGLA
FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry

Member in good standing since 2016

FLORIDA
DEPARTMENT OF REVENUE

2016 Florida Annual Resale Certificate for Sales Tax

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2016

DR-13
R. 10/15

Business Name and Location Address

MILLENNIUM LAWN & LANDSCAPE INC
11918 TARPON SPRINGS RD
ODESSA FL 33556-5147

Certificate Number

39-8013824409-1

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as commercial real property.
- Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

Florida law provides for criminal and civil penalties for fraudulent use of a *Florida Annual Resale Certificate*.

Landscape Maintenance Services Proposal

prepared for

Parkway Center CDD

January 2017

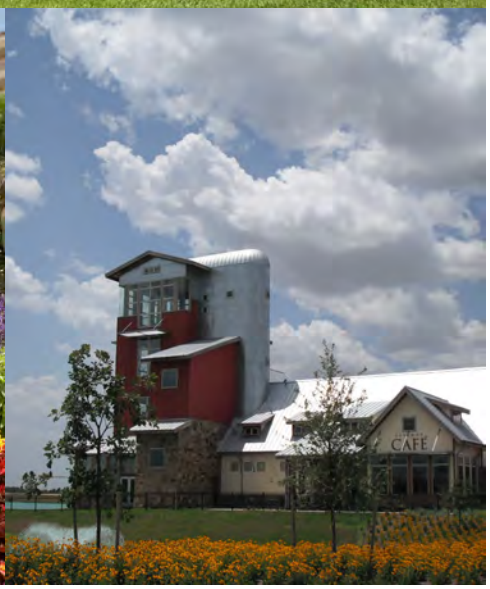
YELLOWSTONE
LANDSCAPE

YELLOWSTONE
LANDSCAPE









Yellowstone Landscape began with the combination of two independently successful, regional landscape companies – Piedmont and BIO Landscape.

In 2008, the two companies joined together with a shared goal to better serve clients across the South, **sharing more than fifty years of combined experience** in landscape design, landscape installation, and landscape maintenance.

Yellowstone Landscape has since become one of the industry's fastest growing and most trusted commercial landscaping companies, proudly serving more than 1500 clients from branch facilities across the region. We offer a uniquely comprehensive selection of services, allowing us to serve a project through the years - from a design on a computer screen to a mature and thriving landscape in the ground.

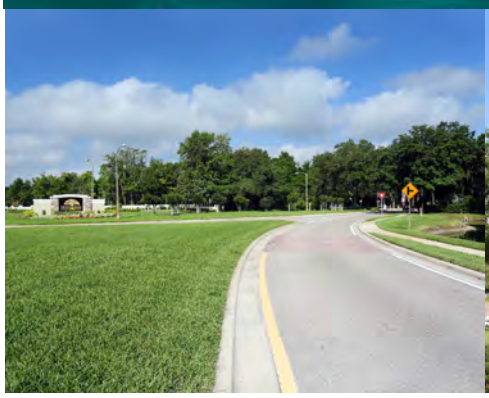
We know that *what we do* is important, but we also understand that *how we do it* is where lasting relationships are built.

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Proud to Serve Tampa

YELLOWSTONE
LANDSCAPE









Professional Landscape Services for Tampa's Premier Properties

Yellowstone Landscape is proud to serve Tampa's commercial landscaping needs from our local branch location. With **more than 100 local employees**, we're one of the leaders among commercial landscape firms in Central Florida.

We offer landscape design, landscape installation, and landscape maintenance services to some of the area's most beautiful homeowner associations, resorts and hotels, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail centers.

Our service teams are ready to provide you with **Tampa's most professional and responsive landscape services**, always tailored to your needs and expectations.

Tampa Offices
30319 Commerce Drive
San Antonio, FL 33576
813.223.6999

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Landscape Maintenance

YELLOWSTONE LANDSCAPE



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to looks its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

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Irrigation Installation & Management

YELLOWSTONE LANDSCAPE







There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources.** Once installed, we always adhere to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system.**

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

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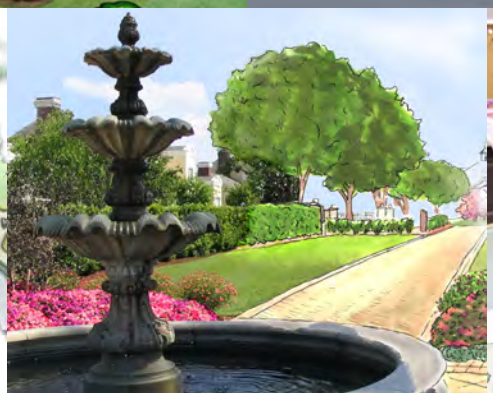
Landscape Design

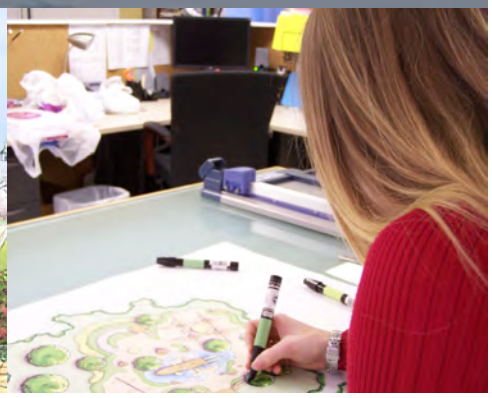
YELLOWSTONE LANDSCAPE











You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground. The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create photo renderings so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, **we offer Landscape Design as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.**

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Landscape Installation

YELLOWSTONE LANDSCAPE











You need your landscape installation project completed safely, on time and on budget.

Our Landscape Installation Teams will do everything we can to make sure your project stays on schedule (or gets back on schedule), with experience and capabilities scalable to **handle any project and any timeline.**

All Landscape Installation projects start with a meeting to thoroughly review your site and your design plans, verifying that the plant material selected is suitable for your project's environment. With experts on staff in Landscape Design and Landscape Maintenance, we'll offer recommendations to **preserve the long term health and appearance of the project after installation.** We can also suggest alternate, native plant materials and trees to help conserve water usage, while preserving the project's intended visual appeal.

We offer extended warranties on all plant materials that we install, when you allow us to provide ongoing landscape maintenance services. We offer this to our clients because we install every landscape with the goal to become **your lifetime landscape service partner**, growing with you as your landscape matures.

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Client Surveys



Each year our clients are asked to complete a brief on line survey to tell us how we are performing in our mission to **create premier properties and build lasting relationships**.

The survey asks that each client rank us in the following categories:

- Quality of Work
- Ability to Meet Expectations
- Responsiveness to Individual Needs
- Clarity of Information
- Level of Respect for You
- Overall Satisfaction

It concludes with the simple question, "Would you recommend Yellowstone Landscape?"

Last year's survey responses are summarized here:

Category	Positive Responses
Quality of Work	95%
Ability to Meet Expectations	93%
Responsiveness to Individual Needs	95%
Clarity of Information	95%
Level of Respect for You	100%
Overall Satisfaction	94%
Would Recommend Yellowstone Landscape	94%

Committed to Safety

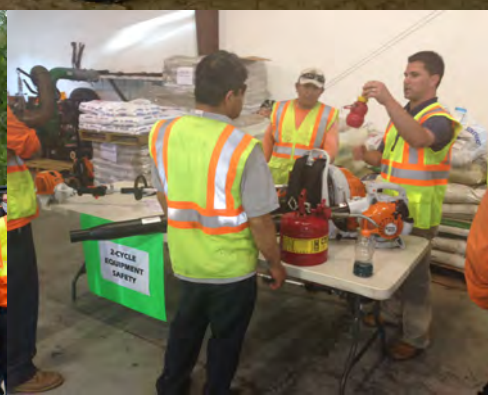
YELLOWSTONE LANDSCAPE











Yellowstone Landscape has made safety our number one priority. We realize that we are equally responsible for the safety of our employees, and our clients' residents, employees and guests.

Our commitment to safety includes providing a **safe, healthy work environment,** kept free from hazards. Whether starting and ending the day at one of our branch locations, traveling over the roadways, or at a client's work site, all Yellowstone Landscape employees are trained to **behave professionally and remain alert** to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

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Environmental Stewardship

YELLOWSTONE LANDSCAPE











As a member of the green industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination management tools to create an environment where it is less likely that the pest will return.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment.

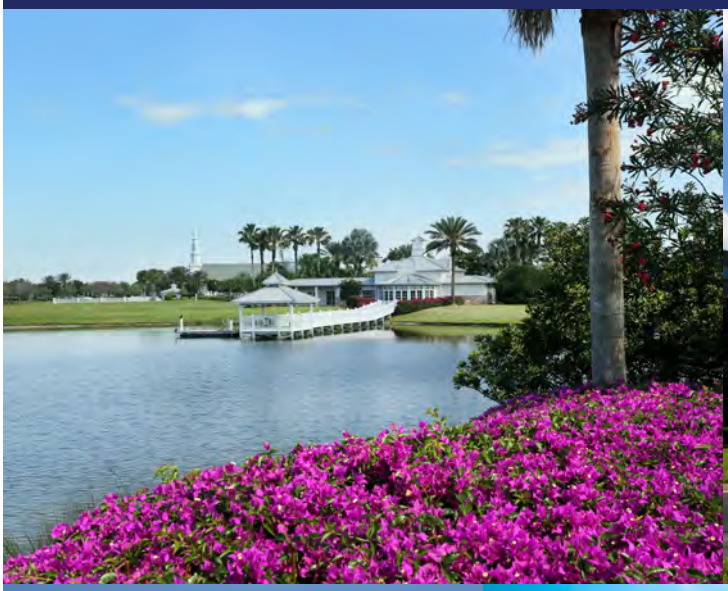
Organic Options: We offer organic alternatives to all traditional management solutions.

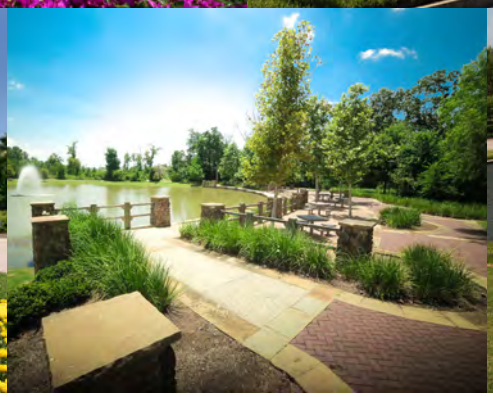
Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

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Industry Recognition

YELLOWSTONE LANDSCAPE




Our clients' properties have earned dozens of National Landscape Awards of Excellence, gaining recognition as some of the country's most outstanding commercial landscaping projects. Below is a partial listing of our select client properties that have been recognized with an Award of Excellence.

Tradition; Tradition, Florida; 2015

Rob Fleming Park; The Woodlands, Texas; 2014

Florida Blue; Jacksonville, Florida; 2014

VillageWalk of Wellington; Wellington, Florida; 2014

AAA National Headquarters; Lake Mary, Florida; 2013

Technology Park Atlanta; Peachtree Corners, Georgia; 2013

Boeing 787 Assembly Plant; North Charleston, South Carolina; 2012

Waldorf Astoria Orlando Resort; Orlando, Florida; 2012

Grand Haven; Palm Coast, Florida; 2011

Yacht Harbor Village; Palm Coast, Florida; 2011

Fleming Island Plantation; Orange Park, Florida; 2010

Ocean Hammock; Palm Coast, Florida; 2010

Alfred I. duPont Trust Building; Jacksonville, Florida; 2009

Hammock Beach Resort; Palm Coast, Florida; 2008

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Our People. Your Partner.

YELLOWSTONE LANDSCAPE



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 1,700 Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the South's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

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Local Leadership Team

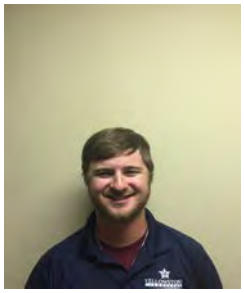
Your local Yellowstone Landscape Tampa service team is dedicated to serving all your landscape needs. We're proud to care for properties across the area. Here is a brief summary of the experience that selected members of our local leadership team bring to your property.



Brett Perez, *Branch Manager*: University of Florida graduate with a Bachelors in Turfgrass Science. Over seven years of resort and private golf course management, including 3 years with Marriott Golf. My duties and responsibilities at Yellowstone Landscape are to oversee the daily operations for the Tampa Branch. I enjoy communicating with the customer and ensuring that our services exceed their expectations.



Jon Souers, *Client Relations Manager*: Indiana University, School of Public and Environmental Affairs. 18 years of experience in environmental services and the landscape industry. I began my career as a landscape and aquatic pesticide technician, quickly moving into a management role. My licenses include: Florida Commercial Applicator License, FNGLA Certified Horticulture Professional, Florida Department of Environmental Protection BMP Certified and OSHA Certified. I have been with Yellowstone for 11 years and enjoy building long term relationships with our clients and future clients.



Scott Crow, *Account Manager:* Graduated from Auburn University with a Bachelor's degree in Horticultural Sciences. I initially joined the Yellowstone team in 2013, working as a Landscape Maintenance Foreman & Supervisor in the South Orlando area, overseeing properties such as the Waldorf Astoria Orlando Resort. I made the jump into management in January 2015, when I moved to Yellowstone's Tampa location. I enjoy providing quality landscape services and education to our clients.



Kevin Oliva, *Horticulture Manager:* 21 years' experience in Horticulture. Began in 1995 with responsibilities for outside lawn and ornamental applications, and inside GHP services. I received my state CPCO license in 2004, and served as operations manager with another local firm before joining Yellowstone Landscape in 2007. I develop and head our Tampa branch's horticulture department and volunteer as a landscape advisory committee member for the Hillsborough County UF-IFAS Extension center. My licenses include: Fl. State CPCO license, State BMP license, Urban fertilizer ID, OSHA Hazardous materials operation/level II certificate. I enjoy working outside, and I take pride in working within the horticulture field at Yellowstone. It's made my last 10 years the most enjoyable of my professional life.

GV37167-1
Certificate #

GV37167
Trainee ID #

UF IFAS
UNIVERSITY of FLORIDA

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Jonathan L. Souers

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	S. Haddock Instructor	8/11/2015 Date of Class	DEP Program Administrator

Not valid without seal

State of Florida

Department of Agriculture and Consumer Services
Bureau of Entomology and Pest Control

CERTIFIED PEST CONTROL OPERATOR

Number: JF124606

KEVIN PAUL OLIVA

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn & Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on April 7, 2004

Charles H. Bronson
Commissioner of Agriculture

Chief Bureau of Entomology and Pest Control

DACS form 1780, Rev. 4-99

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST™

James M. Herth

Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®

Jim Skiera, Executive Director
International Society of Arboriculture

Skip Kincaid

Certification Board, Chair
International Society of Arboriculture

Certification Number	Certified Since	Expiration Date
FL-6437A	Aug 15, 2012	Dec 31, 2018



The Florida Nursery, Growers & Landscape Association

Confers on

Jonathan Souers H69 07062

The Title of

FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: June 30, 2019
Certified Since: March 2010

Billy Butterfield, FNGLA President

Merry Mott, FNGLA Certification Director

SIGMA CONSULTING AND TRAINING, INC.

Certificate of Training

is provided to

David Bradt

for the successful completion of

Hazardous Materials Operations/OSHA Level II

In accordance with training standards established by the U.S. Occupational Safety and Health Administration (OSHA) 29 CFR 1910.120(q)

June 9, 2015

Chris Pappas, Instructor

References

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

Project Name:	Magnolia Park CDD
Services Provided:	Landscape Maintenance, Landscape Design & Installation
Client Contact Information:	Patricia Comings-Thibault, *District Manager, DPFG* 1060 Maitland Center Commons, Suite 340. Maitland, FL 32751 407.221.9153 patricia.comings-thibault@dpfg.com
Project Name:	Ballantrae CDD
Services Provided:	Landscape Maintenance, Landscape Enhancements
Client Contact Information:	Paul Cusmano, *District Manager, DPFG* 15310 Amberly Dr. Suite 175. Tampa, FL 33647 813.418.7473 paul.cusmano@dpfg.com
Project Name:	Suncoast CDD
Services Provided:	Landscape Maintenance, Landscape Design & Installation
Client Contact Information:	Brian Howell, *District Manager, Meritus Corp.* 2005 Pan Am Circle, Suite 120 Tampa, FL 33607 813.873.7300 brian.howell@merituscorp.com

Parkway Center CDD
Exhibit A
Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing - Includes mowing, edging, string-trimming and cleanup.	$76,227.00
Detailing - Includes shrub pruning, tree pruning and weeding.	$55,866.00
IPM - Fertilization & Pest Control - Fertilization/fungicide/insecticide/herbicide/etc.	$19,536.00
Irrigation Inspection	$5,154.00
Changing Dog Waste Stations	$1,032.00
Annual Core Total	$157,815.00

Additional Services

Palm Pruning	$4,527.00
Annuals	$5,073.00
Pine Bark Mulch	$22,071.00
Additional Services Total	$31,671.00

GRAND TOTAL ANNUAL $189,486.00

MONTHLY $15,790.50

Creating premier properties. Building lasting relationships.

Plan For Success

YELLOWSTONE LANDSCAPE

Summary Of Observations

YELLOWSTONE LANDSCAPE

SUMMARY OF OBSERVATIONS

Enclosed are our initial observations and action steps. Included photos are provided in support of our findings and intended for review by all parties.

- *Yellowstone will conduct an Irrigation Audit. Many signs dry areas, and declining plant material were noted. The irrigation systems will be monitored for positive results as well as water conservation.*
- *Options for turf replacement will be offered and discussed by all parties.*
- *There are declining Loropetalum, Duranta, Ligustrum and other miscellaneous plant material. Replacement options for missing and dead plants will be discussed by all parties.*
- *Proper ornamental tree and shrub pruning will be discussed by all parties and a routine schedule will be implemented immediately.*
- *Dead pine trees along Still Creek Drive pose a risk of falling. Vines from the neighboring conservation area are growing on trees and hanging over sidewalks, which also pose a safety risk for pedestrians.*

30/60/90 Day Plan

YELLOWSTONE LANDSCAPE

30 – 60 – 90 Day Plan

30 Day Plan

- ☐ *Meet with Property Manager to review 30 – 60 – 90 Day Plan*
- ☐ *Walk Property with Property Manager to identify areas of concern*
- ☐ *Complete an irrigation audit of the entire system*
- ☐ *Present irrigation deficiencies with plan for corrections*
- ☐ *Begin maintenance – mowing, blowing and edging*
- ☐ *Spot treat weeds in turf areas to be reclaimed*
- ☐ *Discuss options for turf areas beyond reclamation*
- ☐ *Continue weed control in planting beds*
- ☐ *Begin bed separation trimming in all planting beds*
- ☐ *Apply fertilizer to struggling shrubs throughout the property*
- ☐ *Begin insect and disease program on all plant material*
- ☐ *Discuss removing severely declining plant material*
- ☐ *Prepare proposals for replacing missing and dead shrub material throughout property*
- ☐ *Perform first turf fertilizer application*

60 Day Plan

- Walk property with Property Manager to evaluate improvements
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing and edging
- Continue bed separation in all planting beds
- Retreat turf weeds
- Continue RoundUp applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Install Spring Annuals

90 Day Plan

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30 day and 60 day plans.
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Continue RoundUp applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing and edging

Site Analysis

YELLOWSTONE LANDSCAPE