



Rizzetta & Company

# Heritage Landing Community Development District

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**Board of Supervisors' Meeting  
December 14, 2023**

**District Office:  
2806 N. Fifth Street  
Unit 403  
St. Augustine, FL 32084**

**[www.heritagelandingcdd.org](http://www.heritagelandingcdd.org)**

# HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

Camp Heritage Amenity Center  
370 Heritage Landing Parkway, St. Augustine, FL 32092  
[www.heritagelandingcdd.org](http://www.heritagelandingcdd.org)

<b>Board of Supervisors</b>	Michael Taylor Kevin Austin Robert Och Achara Tarfa Christine Mallatt	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Melissa Dobbins	Rizzetta & Company, Inc.
<b>District Counsel</b>	Wes Haber	Kutak Rock LLP
<b>District Engineer</b>	Scott Lockwood	England-Thims & Miller, Inc

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.heritagelandingcdd.org](http://www.heritagelandingcdd.org)

**Board of Supervisors  
Heritage Landing Community  
Development District**

**December 7, 2023**

## AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Heritage Landing Community Development District will be held on **December 14, 2023 at 1:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
  - A. Consent Agenda
    1. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 9, 2023 .....Tab 1
    2. Ratification of the Operation and Maintenance Expenditures for the month of October 2023 .....Tab 2
- 4. STAFF REPORTS - PART A**
  - A. District Engineer
  - B. Landscape and Maintenance.....Tab 3
    1. Consideration of BrightView Enhancement Proposal
- 5. BUSINESS ITEMS**
  - A. Consideration of Proposals for RFQ for District Engineer (under separate cover)
  - B. Consideration of Proposals for Irrigation Pump Replacement .....Tab 4
  - C. Consideration of Proposals for Pedestrian Crossing Lighting.....Tab 5
- 6. STAFF REPORTS - PART B**
  - A. District Counsel
  - B. Amenity Center and Field Maintenance
    1. Amenity Manager Report .....Tab 6
      - i. Review of Amenity Athletics 2024 Calendar
      - ii. Review of Chomic Combat Karate Program
      - iii. Consideration of Vector Security Options
    2. Field Manager Report .....Tab 7
    3. Charles Aquatics Report..... Tab 8
  - C. District Manager
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,  
**Melissa Dobbins**  
Melissa Dobbins,

# **Tab 1**

MINUTES OF MEETING

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

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Heritage Landing Community Development District was held on Thursday, November 9, 2023, at 6:00 p.m. at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

Present and constituting a quorum:

- Michael Taylor Board Supervisor, Chairman (speakerphone)
Kevin Austin Board Supervisor, Vice Chairman (joined in progress)
Robert Och Board Supervisor, Assistant Secretary
Achara Tarfa Board Supervisor, Assistant Secretary (speakerphone)
Christine Mallatt Board Supervisor, Assistant Secretary

Also present were:

- Melissa Dobbins District Manager, Rizzetta & Company, Inc.
Wes Haber District Counsel, Kutak Rock LLC (speakerphone)
Scott Lockwood District Engineer, England Thims & Miller
Lourens Erasmus General Manager, Vesta Property Services
Todd Myhill Amenity Manager, Vesta Property Services
Thomas Rustici Brightview Landscape

Public present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Taylor called the meeting to order at 6:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Public Comments

No comments.

THIRD ORDER OF BUSINESS

Consent Items

- 1. Consideration of the Minutes of the Board of Supervisors' Meeting held October 12, 2023
2. Ratification of the Operation and Maintenance Expenditures for September 2023

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On a motion by Mr. Och, seconded by Ms. Mallatt, with all in favor, the Board approved the minutes, of the Meeting held October 12, 2023, and ratified the Operation and Maintenance Expenditures for September 2023 in the amount of \$203,622.68, for the Heritage Landing Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01;  
Amending Fiscal Year 2023 Budget**

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On a motion by Ms. Mallatt, seconded by Mr. Och, with all in favor, the Board adopted Resolution 2024-01, amending the fiscal year 2023 budget, for the Heritage Landing Community Development District.

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*Mr. Austin joined the meeting in progress.*

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**FIFTH ORDER OF BUSINESS**

**STAFF REPORTS - PART A**

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**A. District Engineer**

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Mr. Lockwood presented England Thims & Miller's 60-day termination letter. The Board directed the District Manager to proceed with the Request for Qualifications process and accepted England Thims & Miller's resignation.

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Mr. Lockwood noted that he reviewed the area for possible stairs outside the gym to the geyser area. The Board took no further action on this matter.

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Mr. Lockwood will send final survey for street sign replacement to Mr. Erasmus to then be submitted to the county.

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*The Board moved to agenda item 5A.*

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**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Amenity  
Suspensions**

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Mr. Myhill updated the Board that all minors have been remorseful and fulfilled their full 30-day suspension. He was not going to recommend any further action.

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**SEVENTH ORDER OF BUSINESS**

**STAFF REPORTS – PART B**

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**B. Landscape and Maintenance**

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**1.) Consideration of BrightView Winter Rye Seed Proposal**

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After discussion, the Board took no further action.

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93 **EIGHTH ORDER OF BUSINESS** **Consideration of Poolsure Renewal**  
94 **Proposal**  
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On a motion by Mr. Taylor, seconded by Mr. Och, with all in favor, the Board approved Poolsure's 2024 renewal proposal, in the amount of \$3,239.00, and to pay in full to receive a 5% discount for the year, for the Heritage Landing Community Development District.

96 **NINTH ORDER OF BUSINESS** **Discussion Regarding Survey Plans**  
97 **for Placement of Combo Street**  
98 **Signage & Color Options**  
99  
100

On a motion by Mr. Och, seconded by Ms. Mallatt, by majority vote, with Mr. Tarfa opposed, after further discussion the Board approved the taupe color for the poll, white for the cap and street sign background color of white, for the Heritage Landing Community Development District.

101 **TENTH ORDER OF BUSINESS** **Staff Reports – PART C**  
102

103 **A. District Counsel**  
104

105 No report.  
106

107 **B. Amenity Center and Field Maintenance**  
108

109 **1.) Amenity Manager Report**  
110

111 **i. Hammerhead Swim Team Polar Plunge Event**  
112

113 After discussion, the Board authorized Ms. Mallatt to work with Mr. Myhill to review details  
114 of the event, subject to the District Manager confirming if there is any additional insurance  
115 required for Lifeguards to be hired on a volunteer basis by the swim team.  
116

117 **ii. Request to Use District Tennis Courts**  
118

119 After discussion, the board advised that this event get reviewed again after dates have  
120 been confirmed for when the courts are going to be resurfaced for pickle ball.  
121

122 Mr. Myhill stated he will also do the same and confirm dates with the new tennis instructor  
123 on when they can use the courts.  
124

125 Mr. Erasmus' further stated that the resurfacing will need to wait until Spring since the  
126 warmer weather will be the right time for the contractor to use their specific product for this  
127 project, especially if it's going to be done the "right way".  
128

129 **2.) Field Manager Report**  
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131 Mr. Erasmus reported that conduit is being laid down for the lighting of the medians and  
132 the well install contractor's deposit was paid.  
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**i. Discussion Regarding Dock & Bridge Proposal**

It was stated that more information on the dock and bridge should hold off until a new District Engineer is hired to get their feedback as this matter.

**3.) Charles Aquatics Pond Report**

The Board requested an update on when the next carp install will occur, for which ponds and how many.

**C. District Manager**

Ms. Dobbins updated the Board that the full amount of \$140,000.00 donation for the street signs and the pickleball courts was received today by the HOA.

Ms. Dobbins confirmed with the Board that the Staff can use the \$2,000.00 gift card for supplies and repairs that UPS paid the District for the Holiday POD.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

**Supervisors:**

No comments.

**Audience:**

No comments.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Taylor, seconded by Mr. Och with all in favor, the Board adjourned the meeting at 7:29 p.m., for the Heritage Landing Community Development District.



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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

DRAFT

## **Tab 2**

# HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.HERITAGELANDINGCDD.ORG

## **Operation and Maintenance Expenditures October 2023 Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$119,083.52**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Heritage Landing Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Weather Contractors, Inc.	100431	168327	Water Park Repairs 09/23	\$ 1,990.00
BrightView Landscape Services, Inc.	100408	8605773	Debris Removal 09/23	\$ 495.00
BrightView Landscape Services, Inc.	100409	8605745	Electrical Repairs 09/23	\$ 2,382.95
BrightView Landscape Services, Inc.	100413	8595991	Irrigation Repairs 09/23	\$ 604.01
BrightView Landscape Services, Inc.	100414	8629565	Tree Maintenance 09/23	\$ 857.40
BrightView Landscape Services, Inc.	100422	8635678	Irrigation Repairs 10/23	\$ 1,160.70
BrightView Landscape Services, Inc.	100423	8635679	Irrigation Repairs 10/23	\$ 3,319.78
BrightView Landscape Services, Inc.	100424	8635666	Irrigation Repairs 10/23	\$ 1,179.60
BrightView Landscape Services, Inc.	100432	8614220	Landscape Maintenance 10/23	\$ 21,424.00
Charles Aquatics, Inc.	100433	49131	Pond Maintenance 10/23	\$ 975.00
Christine Mallatt	100425	CM101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
COMCAST	ACH	8495 74 140 0429787 09/23	Cable TV & Internet 09/23	\$ 546.46

# Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
England, Thims & Miller, Inc.	100426	210295	Engineering Services 09/23	\$ 512.50
Florida Department of Revenue	100415	65-8015563124-2 Sales & Use Tax 09/23	65-8015563124-2 Sales & Use Tax 09/23	\$ 439.86
Florida Power & Light Company	ACH	87098-35048 09/23	Electric Services 09/23	\$ 4,447.04
Florida Power & Light Company	ACH	Monthly Summary 09//23	Electric Services 09/23	\$ 4,411.40
Heritage Landing CDD			Debit Card Replenishment 10/23	\$ 1,903.57
Investment Painting of North FL, LLC	100419	3505	Exterior Painting 10/23	\$ 1,500.00
Kevin Lee Austin	100427	KA101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
Kutak Rock, LLP	100416	3292418	Legal Services 08/23	\$ 1,975.50
Kutak Rock, LLP	100434	3295950	Legal Services - Interpleader Litigation 10/23	\$ 10,000.00
Leslie Achara McNair-Tarfa	100428	AT101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
Michael C. Taylor	100429	MT101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
Northeast Quality Services LLC	100437	32568	Janitorial Services 10/23	\$ 700.00

# Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Northeast Quality Services LLC	100438	32273	Janitorial Services 09/23	\$ 900.00
Poolsure	100435	131295617811	Pool Chemicals 10/23	\$ 2,999.63
Rizzetta & Company, Inc.	100406	INV0000084054	Assessment Roll 10/23	\$ 5,000.00
Rizzetta & Company, Inc.	100407	INV0000084151	District Management Fees 10/23	\$ 5,900.00
Rizzetta & Company, Inc.	100421	INV0000084337	Public Records Requests 10/23	\$ 20.00
Robert Och	100430	RO101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
St Johns Utility Department	ACH	503699-115198 09/23	Water Services 09/23	\$ 1,068.67
Synergy Florida	100410	375556	Service Call - Audio & Video System 09/23	\$ 218.90
Treeco	100411	9647	Tree Maintenance 09/23	\$ 2,900.00
Turner Pest Control, LLC	100412	617706986	Pest Control Services 09/23	\$ 127.34
Vector Security, Inc	100420	72773103	Security Monitoring Services 09/23	\$ 139.00

# Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vesta Property Services, Inc.	100417	414050	Management Services 09/23	\$ 37,047.66
Vesta Property Services, Inc.	100418	414163	Reimbursable Expenses 09/23	\$ 328.04
VGlobal Tech	100436	5505	ADA Website Maintenance 10/23	\$ 250.00
Waste Management Inc. of Florida	ACH	0035107-4032-1	Waste Disposal Service 10/23	<u>\$ 359.51</u>
<b>Report Total</b>				<b><u>\$ 119,083.52</u></b>

## **Tab 3**





# Quality Site Assessment

Prepared for: **Heritage Landing @ WGV**

## General Information

- DATE:** Tuesday, Dec 05, 2023
- NEXT QSA DATE:** Monday, Mar 04, 2024
- CLIENT ATTENDEES:** Lourens Erasmus
- BRIGHTVIEW ATTENDEES:** Thomas Rustici

## Customer Focus Areas

Turf health, Annuals, Weed control, Plant Health

### Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

### Carryover Items



**1** There are some vines and weeds growing in loropetalum Edge between athletic field and clubhouse. We will get with our team and have this addressed.

**2** There are some vines and volunteers growing up through Jasmine at center island before clubhouse. We will get these hand pulled and schedule an over the top selective to be treated in Jasmine beds to help with weed control.

# QUALITY SITE ASSESSMENT

## Heritage Landing @ WGV

### Maintenance Items



**1** The detail work at the clubhouse and pool area looks good and maintained.

**2** We continue to cut the Ornamental grasses back throughout the community.

**3** The flowers at the main entrance still look good.

**4** The turf color through the community still looks good for this time of year.

### Maintenance Items



- 5** We did notice an area of Fungus in the back athletic field. Agrow pro has been notified. We will monitor the area and follow up.

### Recommendations for Property Enhancements



- 1** We would recommend removing/replacing the Roses and Society Garlic from the areas and install some new plants. We will send a proposal.

# QUALITY SITE ASSESSMENT

## Heritage Landing @ WGV

### Notes to Owner / Client



**1** It has been noted that the irrigation is running too much on the turf areas near the RV storage area. This will be adjusted.

**2** BrightView has installed new sod in some of the bad areas along Heritage Landing Dr. Free of charge.

# QUALITY SITE ASSESSMENT

## Heritage Landing @ WGV

### Completed Items



- 1** Hard and soft surfaces are being sprayed for weed control on a weekly rotation
- 2** There are some fallen debris from previous storm on the ground by dugout. We will get this cleaned up during next visit.
- 3** There are a few tree suckers pushing out in select areas by amenities. We will get with our team and have these removed during their next rotations.
- 4** Plant material is being trimmed on a weekly rotation

# QUALITY SITE ASSESSMENT

## Heritage Landing @ WGV

### Completed Items



**5** Turf color is starting to improve. A fertilizer, pre-emergent, and insecticide application was applied in April.

**6** The spring flower change out has been installed and are looking vibrant

**7** Colgon grass areas have been retreated. We will do a follow up treatment in a few weeks.

**8** Lakes are being mowed on a weekly rotation



# QUALITY SITE ASSESSMENT

## Heritage Landing @ WGV

### Completed Items



**9** Woodline encroaching by Silver Glen and flowers intersection needs to be trimmed back away from sidewalk. We will follow up once completed.

**10** Hard and soft surfaces are being edged on a weekly rotation

**11** Turf color is starting to improve

**12** Annuals are holding up. some of the celosia have mites, we have scheduled a treatment this week while on site

### Completed Items



**13** There are some fall out structures throughout the property along preserves that are overgrown, I will get with our team to have these weedeated and sprayed out. We will follow up once completed.

**14** Crepe myrtle suckers were removed at crosswalk this week while on site.

**15** Shrubs are being trimmed on a weekly rotation

**16** Hard and soft surfaces are being sprayed for weed control on a weekly rotation

### Completed Items



**17** Remaining 4 flower pots inside pool area have been installed

## Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy Saint Augustine, FL 32092	To Billing Address	Heritage Landing CDD c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092
Project Name	Heritage Landing- Clubhouse plant install		
Project Description	enhancement		

### Scope of Work

QTY	UoM/Size	Material/Description	Total
<b>Plant and sod install</b>			<b>\$10,824.19</b>
1.00	LUMP SUM	Mobilization and labor to resize beds as needed, rough grade areas as needed, and remove and dispose of waste.	
30.00	EACH	Podocarpus- 7 gal plants installed	
30.00	EACH	Azalea- 3 gal plants installed	
4.00	EACH	Hawaiian Thai- 3 gal plants installed	
20.00	EACH	croton- 3 gal plants installed	
48.00	EACH	Blue daze- 1 gal plants installed	
25.00	EACH	Foxtail fern- 1 gal plants installed	
18.00	EACH	Fakahatchee- 3 gal plants installed	
3.00	EACH	Pygmy date palm - 30 gal installed	
75.00	BAG	gold mulch	
1.00	LUMP SUM	plant delivery fee	
1.00	LUMP SUM	Irrigation modifications and adjustments	
<b>Sable Palm Option</b>			<b>\$1,584.44</b>
2.00	EACH	Sable palm- installed per tree	
2.00	EACH	tree stake kit	
6.00	EACH	2x4 bracing	
2.00	EACH	box of 2 3/4" screws to secure bracing	
<b>Magnolia Tree</b>			<b>\$245.47</b>
1.00	EACH	Magnolia little Gem-15 gal installed per tree	
1.00	EACH	tree stake kit installed	
<b>Annuals</b>			<b>\$675.84</b>
300.00	EACH	Annuals installed in 4 beds	

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
5811 County Rd 305, Elkton, FL 32033 ph. fax

## Proposal for Extra Work at Heritage Landing @ WGV

### Images

Blue-Daze-4



croton mammy



Pygmy Date Palm



Fashion Azalea



**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
5811 County Rd 305, Elkton, FL 32033 ph. fax

## Proposal for Extra Work at Heritage Landing @ WGV

dwarf bottle brush



oleander



Liriope



**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
5811 County Rd 305, Elkton, FL 32033 ph. fax

## Proposal for Extra Work at Heritage Landing @ WGV

### Other

**cordyline fruticosa**



**Foxtail fern**



**Podocarpus-Pringles-Dwf2**



**Podocarpus**



For internal use only

**SO#** 8297887  
**JOB#** 460802023  
**Service Line** 130

**Total Price** \$13,329.94

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
5811 County Rd 305, Elkton, FL 32033 ph. fax

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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Customer

	<b>Property Manager</b>
Signature _____	Title _____
<b>Lourens Erasmus</b>	<b>December 07, 2023</b>
Printed Name _____	Date _____

<b>BrightView Landscape Services, Inc. "Contractor"</b>	
<b>Account Manager</b>	
Signature _____	Title _____
<b>Steve McAvoy</b>	<b>December 07, 2023</b>
Printed Name _____	Date _____

<b>Job #:</b>	<b>460802023</b>		
<b>SO #:</b>	<b>8297887</b>	<b>Proposed Price:</b>	<b>\$13,329.94</b>





Blue Daze

Pygmy Date Palm

Podocarpus

Azalea

Foxtail Fern

Crotons

Annuals





Sable Palm Option



3 7 0

Hawaiian Thai

Option 2



Arboricola

Emerald Goddess Liriope







**BrightView**   
Landscape Services



## **Tab 4**

**HERITAGE LANDING CDD  
PROPOSAL WORKSHEET**

JOB	QTY	VENDOR	QUOTE	NOTES	ACTION
Steamboat irrigation pump replacement		BrightView Partridge	\$16,800 \$11,800		
Install VFD on the irrigation system		BrightView Partridge	\$23,965 \$10,200	If we do it at the same time as the pump install it would be \$8,500	
Wiring the VFD on to system		Under Separate Cover	\$4,500	Over the phone guestimate is not more than \$4,500 to complete the wiring.	

## Heritage Landing- Costly repairs

Good afternoon, Lourens.

I understand your frustration with the costly irrigation repairs we are facing at Heritage Landing. The main focus for me would be the mainline breaks that we continue to repair month to month. The system has been in the ground 20+ years and the schedule 40 fittings continue to fail from water hammer. I sent out a proposal to install a VFD "Variable Flow Drive" to ease the impact but the board decided to go in a different direction with a Nelson Pilot valve. The VFD slows the pump down while the Nelson valve slows the water downstream of the unit itself. We tried to sway them away from this in the board meeting at that time as we're not comfortable using something we have no experience with. (We've had great success with the VFD on properties around your age as we don't run into a mainline break nearly as many times as we do in Heritage. In fact, 90% less would be an understatement) So far the Nelson valve has yielded little to no results. As we keep running into the same issue (Mainline breaks every month). The VFD won't repair the damage that has already set in but it we'll ease the amount of further damage caused by not having the mechanism in place to stop the pump from coming on full tilt upon every pressure drop. With different size zones throughout the property the VFD can regulate pressure to our desired amount depending what's running. We can't regulate the amount of flex hose blowouts, leaking heads, not rotating heads, clogged nozzles, failed valves or wiring issues that come about but this is the first step to saving money on a monthly 1,000.00+ expense before we even start the inspection.

Juwan Dupree  
Irrigation Manager

## Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy Saint Augustine, FL 32092	To	Heritage Landing CDD
		Billing Address	c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092

Project Name      Heritage Landing: 20hp motor replacement, motor starter and pressure tank

Project Description      Heritage Landing: 20hp motor replacement, motor starter and pressure tank

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	20HP 230v 3ph motor starter with 230v coil FL-30 tank and PJR-6 tank gauges 1.25" psi relief valve parts and labor	\$16,800.00	\$16,800.00

For internal use only

**SO#**                      8291824  
**JOB#**                    460802023  
**Service Line**        150

**Total Price**                      \$16,800.00

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
5811 County Rd 305, Elkton, FL 32033 ph. fax

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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Customer

**Property Manager**

Signature \_\_\_\_\_ Title \_\_\_\_\_

**Lourens Erasmus**  
Printed Name

**November 29, 2023**  
Date

**BrightView Landscape Services, Inc. "Contractor"**

**Irrigation Manager**

Signature \_\_\_\_\_ Title \_\_\_\_\_

**Juwan Lamar Dupree**  
Printed Name

**November 29, 2023**  
Date

**Job #: 460802023**

**SO #: 8291824**

**Proposed Price: \$16,800.00**

Partridge Well Drilling Rep R Stevens  
 4744 Collins Road Rep  
 Jacksonville, FL 32244  
 Phone (904) 269-1333 (904) 355-3323

Date **11/30/2023** Contract # **45329**  
 Valid through **12/30/2023** Customer # **38533**

Established 1892

Vesta Property Services  
 200 Business Park Cir  
 Suite 101  
 St Augustine, FL 32095

<b>Site</b> Heritage Landing	Site # 37109	<b>Contact</b> Lourens Erasmus	<b>Primary</b>
		Office 904-940-6095	Home
		Other	Cell 904-536-6217

Heritage Landing Pkwy St Augustine , FL 32092 County St Johns

Replace existing 20HP 230 volt 3 phase submersible pump motor.			
starter with 230 volt coil. FL-30 tank. PRI-6 tank. 1.25" PSI relief			
valve and pressure gauge.	1	\$11,800.00	<b>\$11,800.00</b>

Condition of well is unknown.

If well is damaged or if the existing pump is stuck in well, there would be additional charges.

Price assumes we can easily access the well head with our hoist truck and there are no obstructions or electrical wires overhead.

While the pump is being removed and reinstalled the artesian well will flow uncontrolled. Mitigation of the uncontrolled flow is not included in this quote.

Price does not include any parts not listed in this quote.

Adding a VFD would be an additional \$8,500.00 at the time this work was done. It would be approximately \$1,700.00 more to do in the future. If a VFD is installed now, the starter will not be needed. An electrician would be required to wire the VFD and that is not included in this price.


Service Rates 1 Man \$210.00 Additional Hour \$160.00

**Total \$11,800.00**

**\*\*PRICE SUBJECT TO CHANGE UPON SITE EVALUATION AND PERMITTING\*\***

A 50% deposit of \$5,900.00 is required. \$ \_\_\_\_\_ Received on \_\_\_\_/\_\_\_\_/\_\_\_\_

THE BALANCE FOR EACH ITEM WILL BE DUE WHEN INVOICED. A service charge of 1.5% per month will be charged on past due accounts. Unless Buyer notifies Seller in writing within fifteen (15) days from date of invoice, it shall be presumed that goods and services are satisfactory and acceptable to Buyer. Buyer shall pay Seller's cost of collection including a reasonable attorney's fee at all levels of court. Owners Grant to Partridge Well Co., Inc. the right to enter upon and drive vehicles including heavy trucks, over his property to site using most efficient means of ingress and egress at sole discretion of Partridge Well Co., Inc. and agrees to release and save harmless Partridge Well Co., Inc. from any and all damage to said property and all equipment, fixtures or improvements located upon, on or under the ground. This proposal is subject to change unless signed, returned and order to proceed is given within 30 days. The above proposal is accepted at the prices and terms specified herein. It is agreed that the seller will retain title to any equipment or materials that may be furnished until final payment is made as agreed. The seller shall have rights to remove same and seller will be held harmless for any damages resulting from the removal thereof. This contract voids previous contract(s) with the same contract number. It is the owner's responsibility to identify and mark the location of any and all private utilities including but not limited to cables, wires, pipes, gas lines, septic tanks and drainfields etc. Owners agree to release and hold harmless Partridge Well Drilling Co. Inc. from any and all damages to said private utilities.

_____ Signature Owner/ Contractor	_____ Print Name	____/____/____ Date	 _____ PWD Representative	11/30/2023 Date
_____ Signature Owner/ Contractor	_____ Print Name	____/____/____ Date		

## Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy Saint Augustine, FL 32092	To	Heritage Landing CDD
		Billing Address	c/o Rizzetta and Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name      Heritage Landing: Steamboat Well Install a 20HP 230V 3PH VFD with Transducer and Rain Shield

Project Description      Install a 20HP 230v 3PH VFD With Ghost Leg Power Transducer and Rainshied

### Scope of Work

All VFD work is 18-25 weeks out from the time of approval. 2nd proposal to follow for electrician to wire SINE Filter and VFD

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Heritage Landing: Install a 20HP 208V 3PH VFD with Transducer and Rain Shield	\$23,965.41	\$23,965.41

For internal use only

SO#                    8003017  
JOB#                 460802023  
Service Line        150

**Total Price**                    \$23,965.41

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Customer

**Property Manager**

Signature \_\_\_\_\_ Title \_\_\_\_\_

**Lourens Erasmus**  
Printed Name

**December 20, 2022**  
Date

**BrightView Landscape Services, Inc. "Contractor"**

**Irrigation Tech-Level II**

Signature \_\_\_\_\_ Title \_\_\_\_\_

**Juwan Lamar Dupree**  
Printed Name

**December 20, 2022**  
Date

**Job #: 460802023**

**SO #: 8003017**

**Proposed Price: \$23,965.41**



## **Tab 5**

**HERITAGE LANDING CDD  
PROPOSAL WORKSHEET**

JOB	QTY	VENDOR	QUOTE	NOTES	ACTION
<p>Light 1 Lantern style with two light fixtures on one 20' pole. The lights will be more of an ambient light given off like our FPL street lights.</p>		Smith Electrical	\$3,793		
<p>Light 2 Down light like our pool lights or the large black posts we have upfront at the entrance. This will be a down casting strong light field to light up the street and crosswalk area.</p>		Smith Electrical	\$5,389		

Smith Electrical Inc.  
 PO Box 9023  
 St Augustine, FL 32085

# Estimate

Estimate #	Date
PedCrossLt	8/24/2023

Name / Address
Heritage Landing CDD C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614 cddinvoice@rizzetta.com

Item	Description	Qty	Rate	Total
Quote	Pedestrian Crossing Light Supply and install materials to add (1) 20' black fiberglass pole, (2) black lantern style fixtures with (1) bull horn.	1	3,792.52	3,792.52
Quote	----- Supply and install PVC conduit, wiring and photocell.	1	3,087.17	3,087.17

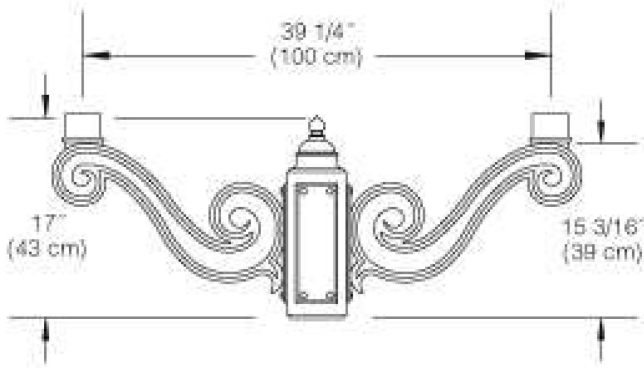
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any variation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance.

**Total** \$6,879.69

Signature \_\_\_\_\_

Phone #	Fax #	E-mail	Web Site
9048290899	904-829-0259	smithelectric08@gmail.com	staugustineelectric.com

Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat.No: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Lamps: \_\_\_\_\_ Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_



### Ordering Guide

Example: PTH2520 P3 A

<b>Product Code</b>	PTH2520	Twin
<b>Post diameter</b>	P3 P4	3" Post Mount 4" Post Mount
<b>Finish</b>	A B G H J	Black White Verde Bronze Green

### Specifications

**HOUSING:**

356 HM high-strength, low-copper, proprietary cast aluminum alloy .

**FINISH:**

Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

**MOUNTING:**

Cast Aluminum Hub mounts to a 3" OD x 3" long (P3) [if applicable] or 4" OD x 6 1/2" long (P4) [if applicable] tenon and is secured with at least (3) 5/16"-18 stainless steel set screws.

**WARRANTY:**

Three-year limited warranty.

**Height :**

17" (43 cm)

**Length:**

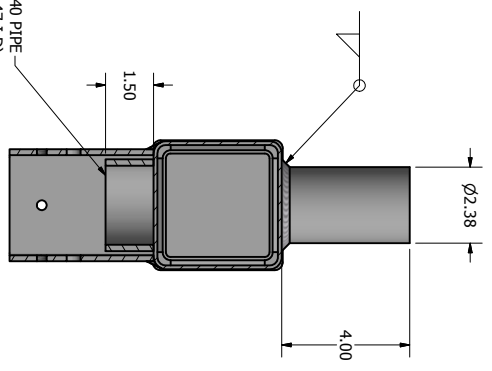
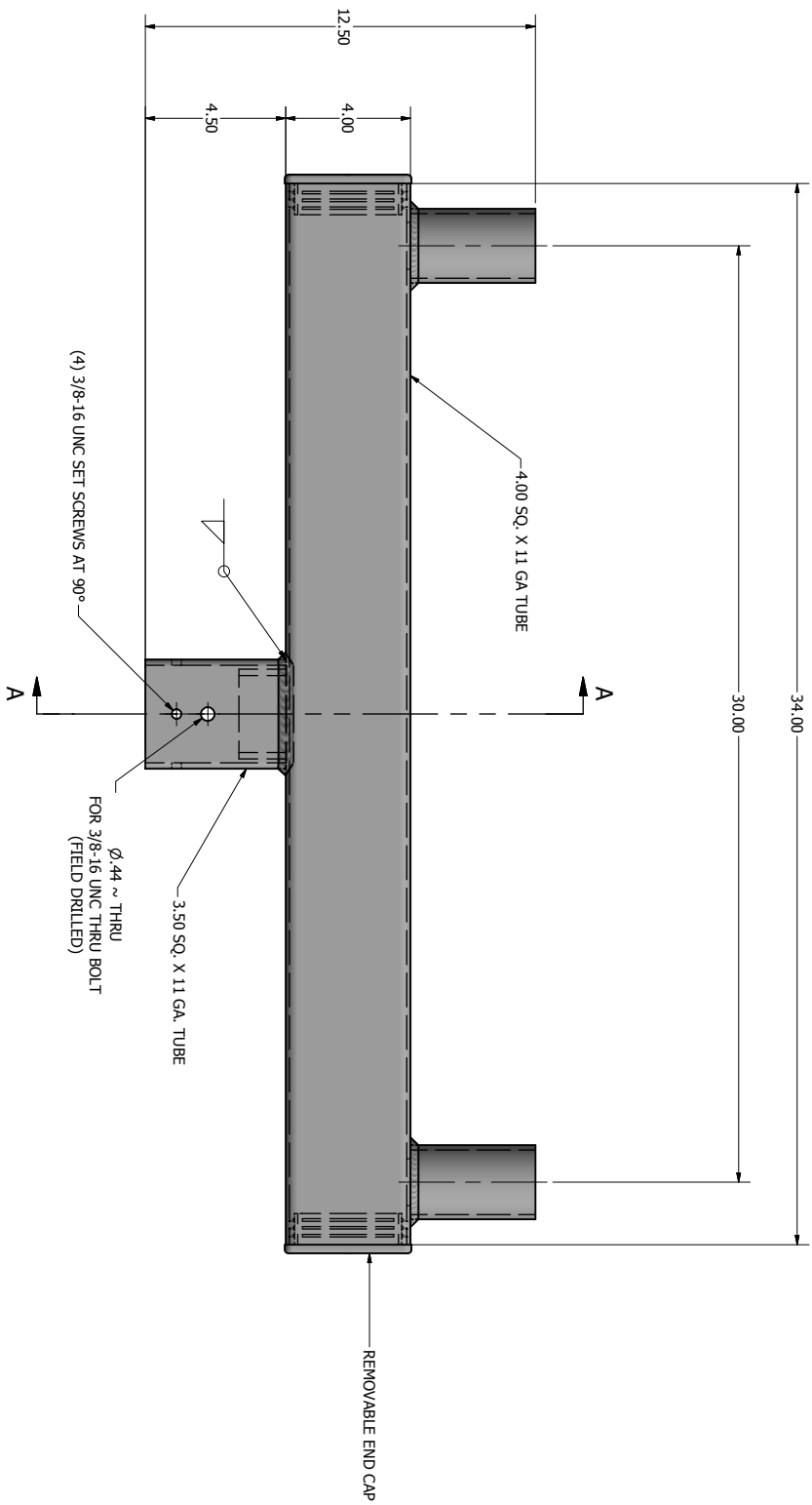
39 1/4" (100 cm)

**EPA:**

2.05 sq. ft.



CATALOG #	SMB-2	SMB POLE TOP MOUNTING BRACKET	EPA (SQ. FT.)
BRACKET DESCRIPTION	2 FLOOD LIGHT BRACKET		1.1



NOTE: SERIES SMB POLE TOP FLOOD LIGHT MOUNTING BRACKETS SLIP FIT (Ø2.38 OD) POLE TOP TENONS. EACH BRACKET HAS A MAXIMUM CAPACITY OF 1000 WATT FLOOD LIGHTS. SLIP FITTERS FOR Ø3.00 & Ø4.00 TENONS ARE AVAILABLE UPON REQUEST. SMB BRACKETS ARE FINISHED TO MATCH POLE.

SMB BRACKETS CATALOGED ARE CONSTRUCTED OF STEEL AND ARE DESIGNED FOR USE WITH STEEL OR ALUMINUM POLES. IF ALUMINUM BRACKETS ARE REQUIRED FOR ALUMINUM POLES, CONTACT YOUR REPRESENTATIVE.

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.		
TITLE:		
CATALOG:		
DWG NO: SMB-2	SIZE: C	SHEET 1 OF 1

## DESCRIPTION

The Lexington outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington tastefully complements the architectural and environmental design of parks and roadways.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

**TOP:** Hinged die-cast aluminum top with cupola cover. **SCREWS:** Captive retaining screw. **HOUSING:** Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

### Optics

**REFRACTOR:** Injection molded acrylic refractor panels.

### Electrical

**SOCKET:** Vertical: Base up standard on Type II, III and V. Horizontal: Available with Type II and III

horizontal reflector. Mogul-base porcelain socket is field adjustable on horizontal only. 50-150W Pulse Start Metal Halide is medium-base socket standard. **STARTER:** Plug-in starter. **TERMINAL BLOCK:** Terminal block standard.

### Mounting

Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

### Finish

Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal

thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

### Efficiency Standards Notice

Select luminaires are manufactured to USA and California efficiency regulations.



## LXF/LXT LEXINGTON

50 - 150W

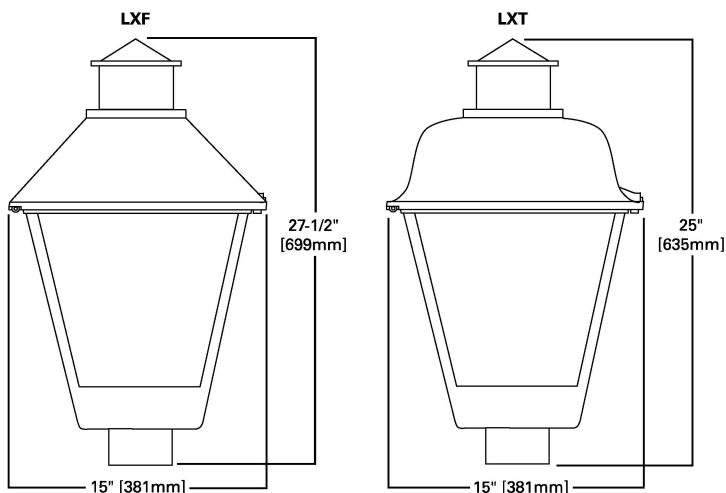
Pulse Start Metal Halide

50 - 150W

High Pressure Sodium

DECORATIVE POST TOP  
LUMINAIRE

## DIMENSIONS

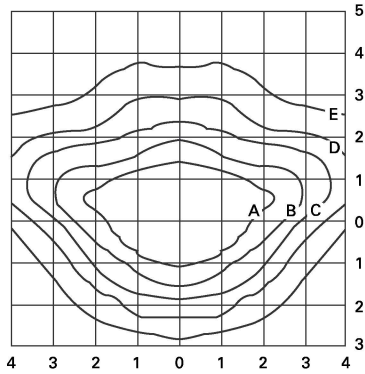


EPA  
Effective Projected Area: (Sq. Ft.) 1.7

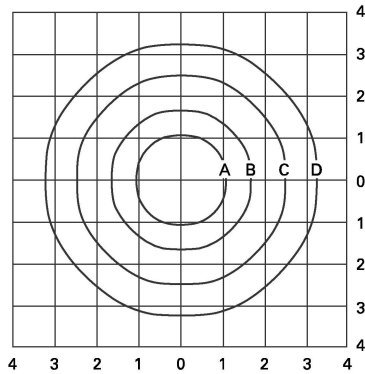
### SHIPPING DATA

Approximate Net Wt:  
25 lbs. (11 kgs.)

**PHOTOMETRICS**



**150-Watt HPS**  
16,000-Lumen Lamp  
Type III Semi Cutoff



**100-Watt HPS**  
9,500-Lumen Lamp  
Type V

**Footcandle Table**

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
<b>150-Watt HPS (Type III)</b>					
10'	2.88	1.44	0.72	0.36	0.28
12'	2.00	1.00	0.50	0.25	0.10
14'	1.50	0.75	0.37	0.18	0.07
<b>100-Watt HPS (Type V)</b>					
10'	1.44	0.72	0.36	0.28	
12'	1.00	0.50	0.25	0.10	
14'	.75	0.37	0.18	0.07	

[View Lexington IES files](#)

**ORDERING INFORMATION**

Sample Number: LXF70SR2554

Product Family	Lamp Wattage	Lamp Type <sup>2</sup>	Ballast Type <sup>2,3</sup>	Voltage <sup>2</sup>	Distribution
LXF=Lexington LXT=Lexington w/Traditional Top	<b>Pulse Start Metal Halide <sup>1</sup></b> 70=70W 10=100W 15=150W  <b>High Pressure Sodium</b> 50=50W 70=70W 10=100W 15=150W	P=Pulse Start Metal Halide S=High Pressure Sodium	H=Reac./HPF N=Hi. Reac./NPF P=Hi. Reac./HPF <sup>4</sup> R=Reac./NPF W=CWA	2=120V 0=208V 4=240V 7=277V 8=480V <sup>5</sup> 9=347V W=Multi-Tap wired 120V P=240V w/PCR wired 120V V=Multi-Tap wired 240V N=Multi-Tap wired 277V	<b>Vertical Lamp</b> 22=Type II 33=Type III <sup>6</sup> 55=Type V  <b>Horizontal Lamp</b> 2H=Type II 3H=Type III <sup>6</sup> 4H=Type IV

**Options (Add as Suffix)**

- 1=Single Fuse (120, 277 or 347V)
- 2=Double Fuse (208, 240 or 480V)
- 4=NEMA Photocontrol Receptacle
- P=Polycarbonate Lens Panels
- N=NEMA Ballast Bracket
- S=Snap Latches for Tool-less Lamp Replacement
- J=Factory Installed Ladder Rest
- U=UL / CSA Listed
- AP=Grey
- BK=Black
- BZ=Bronze
- WH=White
- B=House Side Shield

- NOTES:**
1. Medium-base pulse start metal halide is standard in 150W and below.
  2. Consult a Cooper Lighting Solutions representative for lamp/ballast type/voltage compatibility.
  3. Consult an Cooper Lighting Solutions representative for availability of EISA compliant linear reactor pulse start metal halide ballasts
  4. Pulse start metal halide EISA compliant high reactance ballasts are available in 70, 100 and 150 watts.
  5. Pulse start metal halide 150W 480V requires high reactance to meet EISA requirements.
  6. Requires use of coated lamp to achieve Type III distribution.

# Composite Pole - TR34

## Designed for Post Top or Area Lighting Luminaires

- Tapered composite pole shaft
- Direct embedded and anchor base models
- Base cover provided with AB pole

### Ordering Information

#### Sample Catalog Number Logic

	B	C	D	E	F	G
<b>TR34</b>	16	DE	BLK	TXT	23	•
<b>TR34</b>	20	AB	DGR	SMS	30	•
Pole	Above Grade Height	Installation Method	Color	Surface Finish	Tenon O.D.	Options

#### B Above Grade Height

Cat No.	Description
<b>TR34-10</b>	10 feet /3.0 M
<b>TR34-11</b>	11 feet /3.4 M
<b>TR34-12</b>	12 feet /3.7 M
<b>TR34-13</b>	13 feet /4.0 M
<b>TR34-14</b>	14 feet /4.3 M
<b>TR34-15</b>	15 feet /4.6 M
<b>TR34-16</b>	16 feet /4.9 M
<b>TR34-17</b>	17 feet /5.2 M
<b>TR34-18</b>	18 feet /5.5 M
<b>TR34-19</b>	19 feet /5.8 M
<b>TR34-20</b>	20 feet /6.1 M
<b>TR34-21</b>	21 feet /6.4 M
<b>TR34-22</b>	22 feet /6.7 M
<b>TR34-23</b>	23 feet /7.0 M
<b>TR34-24</b>	24 feet /7.3 M
<b>TR34-25</b>	25 feet /7.6 M
<b>TR34-26</b>	26 feet /7.9 M
<b>TR34-27</b>	27 feet /8.3 M
<b>TR34-28</b>	28 feet /8.5 M
<b>TR34-29</b>	29 feet /8.8 M
<b>TR34-30</b>	30 feet /9.1 M

#### C Installation Method

Cat No.	Description
<b>DE</b>	Direct Embedded
<b>AB</b>	Anchor Base

#### D Color

Cat No.	Description
<b>BLK</b>	Black
<b>DBZ</b>	Dark Bronze
<b>DGR</b>	Dark Green
<b>SLV</b>	Silver
<b>WHT</b>	White
<b>GRY</b>	Grey

**CC** Custom Color - Please provide a min. 3" x 3" color chip.

#### E Surface Finish

Cat No.	Description
<b>TXT</b>	Natural texture of the reinforcing strands
<b>SMS</b>	Smooth surface finish

#### F Tenon O.D.

Cat No.	Description
<b>23</b>	2 3/8" (60 mm) O.D.
<b>30</b>	3" (76 mm) O.D.
<b>99</b>	Custom Tenon O.D.

#### G Options

Cat No.	Description
<b>DTC</b>	Top pole cap and drilling for a side mounted arm(s). Provide template or drawing for hole locations.
<b>FLD</b>	Top pole cap. Field drill to accept a luminaire.
<b>RC</b>	Receptacle housing and a NEC-approved cover with 15A GFCI receptacle. Standard location is 12"/305 mm below the top of the pole.

- Other accessories are shown on the Accessories specification sheet.

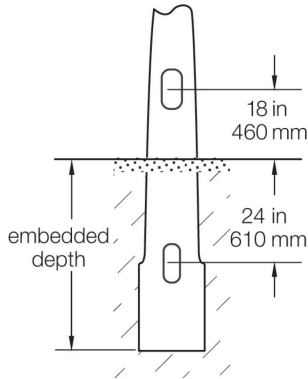
ABOVE GRADE  
HEIGHT  
20' MODEL  
SHOWN





## TR34 Tapered composite pole shaft

### Direct Embedded - DE



Shaft Length	Embedded Depth
10 to 13 ft	3 ft / .91 M
14 to 24 ft	4 ft / 1.2 M
25 to 30 ft	5 ft / 1.5 M

\* Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

Hand hole is:  
2.5"/62 mm x 5"/125 mm.

### Specifications

#### POLE SHAFT

The pole shaft shall be round tapered, smooth with a .14"/3.5 mm per foot taper. The hand hole shall be 2.5"/62 mm x 5"/125 mm with a cover. The shaft shall be constructed of continuous fiberglass filament combined with a thermosetting resin. The glass filament shall be helically wound at alternating high and low angle layers for maximum compressive and bending strength. The hand hole area and hardware attachment areas shall be reinforced.

The butt end of the embedded-type post shall be enlarged and oval to increase the resistance to rotation and provide maximum ground bearing resistance (anti-lift). The post shall be non-conductive and chemically inert.

#### PERFORMANCE CRITERIA

The post shall be designed with a minimum safety factor of 1.5:1 and have no more than a 15% deflection at full wind loading. The post shall deflect no more than 2.5% of the above-ground length with 100 lbs of lateral top load. Poles shall be tested and rated per ANSI C136.20-2012.

#### DIRECT EMBEDDED INSTALLATION

Direct embedded poles shall have a 2.5 inch (62 mm) by 6 inch (152 mm) slot for conduit entrance 24 inches (610 mm) below finished grade. Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

#### ANCHOR BASE

Anchor bases shall be constructed of primed and painted aluminum or galvanized steel. The base shall be factory bonded to the pole.

#### TENON

A painted galvanized steel or aluminum tenon shall be firmly bonded to the pole for mounting a post-top luminaire or arm.

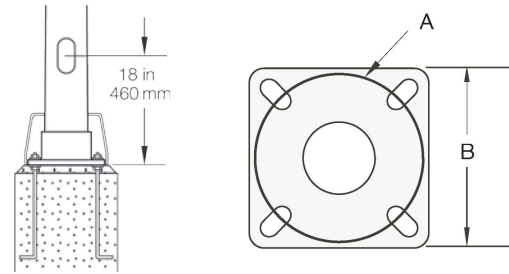
#### FINISH

The surface of the post shall be uniform and consistent for the entire length of the post. A UV-resistant catalyzed urethane coating shall be extremely durable and retains its gloss after a 5000 hour exposure test per ASTM G154, with no dulling or chalking of the surface.

#### BASE COVER

For anchor-base poles, the standard base cover shall be a round or square two-piece molded ABS cover. This base cover shall be corrosion free and painted to match the pole. Base covers are not included with direct-embedded poles.

### Anchor Base Installation - AB



### Anchor Base Dimensions for TR34

- Hand hole is 2.5"/62 mm x 5"/125 mm
- Mounting slots are .75"/19 mm x 1.5"/38 mm for 8" bolt circle and 1"/25 mm x 1.5"/38 mm for 10" and 12" bolt circle
- Conduit entry hole in base plate is 4.0"/100 mm

Shaft Length	Bolt Circle (A)	Base Plate Size (B)	Anchor Bolts
10' - 13'	8"/203 mm	7.5"/190 mm	5/8" x 21"
14' - 26'	10"/254 mm	10"/254 mm	3/4" x 30"
27' - 30'	12"/304 mm	11.5"/292 mm	3/4" x 30"

### Wind Loading Data

Cat No.	Description	WT	WIND SPEED (MPH) WITH 3 SECOND GUST FACTOR												
			90	100	110	120	130	140	150						
10	10 feet/3.10 M	26	11.8	9.2	7.5	6.2	5.2	4.4	3.8						
11	11 feet/3.35 M	29	11.3	8.8	7.2	5.9	5.0	4.2	3.6						
12	12 feet/3.66 M	31	10.2	8.0	6.5	5.3	4.4	3.7	3.2						
13	13 feet/3.96 M	34	9.4	7.4	5.9	4.9	4.1	3.4	2.9						
14	14 feet/4.27 M	37	8.7	6.8	5.5	4.5	3.7	3.1	2.6						
15	15 feet/4.57 M	38	9.2	8.0	6.5	5.3	4.4	3.7	3.1						
16	16 feet/4.88 M	42	9.3	7.3	5.9	4.8	4.0	3.3	2.8						
17	17 feet/5.18 M	45	8.6	6.7	5.4	4.4	3.6	3.0	2.5						
18	18 feet/5.49 M	49	7.9	6.1	4.9	3.9	3.2	2.7	2.2						
19	19 feet/5.79 M	51	7.2	5.6	4.4	3.6	2.9	2.4	2.0						
20	20 feet/6.10 M	52	6.6	5.1	4.0	3.2	2.6	2.1	1.8						
21	21 feet/6.40 M	75	8.2	6.4	5.1	4.1	3.4	2.8	2.3						
22	22 feet/6.71 M	77	7.5	5.8	4.6	3.7	3.0	2.5	2.1						
23	23 feet/7.01 M	80	6.9	5.3	4.2	3.3	2.7	2.2	1.8						
24	24 feet/7.32 M	83	6.3	4.9	3.8	3.0	2.4	2.0	1.6						
25	25 feet/7.62 M	85	5.8	4.4	3.4	2.7	2.1	1.7	1.3						
26	26 feet/7.92 M	88	5.3	4.0	3.1	2.4	1.9	1.5	1.1						
27	27 feet/8.32 M	91	4.9	3.6	2.8	2.1	1.7	1.3	0.9						
28	28 feet/8.53 M	93	4.4	3.3	2.5	1.9	1.4	1.1	0.7						
29	29 feet/8.84 M	96	3.9	2.9	2.1	1.6	1.2	0.9	0.5						
30	30 feet/9.14 M	99	3.5	2.5	1.8	1.3	1.0	0.7	0.3						

Wind speed values are for a 3 second gust per ASCE. Calculated per ANSI C136.20-2012. Assumes load 12 inches above the pole top. Safety factor = 1.5:1. Maximum weight for tenon mount is 100 lbs. Contact factory for AASHTO or specific local codes.

Smith Electrical Inc.  
 PO Box 9023  
 St Augustine, FL 32085

# Estimate

Estimate #	Date
Heritage	12/1/2023

Name / Address
Heritage Landing CDD C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614 cddinvoice@rizzetta.com

Item	Description	Qty	Rate	Total
Quote	Supply and install 20' black fiberglass pole with bullhorn and (2) 100w LED fixtures.		5,388.77	5,388.77

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any variation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance.

**Total** \$5,388.77

Signature \_\_\_\_\_

Phone #	Fax #	E-mail	Web Site
9048290899	904-829-0259	smithelectric08@gmail.com	staugustineelectric.com

Project		Catalog #		Type	
Prepared by		Notes		Date	



# Lumark

## Navion

Area / Site Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Configurations [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 7](#)

### Quick Facts

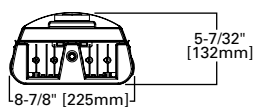
- Patented, high-efficiency AccuLED Optics system provides uniform illumination in 16 different optical distributions
- Lumen packages range from 4,700 - 50,000 nominal lumens (30W - 380W)
- Tool-less entry; hinged removable power door for easy maintenance
- Efficacies up to 158 lumens per watt

### Connected Systems

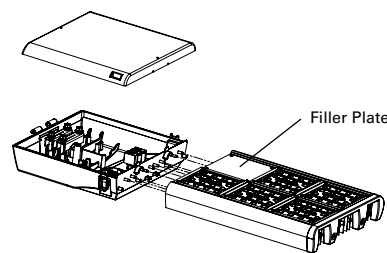
- WaveLinX
- Enlighted

### Dimensional Details

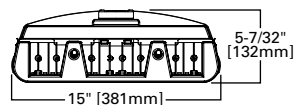
1, 2 or 3 Light Squares



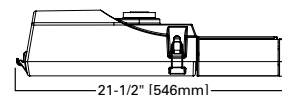
5 Light Squares



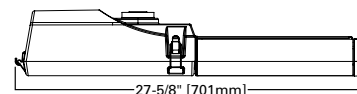
4, 5 or 6 Light Squares



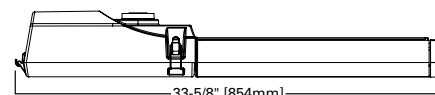
1 Light Square



2 or 4 Light Squares



3, 5 or 6 Light Squares



**NOTES:**

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
 2. IDA Certified for 3000K CCT and warmer only.

[additional product diagrams](#)

## Ordering Information

SAMPLE ORDER NUMBER: NAV-SA1C-740-U-T3-AP

Product Family <sup>1,2</sup>	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
<b>NAV</b> =Navion <b>BAA-NAV</b> =Navion Buy American Act Compliant <sup>23</sup> <b>TAA-NAV</b> =Navion Trade Agreements Act Compliant <sup>23</sup>	<b>Configuration</b>	<b>Drive Current</b>	<b>722</b> =70CRI, 2200K <b>727</b> =70CRI, 2700K <b>730</b> =70CRI, 3000K <b>735</b> =70CRI, 3500K <b>740</b> =70CRI, 4000K <b>750</b> =70CRI, 5000K <b>760</b> =70CRI, 6000K <b>827</b> =80CRI, 2700K <b>830</b> =80CRI, 3000K <b>835</b> =80CRI, 3500K <b>AMB</b> =590nm Amber <sup>3</sup>	<b>U</b> =Universal (120-277V) <b>9</b> =347V <sup>4</sup> <b>8</b> =480V <sup>5</sup> <b>DV</b> =277-480V DuraVolt Drivers <sup>5, 25, 26</sup>	<b>T2</b> =Type II <b>T2R</b> =Type II Roadway <b>T3</b> =Type III <b>T3R</b> =Type III Roadway <b>T4FT</b> =Type IV Forward Throw <b>T4W</b> =Type IV Wide <b>5N</b> =Type V Narrow <b>5MQ</b> =Type V Square Medium <b>5WQ</b> =Type V Square Wide <b>SL2</b> =Type II w/Spill Control <b>SL3</b> =Type III w/Spill Control <b>SL4</b> =Type IV w/Spill Control <b>SLL</b> =90° Spill Light Eliminator Left <b>SLR</b> =90° Spill Light Eliminator Right <b>RW</b> =Rectangular Wide Type I <b>AFL</b> =Automotive Front Line	<b>[Blank]</b> =Standard Mast Arm Slipfitter <b>A1</b> =22° Upsweep Mast Arm <sup>6</sup> <b>A15</b> =15° Straight Mast Arm <sup>6</sup> <b>ALJS15</b> =Adjustable Slipfitter (Factory set at 15° tilt) <b>ALJS25</b> =Adjustable Slipfitter (Factory set at 25° tilt) <b>ALJS45</b> =Adjustable Slipfitter (Factory set at 45° tilt)	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
	<b>SA1</b> =1 Square <b>SA2</b> =2 Squares <b>SA3</b> =3 Squares <b>SA4</b> =4 Squares <b>SA5</b> =5 Squares <b>SA6</b> =6 Squares	<b>A</b> =615mA <b>B</b> =800mA <b>C</b> =1050mA (1A) <b>D</b> =1200mA (1.2A)					

### Options (Add as Suffix)

**10MSP**=10kV MOV Surge Protective Device  
**10K**=10kV UL 1449 Fused Surge Protective Device  
**20MSP**=20kV MOV Surge Protective Device  
**20K**=20kV UL 1449 Surge Protective Device  
**2L**=Two Circuits <sup>7</sup>  
**L90**=Optics Rotated 90° Left  
**R90**=Optics Rotated 90° Right  
**HSS**=House Side Shield <sup>8</sup>  
**HA**=50°C High Ambient Temperature <sup>9</sup>  
**IP66**=IP66 Rated  
**K**=Level Indicator  
**LCF**=Light Square Trim Plate Painted to Match Housing  
**CC**=Coastal Construction finish <sup>21</sup>  
**CE**=CE Marking <sup>9, 10</sup>  
**PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle  
**PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle  
**FADC**=Field Adjustable Dimming Controller <sup>27</sup>

**AHD145**=After Hours Dim, 5 Hours <sup>11</sup>  
**AHD245**=After Hours Dim, 6 Hours <sup>11</sup>  
**AHD255**=After Hours Dim, 7 Hours <sup>11</sup>  
**AHD355**=After Hours Dim, 8 Hours <sup>11</sup>  
**SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting <sup>22</sup>  
**SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting <sup>22</sup>  
**SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting <sup>22</sup>  
**MS-L08**=Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height <sup>12, 13</sup>  
**MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height <sup>12, 13</sup>  
**MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height <sup>12, 13</sup>  
**MS/X-L08**=Motion Sensor for Bi-Level Operation, Up to 8' Mounting Height <sup>12, 13, 14</sup>  
**MS/X-L20**=Motion Sensor for Bi-Level Operation, 9' - 20' Mounting Height <sup>12, 13, 14</sup>  
**MS/X-L40**=Motion Sensor for Bi-Level Operation, 21' - 40' Mounting Height <sup>12, 13, 14</sup>  
**MS/DIM-L08**=Motion Sensor for Dimming Operation, Up to 8' Mounting Height <sup>12, 13</sup>  
**MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>12, 13</sup>  
**MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>12, 13</sup>  
**LWR-LW**=Enlighted Wireless Sensor, 8' - 16' Mounting Height <sup>12, 15</sup>  
**LWR-LN**=Enlighted Wireless Sensor, 16' - 40' Mounting Height <sup>12, 15</sup>  
**[See Table Below]**=LumenSafe Integrated Network Security Camera <sup>16</sup>


### Accessories (Order Separately) <sup>24</sup>

**OA/RA1013**=Twistlock Receptacle Shorting Cap  
**OA/RA1014**=NEMA Twistlock Photocontrol - 120V  
**OA/RA1016**=NEMA Twistlock Photocontrol - Multi-Tap  
**OA/RA1027**=NEMA Twistlock Photocontrol - 480V  
**OA/RA1201**=NEMA Twistlock Photocontrol - 347V  
**MA1010-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon  
**MA1011-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon  
**MA1017-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon

**MA1018-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon  
**A15-XX**=15° Straight Mast Arm Kit <sup>6</sup>  
**ALJS15-XX**=Adjustable Slipfitter Kit (Factory set at 15° tilt)  
**ALJS25-XX**=Adjustable Slipfitter Kit (Factory set at 25° tilt)  
**ALJS45-XX**=Adjustable Slipfitter Kit (Factory set at 45° tilt)  
**LS/HSS**=House Side Shield <sup>8, 18</sup>  
**FSIR-100**=Wireless Configuration Tool for Motion Sensor <sup>19</sup>  
**WOLC-7P-10A**=WaveLinX Outdoor Control Module (7-PIN) <sup>20</sup>

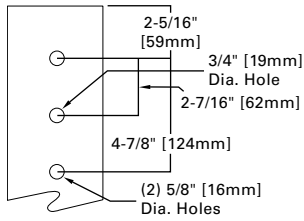
- NOTES:**
- DesignLights Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
  - Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
  - Only available at Drive Current (A) which will be supplied at 500mA.
  - Not available with sensor options at 1.2A drive current. Not available in combination with HA high ambient and sensor options at 1A drive current.
  - 480V not to be used with ungrounded or impedance grounded systems.
  - Round pole adapter and mounting hardware included. Type M drill pattern.
  - Option available only with 4 and 6 Square configurations. Low-level output varies. Consult factory. Option not available in combination with high voltage (9 or 8) and sensor options (PR, PR7, AHD, MS, LWR, LumenSafe). No terminal block with 2L option.
  - House side shield not for use on 5N, 5MQ, 5WQ, or RW distributions. The Light Square Trim Plate is painted black when HSS option is selected.
  - Not available with 1.2A drive current or Amber color temperature (AMB).
  - Only available at Universal (U) voltage. Not available with sensor or controls options (PR, PR7, AHD, MS, LWR, LumenSafe).
  - Requires the use of Photocontrol Receptacle (PR or PR7) and a photocontrol accessory. See After Hours Dim Supplemental Guide for additional information.
  - Controls system is not available with photocontrol receptacle (PR or PR7) or other controls systems (MS or LWR).
  - Utilizes the Wattstopper sensor FSP-211.
  - Available with 4, 5, or 6 square configurations. Replace "X" with number of squares in low output modes. Maximum two squares in low output mode.
  - Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for Enlighted application information.
  - All configurations require 15-in wide housing size. If 1-3 light square is selected, filler plates will be used. LumenSafe not available at high voltage (9 or 8) or High Ambient (HA). When ordered with Type V optic, a factory-installed light shield will be provided.
  - Replace XX with paint color.
  - Must order one per light square when ordering as a field-installable accessory.
  - This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
  - Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V voltages.
  - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
  - Smart device with mobile application required to change system defaults. See controls section for details.
  - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](http://www.designlights.org) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
  - Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
  - DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit [www.signify.com/duravolt](http://www.signify.com/duravolt) for more information.
  - Not available in 1 square configuration at 800mA and below. Not available with any control option except SPB.
  - Cannot be used with PR7 or other motion response control options.

### LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

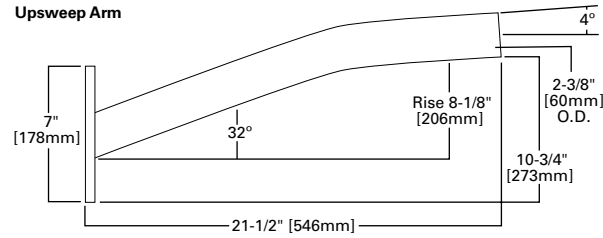
Product Family	Camera Type	Data Backhaul
<b>L</b> =LumenSafe Technology 	<b>D</b> =Dome Camera, Standard <b>H</b> =Dome Camera, Hi-Res <b>Z</b> =Dome Camera, Remote PTZ	<b>C</b> =Cellular, Customer Installed SIM Card <b>A</b> =Cellular, Factory Installed AT&T SIM Card <b>V</b> =Cellular, Factory Installed Verizon SIM Card <b>S</b> =Cellular, Factory Installed Sprint SIM Card <b>W</b> =Wi-Fi Networking w/ Omni-Directional Antenna <b>E</b> =Ethernet Networking

## Mounting Details

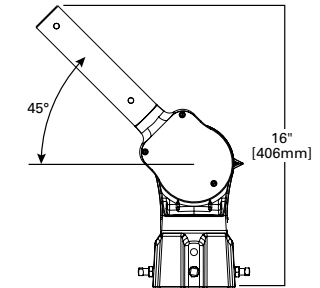
### Type "M"



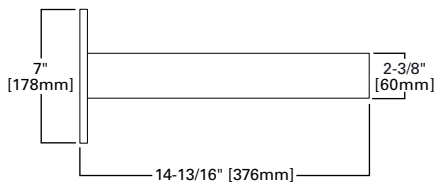
### Upsweep Arm



### Adjustable Slipfitter Offset Arm



### 15" Straight Arm



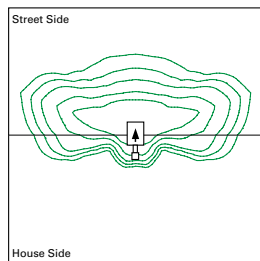
### Effective Projected Area (EPA)

Configuration	Fixture Only EPA (Sq. Ft.)	Fixture and Upsweep Arm EPA (Sq. Ft.)
1 Square	0.8	1.2
2 Squares	1.0	1.3
3 Squares	1.2	1.5
4 Squares	1.2	1.5
5 Squares	1.4	1.7
6 Squares	1.4	1.7

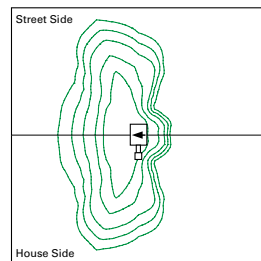
## Optical Configurations

### Orientation

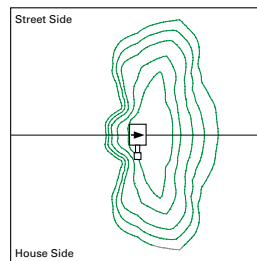
#### Standard



#### Optics Rotated Left @ 90°

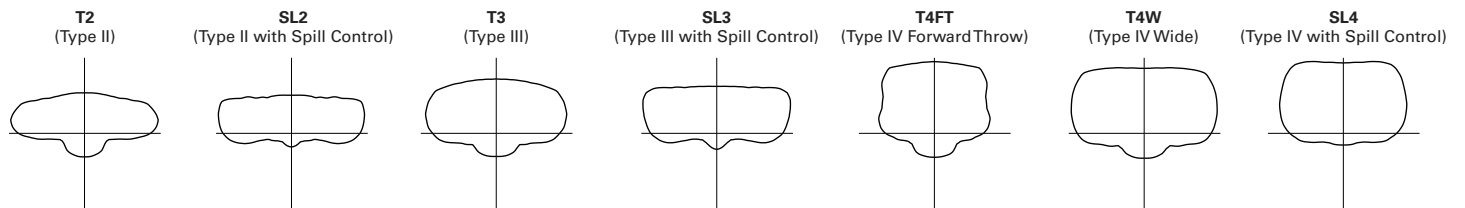


#### Optics Rotated Right @ 90°

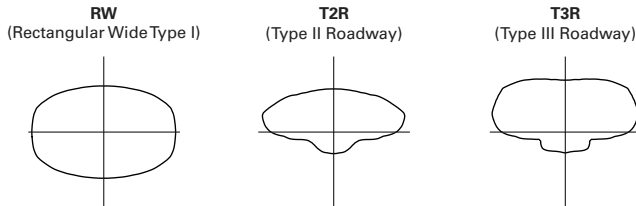


## Distributions

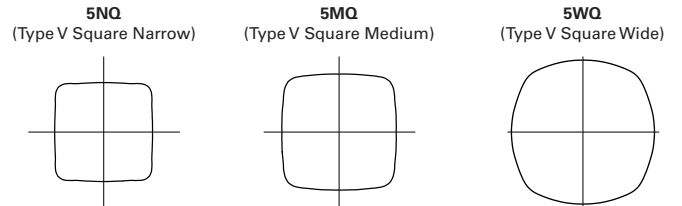
### Asymmetric Area Distributions



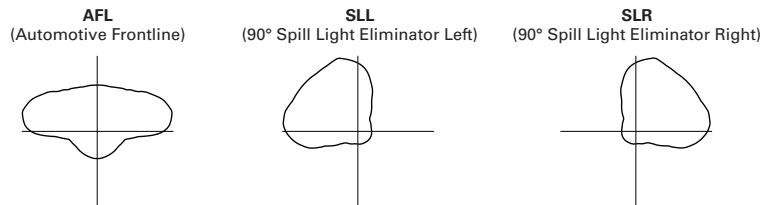
### Asymmetric Roadway Distributions



### Symmetric Distributions



### Specialized Distributions



## Product Specifications

### Construction

- Die-cast aluminum housing and door
- Extruded aluminum heat sink
- Tool-less entry, hinged removable power tray door

### Optics

- Light square are IP66 enclosure rated
- Precision molded polycarbonate optics
- IDA certified (3000K CCT and warmer only)

### Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature

- >.9 power factor
- <20% total harmonic distortion
- 0-10V dimming driver standard

### Mounting

- Four-bolt / two-bracket slipfitter with cast-in pipe stop and level steps at 2.5° increments
- Fixed-in-place bird guard seals around 1-1/4" or 2" mounting arms

### Finish

- Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

- Heat sink is anodized aluminum

### Shipping Data

- 1 Square 17 lbs. (7.7kgs.)
- 2 Squares 22 lbs. (10.0 kgs.)
- 3 Squares 26 lbs. (11.8 kgs.)
- 4 Squares 31 lbs. (14.1 kgs.)
- 5 Squares 34 lbs. (15.4 kgs.)
- 6 Squares 36 lbs. (16.3 kgs.)

### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

## Energy and Performance Data

### Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

 [View Navion IES files](#)

### Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

### FADC Settings

SA1-SA3 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

### FADC Settings

SA4A

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

### FADC Settings

SA4C-D

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

### FADC Settings

SA5-SA6 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

## Power and Lumens (1-3 Light Squares)

Number of Light Squares	SA1A	SA1B	SA1C	SA1D	SA2A	SA2B	SA2C	SA2D	SA3A	SA3B	SA3C	SA3D	
<b>Square Count</b>	1	1	1	1	2	2	2	2	3	3	3	3	
<b>Drive Current (mA)</b>	615	800	1050	1200	615	800	1050	1200	615	800	1050	1200	
<b>Power (Watts)</b>	34	44	59	67	66	85	113	129	96	124	166	191	
<b>Input Current @ 120V (A)</b>	0.30	0.39	0.51	0.51	0.58	0.77	1.02	1.16	0.86	1.13	1.53	1.78	
<b>Input Current @ 208V (A)</b>	0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63	0.49	0.62	0.82	0.93	
<b>Input Current @ 240V (A)</b>	0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55	0.43	0.54	0.71	0.80	
<b>Input Current @ 277V (A)</b>	0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48	0.41	0.47	0.61	0.70	
<b>Input Current @ 347V (A)</b>	0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39	0.30	0.38	0.50	0.57	
<b>Input Current @ 480V (A)</b>	0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30	0.24	0.29	0.37	0.43	
<b>Distribution <sup>1</sup></b>													
<b>T2</b>	Lumens	4,681	5,741	7,106	7,796	9,334	11,447	14,167	15,541	13,881	17,022	21,069	23,111
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	138	130	120	116	141	135	125	120	145	137	127	121
<b>T2R</b>	Lumens	5,012	6,146	7,607	8,345	9,993	12,255	15,168	16,639	14,862	18,225	22,556	24,744
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	140	129	125	151	144	134	129	155	147	136	130
<b>T3</b>	Lumens	4,784	5,866	7,261	7,966	9,539	11,697	14,480	15,883	14,186	17,395	21,531	23,619
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	141	133	123	119	145	138	128	123	148	140	130	124
<b>T3R</b>	Lumens	4,865	5,966	7,384	8,100	9,699	11,894	14,721	16,149	14,425	17,689	21,893	24,016
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	136	125	121	147	140	130	125	150	143	132	126
<b>T4FT</b>	Lumens	4,821	5,911	7,316	8,026	9,612	11,787	14,589	16,004	14,294	17,529	21,694	23,799
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	142	134	124	120	146	139	129	124	149	141	131	125
<b>T4W</b>	Lumens	4,727	5,796	7,175	7,870	9,423	11,556	14,302	15,690	14,015	17,185	21,270	23,333
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
	Lumens per Watt	139	132	122	117	143	136	127	122	146	139	128	122
<b>SL2</b>	Lumens	4,689	5,750	7,116	7,807	9,350	11,464	14,189	15,566	13,903	17,049	21,102	23,149
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	138	131	121	117	142	135	126	121	145	137	127	121
<b>SL3</b>	Lumens	4,777	5,858	7,251	7,954	9,524	11,680	14,455	15,857	14,164	17,367	21,496	23,581
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4
	Lumens per Watt	140	133	123	119	144	137	128	123	148	140	129	123
<b>SL4</b>	Lumens	4,563	5,595	6,926	7,597	9,098	11,155	13,808	15,147	13,529	16,590	20,535	22,526
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	134	127	117	113	138	131	122	117	141	134	124	118
<b>5NQ</b>	Lumens	4,917	6,029	7,462	8,186	9,803	12,022	14,879	16,323	14,579	17,877	22,126	24,274
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	145	137	126	122	149	141	132	127	152	144	133	127
<b>5MQ</b>	Lumens	5,094	6,247	7,731	8,481	10,156	12,455	15,415	16,910	15,103	18,521	22,923	25,147
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	150	142	131	127	154	147	136	131	157	149	138	132
<b>5WQ</b>	Lumens	4,976	6,102	7,553	8,285	9,921	12,166	15,058	16,518	14,755	18,092	22,394	24,565
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	139	128	124	150	143	133	128	154	146	135	129
<b>SLL/SLR</b>	Lumens	4,225	5,181	6,412	7,035	8,423	10,328	12,784	14,023	12,526	15,360	19,011	20,854
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4
	Lumens per Watt	124	118	109	105	128	122	113	109	130	124	115	109
<b>RW</b>	Lumens	4,887	5,994	7,418	8,138	9,745	11,950	14,791	16,224	14,492	17,770	21,995	24,128
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	144	136	126	121	148	141	131	126	151	143	132	126
<b>AFL</b>	Lumens	4,901	6,009	7,438	8,159	9,771	11,981	14,829	16,268	14,532	17,818	22,054	24,193
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2
	Lumens per Watt	144	137	126	122	148	141	131	126	151	144	133	127

NOTES: 1. Photometric data published here for 740, 750, 760 Color Temperature options. For other options, refer to published IES files on product webpage or Supplemental Performance Tables.

## Power and Lumens (4-6 Light Squares)

Number of Light Squares	SA4A	SA4B	SA4C	SA4D	SA5A	SA5B	SA5C	SA5D	SA6A	SA6B	SA6C	SA6D	
<b>Square Count</b>	4	4	4	4	5	5	5	5	6	6	6	6	
<b>Drive Current (mA)</b>	615	800	1050	1200	615	800	1050	1200	615	800	1050	1200	
<b>Power (Watts)</b>	129	171	225	258	162	210	279	320	193	249	333	382	
<b>Input Current @ 120V (A)</b>	1.16	1.54	2.03	2.31	1.44	1.90	2.55	2.94	1.73	2.26	3.06	3.56	
<b>Input Current @ 208V (A)</b>	0.65	0.88	1.11	1.27	0.84	1.06	1.37	1.57	0.99	1.24	1.64	1.87	
<b>Input Current @ 240V (A)</b>	0.56	0.76	0.96	1.10	0.74	0.92	1.19	1.35	0.87	1.08	1.41	1.61	
<b>Input Current @ 277V (A)</b>	0.52	0.72	0.83	0.96	0.69	0.83	1.03	1.18	0.81	0.95	1.23	1.39	
<b>Input Current @ 347V (A)</b>	0.39	0.49	0.64	0.78	0.49	0.63	0.82	0.96	0.60	0.77	1.00	1.15	
<b>Input Current @ 480V (A)</b>	0.30	0.37	0.48	0.60	0.38	0.48	0.61	0.73	0.48	0.59	0.75	0.85	
<b>Distribution <sup>1</sup></b>													
<b>T2</b>	Lumens	18,696	22,927	28,377	31,129	23,043	28,257	34,975	38,366	27,605	33,851	41,897	45,962
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	145	134	126	121	142	135	125	120	143	136	126	120
<b>T2R</b>	Lumens	20,017	24,545	30,380	33,327	24,669	30,251	37,442	41,074	29,554	36,241	44,856	49,206
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	155	144	135	129	152	144	134	128	153	146	135	129
<b>T3</b>	Lumens	19,106	23,430	28,999	31,811	23,548	28,877	35,741	39,207	28,210	34,593	42,816	46,969
	BUG Rating	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	148	137	129	123	145	138	128	123	146	139	129	123
<b>T3R</b>	Lumens	19,428	23,824	29,488	32,346	23,944	29,363	36,343	39,868	28,685	35,175	43,537	47,759
	BUG Rating	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	151	139	131	125	148	140	130	125	149	141	131	125
<b>T4FT</b>	Lumens	19,251	23,607	29,219	32,054	23,727	29,097	36,014	39,506	28,425	34,857	43,142	47,326
	BUG Rating	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	149	138	130	124	146	139	129	123	147	140	130	124
<b>T4W</b>	Lumens	18,876	23,146	28,648	31,427	23,264	28,528	35,310	38,734	27,868	34,174	42,298	46,400
	BUG Rating	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	146	135	127	122	144	136	127	121	144	137	127	121
<b>SL2</b>	Lumens	18,726	22,963	28,421	31,178	23,080	28,302	35,030	38,426	27,649	33,904	41,964	46,034
	BUG Rating	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	134	126	121	142	135	126	120	143	136	126	121
<b>SL3</b>	Lumens	19,075	23,391	28,952	31,760	23,511	28,831	35,684	39,145	28,166	34,538	42,749	46,894
	BUG Rating	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	148	137	129	123	145	137	128	122	146	139	128	123
<b>SL4</b>	Lumens	18,222	22,345	27,656	30,339	22,459	27,540	34,086	37,392	26,905	32,992	40,835	44,795
	BUG Rating	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	131	123	118	139	131	122	117	139	132	123	117
<b>5NQ</b>	Lumens	19,636	24,078	29,802	32,692	24,201	29,677	36,731	40,294	28,992	35,552	44,003	48,270
	BUG Rating	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	152	141	132	127	149	141	132	126	150	143	132	126
<b>5MQ</b>	Lumens	20,341	24,945	30,873	33,868	25,071	30,744	38,052	41,743	30,035	36,830	45,584	50,006
	BUG Rating	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	158	146	137	131	155	146	136	130	156	148	137	131
<b>5WQ</b>	Lumens	19,872	24,368	30,161	33,086	24,493	30,035	37,174	40,780	29,341	35,980	44,532	48,852
	BUG Rating	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	154	143	134	128	151	143	133	127	152	144	134	128
<b>SLL/SLR</b>	Lumens	16,870	20,688	25,605	28,089	20,793	25,496	31,559	34,620	24,908	30,545	37,805	41,472
	BUG Rating	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	131	121	114	109	128	121	113	108	129	123	114	109
<b>RW</b>	Lumens	19,519	23,935	29,625	32,498	24,057	29,500	36,512	40,054	28,818	35,340	43,739	47,982
	BUG Rating	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	140	132	126	149	140	131	125	149	142	131	126
<b>AFL</b>	Lumens	19,571	24,000	29,705	32,586	24,121	29,578	36,611	40,162	28,896	35,434	43,858	48,112
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	152	140	132	126	149	141	131	126	150	142	132	126

NOTES: 1. Photometric data published here for 740, 750, 760 Color Temperature options. For other options, refer to published IES files on product webpage or Supplemental Performance Tables.



## Control Options

### 0-10V

This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

### Photocontrol (PR and PR7)

Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

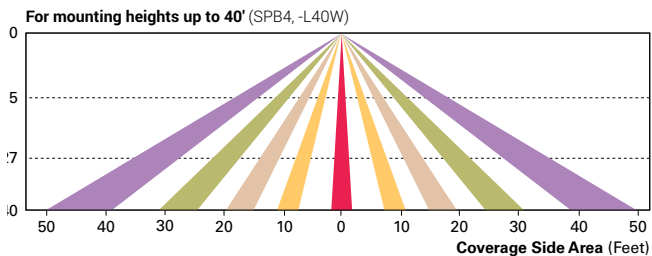
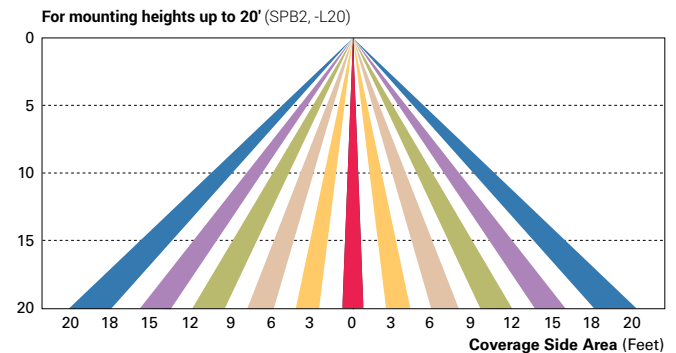
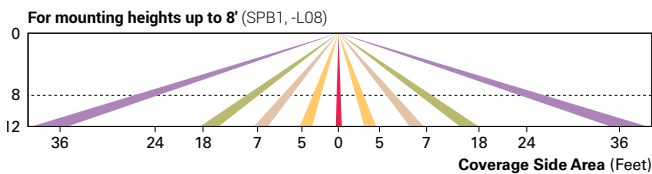
### After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

### Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)

When a sensor for dimming operation (MS/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. When a sensor for bi-level operation (MS/X) is selected, the specified number of light engines will shut off after five minutes of inactivity. The remaining light engines will remain on. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The SPB requires the Sensor Configuration mobile application by Wattstopper or iOS and Android devices to change factory default dimming level, time delay, sensitivity and other parameters.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF (Disabled.) The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

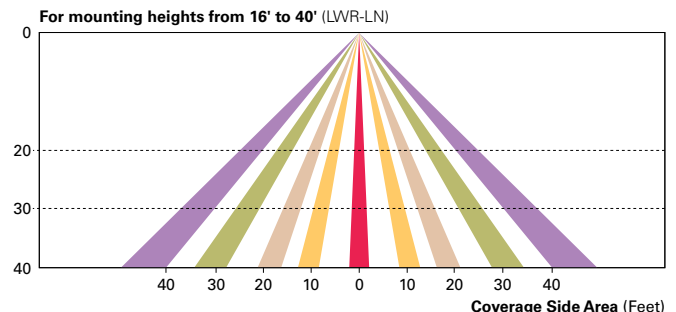
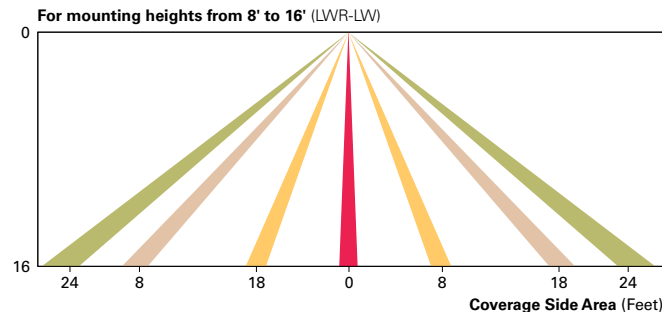


**WaveLinx Wireless Control and Monitoring System** Available in 7-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

**WaveLinx Outdoor Control Module (WOLC-7P-10A)** A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

### Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



### LumenSafe (LD)

The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optically designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line voltage power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

## **Tab 6**



## Heritage Landing CDD Meeting

December 14, 2023, 1:00 p.m.

**Date of Report: December 6, 2023**

**Todd Myhill, Amenity Manager**

- **Upcoming Events: Pictures with Santa—No Board Action Required**
  - Pictures with Santa with Flashback Photography. We will have an easy ornament craft, cookies and hot chocolate, and a traditional “Letter to Santa” station complete with North Pole post mark. This event will be held over two days, December 15 and 16. Over 100 families have signed up so far, with plenty of room for more.
- **Amenity Athletics Calendar for 2024—Board Action Required**
  - Please find the annual calendar for Amenity Athletics attached to this report for your review and approval.
- **Chomic Combat Karate Program—Board Action Required**
  - Nichola Chomic is requesting an agreement with the board to provide karate classes at the amenity center two days a week, two hours per class. Mr. Chomic’s proposal is attached to this report.
- **Vector Security Repair or Upgrade—Board Action Required**
  - The mother board for the building security system has failed, likely due to past electrical surge from lightning. Vector security has proposed to replace the board with a separate communicator or provide an upgraded board with the communicator integrated, either board with or without the ability to access via cell phone app. Please see the attached chart and a proposal letter from Vector.
- **SJMSS—No Board Action Required**
  - SJMSS has withdrawn their request to use Heritage Landing’s tennis courts for this tennis season.
- **Facility Information—No Board Action Required**
  - No facility items to report.

# **AMENITY** ATHLETICS

THE LEAGUE THAT YOU CAN WALK TO

## Winter Flag Football Season 2023

Games played Saturdays between Bartram Springs and Heritage Landing

- **Marketing Begins October 1, 2023**
- Registration Begins: November 1, 2023
- Registration CLOSED: December 15, 2023
- Practice could begin as early as January 8, 2024
- **Season Games: January 20 - March 2, 2024**
  - Heritage Landing Games: February 3, 17, 24
- Picture Day: Bartram Springs, February 10, 2024

### **FREE Flag Football Workshop:**

Bartram Springs: Saturday, December 9, 2023, 1:00-2:30pm

## Spring Soccer Season 2024

Games played Saturdays at both Bartram Springs and Heritage Landing

- **Marketing Begins December 1, 2023**
- Registration Begins: January 1, 2024
- Registration Ends: January 28, 2024
  - Late Registration with \$45 late fee, One Week ONLY
    - January 29-February 5
- Practice could begin as early as March 11
- **Season Games: March 23 - May 18, 2024**
- No games Easter Weekend; March 30
- Picture Day: Bartram Springs- April 13, Heritage Landing- April 15, 16, 18

## Basketball Season 2024

Games played Wednesday afternoons.

- **Marketing Begins February 1, 2024**
- Registration Begins: March 1, 2024
- Registration Ends: March 31, 2024 (ONLY 1 Month)
- Practice could begin as early as April 8, 2024
- **Season Games: April 24 - May 29, 2024**
- Picture Day May 8, 2024

### **Basketball Game Schedule:**

#### **Julington Creek Plantation:**

- April 24, May 1

#### **Bartram Springs Games:**

- May 8, 15

#### **Heritage Landing Games:**

- May 22, 29

## Fall Soccer Season 2024

Games played Saturdays at both Bartram Springs and Heritage Landing

- **Marketing Begins June 1, 2024**
- Registration Begins: July 1, 2024
- Registration Ends: July 28, 2024
  - Late Registration with \$45 late fee, One Week ONLY
    - July 29 - August 4 ONLY
- Practice could begin as early as September 2, 2024
- **Season Games: September 21 - November 9, 2024**
- Picture Day: Bartram Spring - 10/5, Heritage Landing - 10/14, 15, 17



THE LEAGUE THAT YOU CAN WALK TO

### Winter Flag Football Season 2025

Games played Saturdays between Bartram Springs and Heritage Landing

- **Marketing Begins October 1, 2024**
- Registration Begins: November 1, 2024
- Registration Ends: November 24, 2024
  - Late Registration with \$45 late fee
    - November 25-30 ONLY
- Practice could begin as early as January 6, 2025
- **Season Games: January 18 - March 1, 2025**
- Heritage Landing Games: February 1, 15, 22
- Picture Day: Bartram Springs, February 8, 2025

**FREE Flag Football Workshop:**

Bartram Springs - Saturday, December 7, 2024, 10:00-12:00pm



# Chomic Combat Karate

904-297-8463 // [chomiccombatkarate@gmail.com](mailto:chomiccombatkarate@gmail.com)  
[chomiccombatkarate.com](http://chomiccombatkarate.com)



November 30, 2023

Heritage Landing Supervisors,

Chomic Combat Karate (CCK) is traditional martial arts school that teaches the art of Tang Soo Do, with origins dating back over 2000 years. There is no doubt we all need self-defense skills. Equally important are physical fitness & methods for the release of daily stress – No matter whether you are seeking self-defense, better health, physical fitness or discipline, our CCK team can meet your needs. However, CCK has its own unique character which differentiates it from any other form of martial arts or martial sports. The real value of CCK is not the belt you earn, but the changes that occur within you, in your quest for them. These changes include the betterment of mind, body and spirit, also the development of individual character and respect for others. The other goal of CCK training is to use the lessons you learn in the studio to enrich every part of your life.

A little bit about us and what we offering:

Tuition: Tiny Tigers & Little Dragons Program (Ages 4-7): \$165/month per student // we currently have: 7 students in this program

Gups Program (Ages +8): \$175/month per student // we currently have: 23 students in this program

Master Club (+9): \$75/month add per member // we currently have: 3 students in this program

Art: Tang Soo Do (South Korean Karate)

- a. We are apart of the World Tang Soo Do Association: <https://worldtangsoodo.com>

Our School Name: Chomic Combat Karate: <https://www.chomiccombatkarate.com>

Corporation: LLC - [Detail by Entity Name \(sunbiz.org\)](http://sunbiz.org)

Insurance: Small Business Insured by NEXT Insurance Attached a Copy of our COI with Heritage Landing (added for our meeting)

Equipment: We will set up and teardown for all classes, clean our mess, if any, after every class (we will only leave footprints and memories behind), and we will provide all the equipment needed to teach classes.

Class Schedule: We currently have 30 students, to include 2 instructors fully trained (Black Belts), and 6 instructors in training (Blue Belts)

- a. I currently work during the day (6:00am - 2:30pm) for the Department of Defence at Navy Air Station JAX.
- b. Current CCK Classes: Subject to change based on what Heritage Landing can provide.
  - i. Ages 4-7: 5:30pm - 6:00pm Mon - Thur

1 of 2

**“It is better to be a warrior in a garden, than a gardener in a war.”**





# Chomic Combat Karate

904-297-8463 // [chomiccombatkarate@gmail.com](mailto:chomiccombatkarate@gmail.com)  
[chomiccombatkarate.com](http://chomiccombatkarate.com)



- ii. Ages +8 years: 6:00pm - 6:45pm (Beginner Class) Mon -Thur
- iii. Ages +8 years: 6:00pm - 6:45pm (Advance Class) Mon -Thur
- iv. Masters Club & Black Belt Class: 5:30pm - 7:30pm Every Friday

\\ SIGNED //

Nicholas W. Chomic

CEO/Chief Instructor



---

**“It is better to be a warrior in a garden, than a gardener in a war.”**

2 of 2



Dear Heritage Landing C.D.D,

I hope this email finds you well. I was able to get more information from management regarding upgrading your system or just adding a cell communicator to your system. As well as the replacement panel.

Cell communicator - it is a device we will place in to take the place of the landline that will then communicate via the cell towers (Verizon or At&t).

Option 1: 1x fee of \$299+ (19.44 tax) = \$318.44 with an additional \$15/month without contract

Option 2: No charge with an additional \$20 with a new 3-year term (with the ability to arm and disarm system via phone or computer)

With the Cell Communicator option if you sign the 3-year term, we will come out and replace the panel at \$199 + (14.93 tax) = \$213.93 and we will waive the labor fee of \$115 plus tax. If you decide to do option 1 and not sign a 3-year term, we will replace the panel at \$199 plus tax and there will be a labor fee of \$115 plus tax.

We also have the option to upgrade the system that includes the cell communicator in the panel itself.

Qolsys Upgrade - wireless touchscreen security system to where a cell communicator is built in with the ability to arm and disarm system via phone or computer.

Option 1: No charge with a new 3-year term @ \$49.95+tax without the ability to arm and disarm from phone or computer.

Option 2: No charge with a 3-year term @ \$54.95+tax with the ability to arm and dis arm system.

Taylor Collins

Customer Service Representative

Branch 72 Jacksonville.

**Intelligent security *tailored for you.***<sup>SM</sup>



**Vector Security for Heritage Landing\*--December 5, 2023**

		Option 1	Option 2	Option 3	Option 4	Option 5
	Current Contract Monthly Fee	<b>No Contract;</b> Replace board; install external cell comm.	<b>3-Year Contract;</b> Replace board; install external cell comm.	<b>3-Year Contract;</b> Replace board; install external cell comm.	<b>Qolsys Upgrade</b> w/ built in comm. <b>3-Year Contract.</b>	<b>Qolsys Upgrade</b> w/ built in comm. <b>3-Year Contract.</b>
Replace Panel	N/A	\$199.00	\$0.00	\$199.00	\$0.00	\$0.00
Install Cell Communicator	N/A	\$299.00	\$0.00	\$0.00	\$0.00	\$0.00
Labor	N/A	\$115.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Parts and Labor</b>	<b>N/A</b>	<b>\$613.00</b>	<b>\$0.00</b>	<b>\$199.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Monthly Fee</b>	<b>\$25.73</b>	<b>\$40.73</b>	<b>\$45.73</b>	<b>\$40.73</b>	<b>49.95</b>	<b>\$54.95</b>
Arm/Disarm with Cellphone	No	No	Yes	No	No	Yes
Additional Annual Cost		\$180.00	\$240.00	\$180.00	\$290.64	\$350.64
Parts and Labor		\$613.00	\$0.00	\$199.00	\$0.00	\$0.00

Options 1-3; install of panel and cell communicator would not be at the same time.

## **Tab 7**



**Heritage Landing CDD Meeting  
December 14, 2023  
Field Operations Manager Report  
Date of report: 12/5/2023**

**Tennis Courts:**



Due to the resurfacing project starting only in next year we started pressure washing all the tennis courts. We should be finished by the end of December

**Women's Bathroom:**



The finish on the bathroom doors are deteriorating and the handles are corroded. We removed the old bad handles, scrapped and sanded the stalls doors. We applied a wood finish that blended very good and new hardware will be installed.

### **Gym AC Thermostat:**



Recently the gym AC stopped working. After some investigation it was found that the wire between the AC handler and the thermostat was bad. We were given a proposal for \$900 to run new wire and conduit. At the same inspection they found the TXV valve was bad and the proposal to replace was \$790. I asked our vendor if my team could run the wire and conduit to save that money, in turn we will use that savings to have the TXV valve replaced. They were ok with that, I and Jeff ran an 18/8 shielded cable and the thermostat was wired up the same day the TXV was replaced. The AC is functioning properly again.

### **FPL Light Pole:**



The light post on the corner of Heritage Landing Pkwy and Steamboat Landing was hit by an unknown vehicle on a Friday evening around 10:35pm. Our cameras picked up the incident but were unable to make a positive identification. The Saturday morning I was notified and I noticed that there was still live power to it. I contacted FPL to report it and they need to come disconnect the power to it. That was done on Saturday and I placed caution tape around it. The light was replaced the following week.

**General Maintenance:**



Making new trashcan lids from pvc and wood



Swing repairs



New tennis net installed



New sump pump installed in slide pump tomb



Replaced several urinals flush valves



and I replaced them under warranty.

Our office power back up system's batteries failed

**Lourens Erasmus**  
General Manager



370 Heritage Landing Pkwy  
Saint Augustine, FL 32092  
P: 904.940.6095  
C: 904.536.6217

[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)

## **Tab 8**



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6869 Phillips Pkwy Dr. South Jacksonville Fl 32256

Fax: 904-807-9158

Phone: 904-997-0044

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## Service Report

**Date:** November 9 & 21, 2023

**Biologists:** Jim Charles

**Client:** Heritage Landing CDD

**Waterways:** Thirteen Ponds

**Comments:** Sunny on the 9th, 72° F and calm.

**Pond 1:** Pond was in good condition. The water level is good. Minor spatterdock noted.



**Pond 2:** Pond was in fair to good condition. The water level is normal. Fountain running. Treated perimeter for torpedo grass.





**Pond 3:** Pond was in good condition. The water level is good. Treated perimeter for torpedo grass and Cogan grass on shoreline.



**Pond 4:** Pond was in fair condition. Both fountains are running. Treated perimeter for torpedo grass and spatterdock. Added four more gallons of pond dye as previous application was ineffective (no charge).



**Pond 5:** Pond was in fair condition. The water level is normal. Treated for algae.



**Pond 6:** Pond was in fair condition. The water level is normal. Treated perimeter for spike rush.



**Pond 7:** Pond was in fair to good condition. The water level is good. Treated minor algae along perimeter.



**Pond 8:** Pond was in good condition. The water level is normal. Fountain running.



**Pond 9:** Pond was in good condition. The water level is good.



**Pond 10:** Pond was in good condition. The water level is good. Minor spatter dock noted.



**Pond 11:** Pond was in very good condition this month. The water level is normal.



**Pond 12:** Pond was in good condition. The water level is normal.



**Pond 13:** Pond was in good condition. The water level is normal. Added four more gallons of pond dye to this pond also on the 9<sup>th</sup>. Pond color looks much better on the 21<sup>st</sup>.



Jim Charles