



Rizzetta & Company

Heritage Landing Community Development District

**Board of Supervisors' Meeting
September 12, 2024**

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

www.heritagelandingcdd.org

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

Camp Heritage Amenity Center
370 Heritage Landing Parkway, St. Augustine, FL 32092
www.heritagelandingcdd.org

Board of Supervisors	Michael Taylor Kevin Austin Robert Och Achara Tarfa Christine Mallatt	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock LLP
District Engineer	Alex Acree	Matthews Design Group

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

September 5, 2024

Board of Supervisors
Heritage Landing
Community Development
District

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Heritage Landing Community Development District will be held on **September 12, 2024, at 1:00 p.m.**, at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

- 1. **CALL TO ORDER/ROLL CALL**
- 2. **PUBLIC COMMENT**
- 3. **BUSINESS ADMINISTRATION**
 - A. Consent Agenda
 - 1. Consideration of the Minutes of the Board of Supervisors’ Meeting held on August 8, 2024 Tab 1
 - 2. Ratification of the Operation and Maintenance Expenditures for July 2024 Tab 2
- 4. **STAFF REPORTS – PART A**
 - A. District Engineer
 - B. Landscape and Maintenance
 - 1. Brightview Landscape Report Tab 3
 - 2. Discussion & Consideration of District Landscape and Maintenance Items Tab 4
 - 1. Consideration of Brightview Athletic Fields Proposal
 - 2. Updates and Proposals Regarding Cogon Treated Areas
 - 3. Consideration of Tree Removal Proposals
 - 4. Discussion of Regarding Request for Hedge Removal Behind Property off Indian River Road
 - 5. Consideration of Irrigation Upgrade Proposals
 - 6. Discussion Regarding Roundabout Enhancement
- 5. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-06; Setting Date, Time & Location for FY 25 Regular Meetings Tab 5
 - B. Discussion Regarding Possible Movie Theater Improvements
 - C. Discussion Regarding Holiday Lights Tab 6
 - D. Update Regarding Fire Monitoring Communication System Tab 7
 - E. Discussion Regarding Tennis/Pickleball Court Improvements Tab 8
 - F. Consideration of FY 2024/2025 Egis District Insurance Proposal.... Tab 9
- 6. **STAFF REPORTS – PART B**
 - A. District Counsel
 - B. Amenity Center and Field Maintenance
 - 1. Amenity Manager Report Tab 10
 - 1. Zumba Program Proposal
 - 2. Thanksgiving Food and Toy Drive
 - 2. Field Manager Report Tab 11
 - 3. Charles Aquatics Report Tab 12
 - C. District Manager
- 7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**

8. BUSINESS ITEMS – PART B

A. Discussion Regarding Updating Security Camera System

**Florida law requires Board discussions related to the District's security system, as well as any discussions that would reveal the operations of the security system, types of equipment, and/or locations, to be held in a closed session, per Section 119.071(3) of the Florida Statutes.*

9. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very Truly Yours,

Melissa Dobbins

District Manager

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 **August 8, 2024, 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
Kevin Austin	Board Supervisor, Vice Chairman
Robert Och	Board Supervisor, Assistant Secretary
Achara Tarfa	Board Supervisor, Assistant Secretary (via Zoom)

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Kutak Rock LLC (via Zoom)
Lourens Erasmus	General Manager, Vesta Property Services
Todd Myhill	Amenity Manager, Vesta Property Services
Steve McAvoy	BrightView Landscape (via Zoom)
Joe Durkin	BrightView Landscape

Audience was present and on Zoom.

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

There were no comments from the audience.

THIRD ORDER OF BUSINESS

Consent Items

1. Consideration of the Minutes of the Board of Supervisors' Meeting held July 11, 2024
2. Ratification of the Operation and Maintenance Expenditures for June 2024

51

On a motion by Mr. Och, seconded by Mr. Austin, with all in favor, the Board approved the July 11, 2024, minutes and ratified the Operation and Maintenance Expenditures for June 2024, in the amount of \$144,031.99, for the Heritage Landing Community Development District.

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3. Consideration of HB 7013 – District Goals and Objectives

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On a motion by Mr. Taylor, seconded by Mr. Austin, with all in favor, the Board adopted the District Goals and Objections, as presented, for the Heritage Landing Community Development District.

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FOURTH ORDER OF BUSINESS

Staff Reports – Part A

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A. District Engineer

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The District Engineer was not present.

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B. Landscape and Maintenance

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Mr. Durkin reviewed the report under Tab 4. Mr. Och requested that the maintenance crew continue keeping an eye on the need to trim the shrubs at Rivers Own. Mr. Erasmus noted that there is another patch of cogon grass that needs to be reviewed and treated.

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FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2024/2025 Budget**

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On a motion by Mr. Taylor, seconded by Mr. Austin, with all in favor, the Board opened the Public Hearing on Fiscal Year 2024-2025 Budget, for the Heritage Landing Community Development District.

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There were no comments.

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On a motion by Mr. Taylor, seconded by Mr. Austin, with all in favor, the Board closed the Public Hearing on Fiscal Year 2024-2025 Budget, for the Heritage Landing Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04;
Adopting FY 2024/2025 Budget**

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On a motion by Mr. Taylor, seconded by Mr. Austin, with all in favor, the Board adopted Resolution 2024-04; Adopting Fiscal Year 2024-2025 Budget, as presented, for the Heritage Landing Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05;
Imposing Special Assessments**

On a motion by Mr. Och, seconded by Mr. Taylor, with all in favor, the Board adopted Resolution 2024-05; Imposing Special Assessments, for the Heritage Landing Community Development District.

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EIGHTH ORDER OF BUSINESS

Staff Reports – Part B

A. District Counsel

There was no report from District Counsel.

B. Amenity Center and Field Maintenance

1. Amenity Manager Report

The Board tabled discussion regarding the painting of the alligator statue. The Board noted that they do not have any issues with the 2025 Amenity Athletics Scheduled as presented.

The Board discussed holding their last summer event in September with a rain date.

2. Field Manager Report

Mr. Erasmus noted there is at least \$8,000.00 in damage due to the lightning storm on July 20th, but they are still working through it. He will also review new security cameras once they have all been inspected for damage.

Mr. Erasmus will also request a proposal for the trees that need to be removed per the Tree Inspection Report.

He also noted he had a request to remove common area shrubs behind a resident's home. The Board requested more information and to take pictures of the area to review at the next meeting.

C. District Manager

Ms. Dobbins stated she will continue to work with staff to complete the lightning claim with the district's insurance agent. She also will add the movie theater discussion on the September agenda.

Ms. Dobbins also updated the Board that the district did receive the advanced athletic program revenue in the amount of \$6,000.00 from Vesta Property Services.

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NINETH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Audience:

There were no audience comments.

Supervisors:

There were no Supervisor comments.

TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Taylor, seconded by Mr. Och, with all in favor, the Board adjourned the meeting at 7:17 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

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.HERITAGELANDINGCDD.ORG

Operation and Maintenance Expenditures

July 2024

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2024 through July 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$192,530.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2024 Through July 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All National Services LLC	100660	092760 Balance	Asphalt Repair 06/24	\$ 1,938.00
All Weather Contractors, Inc.	100679	181177	Concrete/Paver Repairs - Pool Area 07/24	\$ 1,385.00
BrightView Landscape Services, Inc.	100666	8949333	Irrigation Repairs 06/24	\$ 2,680.51
BrightView Landscape Services, Inc.	100669	8954912	Irrigation Repairs 06/24	\$ 2,311.20
BrightView Landscape Services, Inc.	100680	8968617	Landscape Maintenance 07/24	\$ 21,424.00
Broadcast Music, Inc.	100684	54481226	Music License 07/24	\$ 14.00
Charles Aquatics, Inc.	100681	51128	Pond Maintenance 07/24	\$ 975.00
COMCAST	20240705-1	8495 74 140 0429787 06/24 Autopay	Internet Services 06/24	\$ 370.27
CX3, Inc. dba Sundancer Sign Graphics	100670	4691 Balance	Balance - Street Sign Project 07/24	\$ 51,794.93
Florida Power & Light Company	20240709-1	87098-35048 06/24 Autopay	Electric Services 06/24	\$ 4,374.90
Florida Power & Light Company	20240716-1	Monthly Summary 06/24 Autopay 475	Electric Services 06/24	\$ 4,035.41
Gannett Florida LocaliQ	100671	0006462865 05/09/24, 5/23/24	Acct# 968025 Legal Advertising 05/24	\$ 150.88

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2024 Through July 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gannett Florida LocalIQ	100671	0006524802 06/23/24	Acct# 968025 Legal Advertising 06/24	\$ 78.88
Hardwick Fence, LLC	100661	154941	Tennis Courts Repairs 06/24	\$ 1,205.00
Hardwick Fence, LLC	100665	154944 Deposit	50% Deposit for Removal / Install Privacy Fence 06/24	\$ 3,222.28
Heritage Landing CDD	DC070524	DC070524	Debit Card Replenishment 07/05/24	\$ 5,043.31
Heritage Landing CDD	DC072424	DC072424	Debit Card Replenishment 07/24/24	\$ 1,456.89
Kevin Lee Austin	20240715-2	KA071124 ACH	Board of Supervisors Meeting 07/11/24	\$ 200.00
Kutak Rock, LLP	100686	3420845	Legal Services 04/24	\$ 1,574.50
Leslie Achara McNair-Tarfa	100672	AT071124	Board of Supervisors Meeting 07/11/24	\$ 200.00
Matthews Design Group LLC	100662	191208	Engineering Services 05/24	\$ 9,661.48
Michael C. Taylor	20240715-1	MT071124 ACH	Board of Supervisors Meeting 07/11/24	\$ 200.00
Northeast Quality Services LLC	100682	35240	Janitorial Services 07/24	\$ 900.00
Progressive Entertainment, Inc.	100663	062724 DJ	DJ Services for Fourth of July Event 07/24	\$ 965.00

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2024 Through July 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Republic Services	100664	0687-001439660	Waste Disposal Services 06/24-07/24	\$ 456.85
Republic Services	100687	0687-001447368	Waste Disposal Services 08/24	\$ 444.26
Rizzetta & Company, Inc.	100659	INV0000091057	District Management Fees 07/24	\$ 5,900.00
Robert Och	100673	RO071124	Board of Supervisors Meeting 07/11/24	\$ 200.00
Smith Electrical, Inc.	100668	32003	Installed QO Breaker to Irrigation Pump 06/24	\$ 159.97
St Johns Utility Department	20240719-2	503699-115198 06/24 Autopay	Water Services 06/24	\$ 1,667.52
St Johns Utility Department	20240719-1	533275-126033 06/24 Autopay	Water Services 06/24	\$ 115.31
Treeco	100674	10529	Tree Removal 06/24	\$ 5,900.00
Turner Pest Control, LLC	100678	619177483	Pest Control Services 06/24	\$ 131.16
U.S. Bank	100675	7304221	Trustee Fees Series 2015 04/01/24 - 03/31/25	\$ 5,064.25
Vesta Property Services, Inc.	100685	72424	Reimbursement for Check Deposited in Error 07/24	\$ 1,094.25
Vesta Property Services, Inc.	100683	420609	Management Services 06/24	\$ 52,805.81

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2024 Through July 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
VGlobal Tech	100676	6329	ADA Website Maintenance 07/24	\$ 175.00
Wayne Automatic Fire Sprinklers, Inc.	100667	1139879	Ground Fault Repair 06/24	\$ 2,130.00
Wayne Automatic Fire Sprinklers, Inc.	100677	1141552	Semi-Annual Sprinkler Inspection 06/24	<u>\$ 125.00</u>
Report Total				<u>\$ 192,530.82</u>

Tab 3



Quality Site Assessment

Prepared for: **Heritage Landing @ WGV**

General Information

- DATE:** Wednesday, Aug 28, 2024
- NEXT QSA DATE:** Wednesday, Dec 04, 2024
- CLIENT ATTENDEES:** Lourens Erasmus
- BRIGHTVIEW ATTENDEES:** Steve McAvoy

Customer Focus Areas

Turf health, Annuals, Weed control, Plant Health, Athletic Field

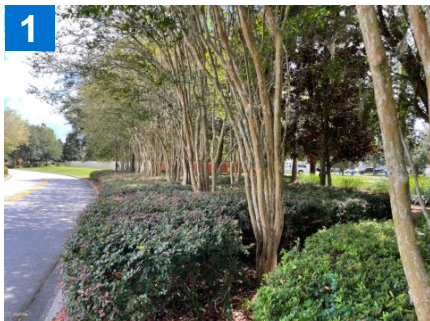
Quality you can count on.

<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>

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



1 Trimming is being completed on a weekly rotation

2 Silver Glenn area has been trimmed away from sidewalk and has minimal weeds

3 Pool deck is clean and weed free. Pavers over by volleyball court were sprayed this week

4 Palm shoots are starting to sprout up at south side of pool area. We will follow up with our team to have these removed

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



5 African iris needs to be trimmed back away from sidewalk. We will take care of this during next visit

6 There are some vines growing up trees inside pool area that we will handle during next visit

7 Torpedo grass is starting to push up at volleyball court area. We will have these sprayed during next visit

8 Ornamental grass beds are on schedule to be treated for weed control next week while on site

Maintenance Items



9 Ornamental grasses are scheduled to be shaved back away from sidewalk areas around amenities and court areas this week

10 Weeds around court areas and playground are scheduled to be sprayed this week while on site

11 Hard and soft surfaces are being edged on a weekly rotation

Recommendations for Property Enhancements



- 1** There are several dead trees throughout the property in need of removal. Proposal has been sent with number of trees and locations.
- 2** Silver Glenn area there is a dead tree wrapped in vines that is encroaching sidewalk area that we suggest removing this is included in tree removal quote
- 3** Front Cogan grass area is in need of second application. Quote has been submitted.
- 4** Athletic field is filling in nicely, but we do recommend a second aeration and top dressing. We will follow up with a quote

Recommendations for Property Enhancements



5 Roundabout area Enhancement – We would like to discuss options for enhancing this area as it is outdated. 1st option would be to remove Loropetalums and Azaleas located in front of viburnum hedge and install sod. 2nd Option would be to remove all plant material and discuss design.

6 There are some declining turf areas across from roundabout by new bike rack area that could use sod. We would also suggest structural pruning of trees before doing so to promote health of turf.

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Notes to Owner / Client



- 1** There are some chinch bug activity in front of amenities area. Agropur has scheduled to have this treated this week
- 2** Cogan grass on neighboring property should be sprayed again as well. This is included in quote for front section
- 3** Cogan grass Located at FPL area was treated last week while on site. We would suggest mowing this area down in a week or two and retreating
- 4** Annuals are holding. Next scheduled change out is scheduled for the third week of September. We will finalize an install date mid September. Annual selection for this change out currently is mixed Celosia.

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

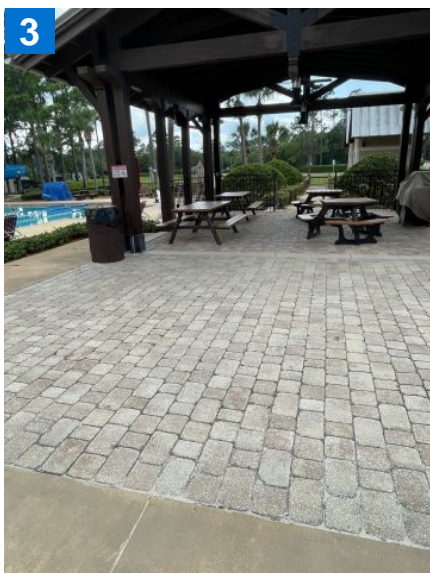
Completed Items



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1 Annuals are doing well. We also have another fertilizer application scheduled for this month.

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

3 Pool deck is being sprayed weekly Weather permitting

4 Hard and soft surfaces are being edged on a weekly rotation

Tab 4

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	232 Silver Glen Ave 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 - athletic fields
Project Description Aeration/ Top Dressing

Scope of Work

QTY	UoM/Size	Material/Description	Total
Athletic Field- Aeration/ Top Dressing			\$6,428.57
1.00	LUMP SUM	Recommended additional Aeration and Top Dressing to help promote the health of fields	

For internal use only

SO# 8496470
JOB# 460802023
Service Line 807350004

Total Price \$6,428.57

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.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature _____ Title _____

Lourens Erasmus
Printed Name

August 28, 2024
Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____ Title _____

Steve McAvoy
Printed Name

August 28, 2024
Date

Job #: 460802023

SO #: 8496470

Proposed Price: \$6,428.57

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Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy St 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- Cogon grass treatment along FPL area
 Project Description Chem application

Scope of Work

This quote is to treat cogon grass at FPL area south of Heritage Landing Pkwy to help eradicate the spread of cogon grass. This may require additional treatments. Once under control this may only require spots treatments

This quote is per treatment

QTY	UoM/Size	Material/Description	Total
Cogon grass treatment- FPL 2nd Round Application			\$2,286.58
1.00	LUMP SUM	Mobilization and labor to treat Cogon grass areas around front entrance lake along with neighboring area. (Per application)	
1.00	LUMP SUM	Materials- (Cheetah Pro & Imazapyr)	
Brush Hog FPL Congan grass area			\$1,455.39
1.00	LUMP SUM	Labor to Brush Hog FPL Area	
1.00	HOOR	Skid Steer and Brush Hog - Daily Rate Rental	

For internal use only

SO# 8484664
 JOB# 460802023
 Service Line 130

Total Price \$3,741.97

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

- 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.
- 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.
- 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.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- 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.
- 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.
- 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.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature _____ Title _____

Lourens Erasmus

September 04, 2024

Printed Name _____ Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____ Title _____

Steve McAvoy

September 04, 2024

Printed Name _____ Date _____

Job #: 460802023

SO #: 8484664

Proposed Price: \$3,741.97

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	232 Silver Glen Ave 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- Cogon grass treatment 2nd application
Project Description Chem application

Scope of Work

This quote is to treat cogon grass areas around lake and into neighboring property to help eradicate the spread of cogon grass. This may require additional treatments. Once under control this may only require spots treatments

This quote is per treatment

QTY	UoM/Size	Material/Description	Total
Cogon grass treatment 2nd application for front section			\$1,797.08
1.00	LUMP SUM	Mobilization and labor to treat Cogon grass areas around front entrance lake along with neighboring area. (Per application)	
2.00	LUMP SUM	Materials- (round up custom/ aquatic)	

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SO# 8497355
JOB# 460802023
Service Line 130

Total Price \$1,797.08

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.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature _____ Title _____

Lourens Erasmus
Printed Name

August 28, 2024
Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____ Title _____

Steve McAvoy
Printed Name

August 28, 2024
Date

Job #: 460802023

SO #: 8497355

Proposed Price: \$1,797.08

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PO Box 3247 | St. Augustine, Florida 32085
 904-810-1033 | info@treecofl.com | Treecofl.com

RECIPIENT:

Heritage Landing
 370 Heritage Landing Parkway
 St. Augustine, Florida 32092

Estimate #9951	
Sent on	Aug 09, 2024
Total	\$8,650.00

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Removal of large dead pine tree located off the sidewalk towards the fence line, at the back of the soccer field *extremely tough access, permission to clear opening to machinery and branch removal. Cut stump near ground level	1	\$0.00	\$0.00
Tree Removal	Removal of declining laurel oak located behind tennis courts Cut stump near ground level	1	\$0.00	\$0.00
Tree Removal	Removal of dead skinny pine located by walking path and basketball courts (see pic) Cut stump near ground level	1	\$0.00	\$0.00
Tree Removal	Removal of declining pine tree located by south east parking lot and picnic bench Cut stump near ground level	1	\$0.00	\$0.00
Tree Removal	Removal of (4) dead pines located in median of south east parking lot, marked out with yellow tape. Cut all stumps near ground level	1	\$0.00	\$0.00
Tree Removal	Remove pine tree marked out with yellow tape, to the left of 1748 windover Also flush cut stump that's spray painted orange closer down to ground level	1	\$0.00	\$0.00
Haul Debris	Haul organic debris from job site (not including resulting chips from stump grinding, if performed) **Debris will be removed from job site within 24 business hours of job completion**	1	\$8,650.00	\$8,650.00



Total

\$8,650.00

Treeco Disclaimer and Liability Waiver

Whenever possible, Treeco avoids maneuvering heavy equipment (lifts, skids, cranes, etc.) over lawns, driveways, concrete patios, and pavers given the propensity to cause damage to them and/or subterranean fixtures (ie, septic tanks, piping, etc.) when exposed to even moderate weight and vehicle movements. Ultimately, it is impossible for Treeco to know the quality or thickness of asphalt or concrete located on the property and how they will react to the weight placed on them.

Certain projects require that Treeco uses heavy equipment in these areas. In these instances, the Treeco team might try to mitigate the risk of damage through reasonable efforts if the client has requested it such as laying plywood, roping/rigging techniques, and using other protective methods to disburse heavier weight more evenly.

However, the trimming and/or removal of trees involves machinery and heavy objects being moved around on the property. Under no circumstances will Treeco or any of its employees be held liable for any damage to asphalt, concrete, fences, utility lines, subterranean structures, screens, turf, plant pots, lawn ornaments, or any other property on the job site.

It is also not possible for Treeco to predict with 100% certainty how trees with dead or dying limbs over rooftops or other structures will react to work being performed on them. For that reason, Treeco will not be held liable or compensate for any damage sustained to roofs, homes, or structures due to falling limbs from dead or dying trees. Treeco will not be held liable for damage to screens in proximity to trees being trimmed.

It is the responsibility of the property owner to notify Treeco personnel of any areas where underground equipment and other hazards are located. It is also the responsibility of the property owner to remove any and all breakable items from the job site in advance of the Treeco team arriving on the job site.

Stump Grinding

Stump grinding uses heavy machinery to grind a stump into wood chips. Due to the dangerous nature of this work and the high cost of the equipment, stump grinding will be performed no closer than 6 inches from any non-organic fixture or lawn ornament. For example, stumps growing near fences, rock beds, building foundations, driveways, irrigation lines, etc. Treeco reserves the right to alter grinding scope if subterranean fixtures are detected after grinding has commenced. This altered grinding scope will not result in an altered price as it is the customer's responsibility to notify Treeco of any and all subterranean fixtures. Area must be clear of rocks and inorganic debris prior to crew arrival. Crew can remove these objects at a rate of \$400/hr and minimum of 15 minutes.

Flush cut

This occurs when a tree is cut down and stump grinding is not requested or isn't an option. To avoid unsafe situations and damage to chainsaws, when performing a flush-cut Treeco employees will cut a stump level to the ground and no lower than 6 inches from the highest dirt point on the stump. Stumps cannot be cut at an angle if the tree is growing on an incline. Treeco sometimes comes across trees that have inorganic objects inside them such as concrete or metal. If this is discovered while work is performed, a scope alteration such as cutting a stump higher to avoid the object may be necessary to avoid damaging Treeco equipment.

Mistle Toe and Hazardous Dead Wood Removal

Treeco often performs tree work that involves the removal of invasive parasite species growing in trees or hazardous deadwood. Instances may exist where it isn't possible for the lift to access certain areas of the tree to remove Mistle Toe and deadwood without cutting additional branches and possibly not accessing



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Notes Continued...

them at all. Treeco will make a reasonable effort, including cutting some additional branches to gain better access, to remove quoted instances of Mistle Toe and dead wood, however, cannot guarantee 100% removal. Hazardous dead wood is defined as completely dead branches still attached to the tree that is 3 inches in diameter or greater and longer than 6 inches.

Inconvenience Fees

Customers have certain responsibilities when contracting Treeco to perform tree work. The primary responsibility is providing access to and removing breakable lawn ornaments from the work area. Failure to perform certain customer responsibilities creates an unnecessary burden on Treeco. In order to incentivize customers to follow through with their responsibilities, a fee may be imposed upon them for failure to do so.

Failure to Perform Customer Responsibility

Prior to certain tree work beginning, customers sometimes have to complete certain objectives that will allow Treeco access to the work area. For example, there may be a vehicle on the property that needs to be moved prior to Treeco's arrival. Another example is the removal of a fence in order to provide better access. These responsibilities will be shown as line items in the quote and, if agreed to, performance is contractually enforceable. Failure of the customer to complete these previously agreed-to items may result in inconvenience fees if the job needs to be rescheduled or additional charges of \$400 per hour (minimum 1 hour) per crew to perform the customer responsibility (i.e. Remove the fence) or delay work.

Impeding Treeco from Completing its Contracted Work

Trees are important parts of our society and communities. As such, many people are incredibly sensitive to their alteration and removal. Some may even go so far as to attempt to impede Treeco's contracted work in various ways including harassment of crew members, verbal threats, entering work zones, standing in front of the equipment, and even brandishing weapons. Treeco maintains a strict policy for its crew members to de-escalate these types of encounters and remain non-confrontational. It's the customer's responsibility to mitigate these situations by being onsite and available to mitigate such encounters. Should Treeco's work be stopped for any reason, the customer may be charged \$400 per hour per crew on site until the situation has been mitigated and they are able to get back to work.

Cancelations

If a cancelation is requested by a customer, it must be done within 24 business hours of the crews' scheduled arrival time. For example: If a crew is scheduled to be at a customer's property on Monday between 10 am and 12 pm, the customer requesting a cancelation must notify Treeco via email prior to 10 am on the Friday before to avoid any inconvenience fees. If cancelation notification is not given within the 24 business hour window, the customer may be responsible for an inconvenience fee of \$350 if Treeco is unable to fill the reservation with a job of equal or more value. Treeco will make a best effort to move another job into the canceled reservation but makes no guarantees that this will be possible.

If a Tree crew arrives at a customer's property and service is refused for any reason, the customer will be responsible for an inconvenience fee of \$350 plus crane costs (determined by crane company contracted) if one had been requisitioned to complete the job. Customers will not be responsible for any fees if any decision to postpone work is made by Treeco.

It needs to be understood that these customer responsibilities are how Treeco is able to offer such competitive rates. Our bids are based on efficiencies that can only be achieved if the customer follows through on their part. It's never Treeco's desire to charge inconvenience fees as they never actually make up for lost revenue and can result in souring the customer experience. That said, they serve as a necessary deterrent and are 100% avoidable if prior proper planning is adhered to.

Payment and Late fees

All balances are due upon work completion unless otherwise agreed to in writing. Should payment not be remitted at the time of work completion, debris will be left on site until payment is collected. Should Treeco have to return to remove the debris, the cost of debris removal will be added to the invoice at a rate of \$450/load.

If payment has not been received by Treeco within fifteen (15) days after billing, the invoice will be sent to collections. Treeco shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest will also accrue at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, will be charged on unpaid balance 30 days after billing.

Notice: Failure to make payment when due for completed work will result in a mechanics lien on the title to your property.

Acceptance of Work Performed

All jobs performed will require a signature by an authorized representative of the property. This representative needs to be onsite to complete a walk-through on the last day of the job. This walk-through needs to be completed prior to the crew leaving. If nobody is present on the last day to complete the walk-through and agreed-upon arrangements have not been made prior to the crew completing their scope of work, Treeco will assume this work to be complete and will not return if discrepancies are discovered at a later date.



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904-810-1033 | info@treecofl.com | Treecofl.com

Notes Continued...

Quote and Job Shelflife

This quote is good for 14 days from the time it is provided. If approved, the job must be completed within 30 days unless mutually agreed to by both parties.

By signing and approving this quote, you acknowledge the risk of all manner of tree work being done on your property that involves machinery and heavyweight being moved around your property to complete the job. You also absolve Treeco of any liability for any damage sustained regardless of cause or fault. You also acknowledge your responsibilities as part of the contractual relationship that has been entered into with Treeco.

Signature: _____ Date: _____

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	232 Silver Glen Ave 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 - Tree work
Project Description general tree

Scope of Work

We will use a track lift and ground mats
to help remove large pine tree by the
soccer field
Haul will be hauled away
ALL trees are marked with yellow ribbon
Dead trees above as of August 28,2024

QTY	UoM/Size	Material/Description	Total
NE corner of soccer field			\$2,285.71
1.00	LUMP SUM	Remove and flush cut1 large dead pine	
Tennis Court			\$857.14
1.00	LUMP SUM	Remove and flush cut1 dead pine	
Basketball court			\$514.29
1.00	LUMP SUM	Remove and flush cut1 dead pine	
Parking Lot			\$428.57
1.00	LUMP SUM	Remove and flush cut1 dead pine	
Center Island			\$1,142.86
1.00	LUMP SUM	Remove and flush cut 4 dead pines	
Holly tree removals			\$642.86
1.00	LUMP SUM	Remove and lightly stump grind3 holly trees located between roadway and sidewalk	
Windover			\$428.57
1.00	LUMP SUM	Remove and flush cut1 dead pine at 1748 Windover	
Heritage Landing blvd across from Amenities lake			\$571.43
1.00	LUMP SUM	Remove 1 dead pine in Cluster across from pool area	
Silver Glen - preserve area			\$571.43
1.00	LUMP SUM	Drop dead tree full of vines into wooded area	
Woodline north of amenities across from lake			\$1,285.71

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5811 County Rd 305, Elkton, FL 32033 ph. fax

Proposal for Extra Work at Heritage Landing @ WGV

1.00	LUMP SUM	remove 3 dead pine tree across the lake from amenities
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For internal use only

SO# 8497340
JOB# 460802023
Service Line 300

Total Price \$8,728.57

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

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- 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.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- 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.
- 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.
- 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.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 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.
- 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.
- 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.
- 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.
- 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.
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Customer

Property Manager

Signature _____ Title

Lourens Erasmus
Printed Name

August 28, 2024
Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____ Title

Steve McAvoy
Printed Name

August 28, 2024
Date

Job #: 460802023

SO #: 8497340

Proposed Price: \$8,728.57

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Hi Lourens,

I thought I had made that pretty clear already at this point. I just copied and pasted the following from previous emails in this chain. I also sent you a zip file with many pictures of the current state of the bushes, which I don't believe have been trimmed or maintained since (I just went out and verified this).

=====

As you can see, this whole line of bushes look horrible, rarely maintained, foreign plants and weeds growing up in them, etc. This is the normal condition or worse, and has been for going on 20 years now. I don't believe this would be acceptable anywhere else in the community, especially at peoples' homes. As can be seen in a couple of the photos where the bushes had either died off or otherwise been removed, the common area behind the bushes on the pond side is also wild.

=====

I believe it might have been your name I was given as the person I need to talk to about getting the bushes removed bordering my yard. I asked when I first moved in why the community decided to block my view of the pond that I paid quite a bit extra for, and was given some lame excuse about them not wanting people to look in our backyards as people were driving in to the community. I felt at the time that I was left with no recourse so I've put up with it for close to 20 years now. Over that time it has dawned on me that, again, nowhere else in this community that I have seen are bushes planted next to people property blocking their view of the pond. In fact, when you drive into Heritage Landing there is a big pond on the right that has several homes' backyards right on the other side. No bushes there blocking peoples' view of the backyards, or more importantly, blocking those peoples' from the view of the pond, a view I'm sure they paid more for also. In fact, since I've been on the ARC for the last year, I have become painfully aware of the double standard as people aren't allowed to put up privacy fences if they are by a pond, and they even have to transition from a privacy fence to an aluminum fence several sections before the pond's easement to keep from blocking their neighbor's views of the pond.

Given all that, I would like to have the bushes removed that border my property. As I stated in my previous email, they have also been under-trimmed etc., just like the common area "lawn." When I was in the yard a few weeks ago, I noticed how one or two of the bushes must [have] died or otherwise disappeared, and I could see through them to the pond. It really made me keenly aware of what enjoyment I had missed for the last 20 years by having that view taken away from me for no logical reason, just some "designer's" sense of what looked good to them.

=====

On the plus side, the common area lawn has been mowed twice now, and was sprayed for weeds once in the last few days. I'll see how long that lasts as that is the pattern, it will be maintained regularly for a while and then back to not being maintained, or much less frequently than the rest.

Thanks,

Craig Greenhagen
904-347-4505
clgreenhagen@outlook.com







2881032790

2

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy St 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 - plant removal

Project Description Plant removal

Scope of Work

May require additional cost for irrigation repairs and or modifications

QTY	UoM/Size	Material/Description	Total
Plant Removal- 937 Indian River			\$3,178.50
1.00	LUMP SUM	Mobilization and labor to removed declining wax myrtle hedge an	
1.00	EACH	Debris disposal	
1.00	LUMP SUM	Heavy Equipment Fee for removal	

For internal use only

SO# 8502112
JOB# 460802023
Service Line 130

Total Price \$3,178.50

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

- 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.
- 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.
- 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.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- 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.
- 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.
- 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.
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Customer

Property Manager

Signature _____ Title _____

Lourens Erasmus

September 04, 2024

Printed Name _____ Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____ Title _____

Steve McAvoy

September 04, 2024

Printed Name _____ Date _____

Job #: 460802023

SO #: 8502112

Proposed Price: \$3,178.50

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy St 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: Replace three rain sensors with wireless rain/freeze sensors

Project Description Heritage Landing: Replace three rain sensors with wireless rain/freeze sensors

Scope of Work

Additional 10% off at time of invoice \$80.10

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	EACH	Wire less rain freeze sensors (installed)	\$267.00	\$801.00

For internal use only

SO# 8451985
JOB# 460802023
Service Line 150

Total Price \$801.00

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5811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

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Customer

Property Manager

Signature _____ Title _____

Lourens Erasmus
Printed Name

August 06, 2024
Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature _____ Title _____

Juwan Lamar Dupree
Printed Name

August 06, 2024
Date

Job #: 460802023

SO #: 8451985

Proposed Price: \$801.00

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	232 Silver Glen Ave 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: Convert stand pipes (14) in front of amenity center into 6" pop-ups

Project Description Heritage landing: Convert stand pipes (14) in front of amenity center into 6" pop-ups

Scope of Work

Credit -68.28 at time of invoice

QTY	UoM/Size	Material/Description	Unit Price	Total
14.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$48.77	\$682.78

For internal use only

SO# 8487916
JOB# 460802023
Service Line 150

Total Price \$682.78

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5811 County Rd 305, Elkton, FL 32033 ph. fax

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Customer

Property Manager

Signature _____ Title

Lourens Erasmus

August 16, 2024

Printed Name _____ Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature _____ Title

Juwan Lamar Dupree

August 16, 2024

Printed Name _____ Date

Job #: 460802023

SO #: 8487916

Proposed Price: \$682.78

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Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy St 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 Pkwy - Roundabout enhancement		
Project Description	enhancement		

Scope of Work

This quote is to remove all Loropetalum and Azaleas located at the outside perimeter of Viburnum hedge and install St Augustine sod to open up a cleaner line of site. Another option would be to remove all plant material and declining Holly trees leaving only Magnolia tree's and design a new landscape in center and surround with Crepe Myrtle trees in place of Hollys

QTY	UoM/Size	Material/Description	Total
Roundabout area			\$12,860.99
1.00	LUMP SUM	Mobilization and labor to remove plant material, rough grade areas, deep edge bed lines, and remove debris from site.	
4,400.00	SQUARE FEET	St Augustine sod installed	
1.00	LUMP SUM	Sod delivery fee	
1.00	LUMP SUM	Disposal fee	
irrigation			\$1,718.65
1.00	LUMP SUM	Irrigation modifications and adjustments	

Images

heritage round a bout



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5811 County Rd 305, Elkton, FL 32033 ph. fax

Proposal for Extra Work at Heritage Landing @ WGV

For internal use only

SO# 8502285
JOB# 460802023
Service Line 130

Total Price \$14,579.64

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5811 County Rd 305, Elkton, FL 32033 ph. fax

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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.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Property Manager
Signature _____	Title _____
Lourens Erasmus	September 04, 2024
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager

	September 04, 2024
Signature _____	Title _____
Steve McAvoy	September 04, 2024
Printed Name _____	Date _____

Job #:	460802023	
SO #:	8502285	Proposed Price: \$14,579.64



Tab 5

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2024/2025, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Heritage Landing Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St Johns County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2024/2025 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF SEPTEMBER, 2024.

**HERITAGE LANDING COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025**

**October 10, 2024
November 14, 2024*
December 12, 2024
January 9, 2025
February 13, 2025*
March 13, 2025
April 10, 2025
May 8, 2025*
June 12, 2025
July 10, 2025
August 14, 2025*
September 11, 2025**

All meetings will convene every 2nd Thursday of the month at 1:00 p.m.
(except for dates marked with a * which will be held at 6:00 p.m.)
and will be held at the Heritage Landing Amenity Center,
370 Heritage Landing Parkway, St. Augustine Florida 32092.

Tab 6

ESTIMATE

M&G Holiday Lighting
52 Tuscan Way Suite 220
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150

Bill to

Heritage Landing CDD
370 Heritage Landing Pkwy
St. Augustine, FL 32092

Estimate details

Estimate no.: 1002
Estimate date: 07/01/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Reinstall stake lighting 60' (behind west wall) at main entrance	1	\$270.00	\$270.00
2.		Holiday Lighting Reinstall	Reinstall pre-lit garland to sign on west side signage	1	\$132.35	\$132.35
3.		Holiday Lighting Reinstall	Reinstall C7 warm white lighting around entrance signage on the west side (near tower)	1	\$378.00	\$378.00
4.		Holiday Lighting Reinstall	Reinstall 72" pre-lit wreath from upper cross on tower	1	\$150.00	\$150.00
5.		Holiday Lighting Reinstall	Rewrap 9 oak tree trunks up to 7' (4" spacing)	1	\$1,350.00	\$1,350.00
6.		Holiday Lighting Reinstall	Reinstall 4, 36" pre-lit wreaths to signs	1	\$300.00	\$300.00
7.		Holiday Lighting Reinstall	Reinstall 40' stake lights between the landscape bush line at main entrance center median	1	\$180.00	\$180.00
8.		Holiday Lighting Reinstall	Reinstall stake lights ahead of the shrubs at the mulch line	1	\$68.00	\$68.00
9.		Holiday Lighting Reinstall	Reinstall pre-lit garland between columns of wall	1	\$150.00	\$150.00
10.		Holiday Lighting Reinstall	Reinstall 2, 36" pre-lit wreaths facing main exit	1	\$150.00	\$150.00
11.						

	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous supplies expected for installation	1	\$150.00	\$150.00
12.	Take Down	Take down of lights and decorations	1	\$850.00	\$850.00
13.	Storage	Storage of lights and decorations until following season	1	\$150.00	\$150.00
			Total		\$4,278.35

ESTIMATE

M&G Holiday Lighting
52 Tuscan Way Suite 220
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150

Bill to

GM Lourens Erasmus
Heritage Landing CDD
370 Heritage Landing Pkwy
St. Augustine, FL 32092

Estimate details

Estimate no.: 1003
Estimate date: 07/05/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		New Install	Install WW C7's to clubhouse building facing parking lot	1	\$1,460.00	\$1,460.00
2.		New Install	Install 2 pre-lit 60" wreaths with traditional red velvet bows to architectural peaked areas on clubhouse	1	\$546.70	\$546.70
3.		New Install	Install WW minis on trunks of 12 oaks, 6' high in medians intersecting clubhouse	1	\$1,770.00	\$1,770.00
4.		New Install	Install stake lighting at the entrance side of large median at entrance	1	\$680.00	\$680.00
5.		New Install	Install WW minis on trunks of 3 oaks, 6' high in large median at entrance	1	\$442.50	\$442.50
6.		New Install	Install WW minis on trunks of remaining 6 oaks, 6' high in mid section of large median	1	\$885.00	\$885.00
7.		New Install	Install stake lighting to the area nearest the middle of the large median mid section	1	\$792.00	\$792.00
8.		New Install	Install stake lighting lining the landscaping of the bottom area of large median	1	\$165.00	\$165.00
9.		New Install	Install 3, WW 5' snowflakes to the open field area of the large entrance median.	1	\$1,545.52	\$1,545.52

10.	Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous supplies	1	\$175.00	\$175.00
11.	Services	Product shipping	1	\$212.00	\$212.00
12.	Take Down	End of season display take down	1	\$450.00	\$450.00
13.	Storage	Storage of product until following season	1	\$150.00	\$150.00

Total **\$9,273.72**

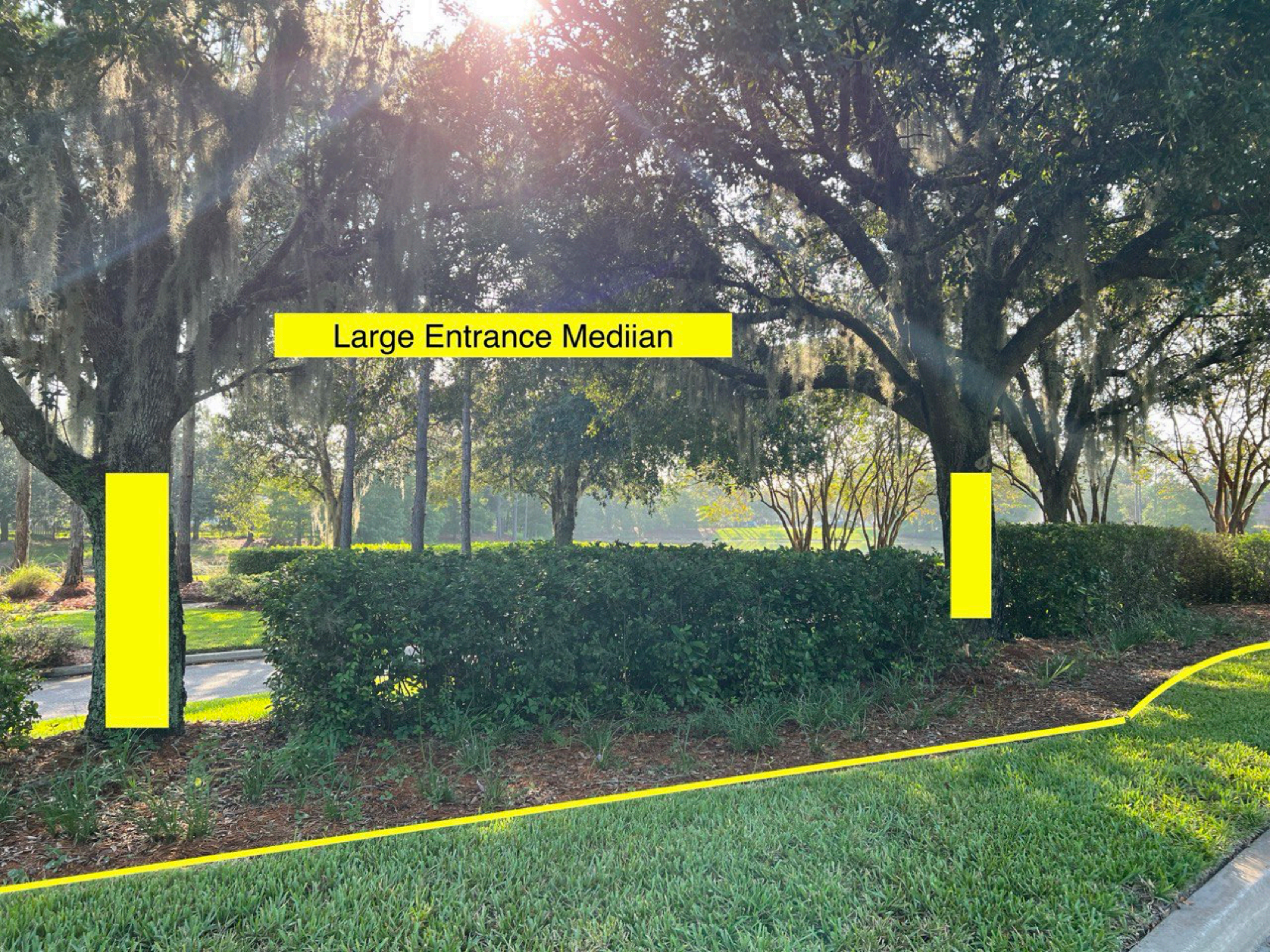
Large Entrance Median



6 oaks within the large median middle at entrance



Large Entrance Mediian



Tab 7



QUOTATION 1291653

Wayne Automatic Fire Sprinklers, Inc.
 11326 Distribution Ave West
 Jacksonville, FL32256

LIFE SAFETY AGREEMENT – MONITORING SERVICES

"Your One-Stop Safety Solution to Installation, Inspections, Service and Monitoring of Fire Alarms, Security and Fire Systems"

	CUSTOMER	BILL TO	JOB LOCATION		
COMPANY	Heritage Landing Cdd	Heritage Landing CDD	Heritage Landing Community Ctr	DATE	August 27, 2024
ADDRESS	2806 N. 5th Street	c/o Rizzetta & Company	370 Heritage Landing Parkway	EXPIRY DT	Sep 26, 2024
		3434 Colwell Ave. Suite 200		SALES REP	Cassidy "Cass" M Drago
CITY, STATE	St. Augustine, FL 32084	Tampa, FL 33614	St. Augustine, FL 32092	CELL PH	(904) 624 5270
CONTACT	Todd Myhill	Todd Myhill		WORK PH	(904) 268 3030, x
PHONE	(904) 436 6270	(904) 436 6270	(904) 940 6095	FAX	
EMAIL	todd.myhill@vestaforyou.com		(904) 940 4842	EMAIL	cmdrago@waynefire.com

OPTION 1: TRADITIONAL (PHONE LINE) MONITORING

Description	Amount	Comment
Option 1 Annual Monitoring Total (Excludes Applicable Taxes):	Accept: _____ Decline: _____	(Please Initial to Accept or Decline)

OPTION 2: WAYNE-NET CELLULAR MONITORING

Description	Amount	Comment
First Year Alarm Monitoring Service Charges (Includes Installation/Monitoring)	\$720.00	
Subsequent Year(s) Alarm Monitoring Service Charge Total (Includes Monitoring)	\$720.00	Year 2 = \$720, Year 3 = \$720
Certificated Account Placard (Yearly Rate)	N/I	
Alarm Runner Service (Required)	Y/N	
Exclusive Alarm Services and Repair Work (Required)	Y/N	
Elevator Monitoring - Cellular (Yearly Rate)	N/I	
Security/Burglar System Monitoring (Yearly Rate)	N/I	
Central Station Services		
Opening/Closing Reports (Yearly Rate)	N/I	
Paper/Email Activity Reports (Yearly Rate)	N/I	
Subscriber Access to Online Account (Yearly Rate)	N/I	
Other Services (Yearly Rate):	N/I	

Option 2 Annual Monitoring Total (Excludes Applicable Taxes): \$1,440.00 3 Year Term Accept: _____ Decline: _____
 5 Year Term Accept: _____ Decline: _____
 (Please Initial to Accept or Decline)

OPTION 3: WAYNE-NET RADIO MONITORING

Description	Amount	Comment
Option 3 Annual Monitoring Total (Excludes Applicable Taxes):	3 Year Term Accept: _____ Decline: _____	
	5 Year Term Accept: _____ Decline: _____	
	(Please Initial to Accept or Decline)	

Monitoring Contact/Call List (Responsible Parties)

Name	Phone
Pass code(s):	

FOR WAFS USE ONLY:

Billing Frequency: _____

Fire and/or Security Panel Type: _____

*N/I = Not Included

AUTHORIZATION: The person executing the Life Safety Agreement (“Agreement”) on behalf of the Customer/Subscriber of the subject systems, expressly warrants and covenants that he/she is the authorized representative of the Owner of the premises and is authorized to enter into this Agreement for and on behalf of the Owner or Owner’s Designee and to bind Owner or Owner’s Designee to all terms herein.

SCOPE: Customer/Subscriber may contract in the Agreement for one or more of the following services: monitoring services and/or leasing of WIRELESS equipment. The provisions of the Terms and Conditions apply to all services provided and equipment leased by Wayne Automatic Fire Sprinklers, Inc. (“WAFS”) under the Agreement except as indicated otherwise in the Terms and Conditions. This Agreement contains the entire understanding and final expression of Agreement and supersedes and replaces any previous agreements, promises or representations between the parties. This Agreement may be amended only in a writing signed by both parties.

LIMITATION OF LIABILITY AND WARRANTIES: CUSTOMER/SUBSCRIBER UNDERSTANDS AND AGREES THAT WAFS MUST LIMIT ITS LIABILITY UNDER THIS AGREEMENT IN ORDER TO KEEP ITS PRICING REASONABLY AFFORDABLE. ACCORDINGLY, UNDER NO CIRCUMSTANCES SHALL WAFS’ LIABILITY FOR ANY CLAIM, CAUSE OF ACTION, COST OR EXPENSE (INCLUDING, WITHOUT LIMITATION, ANY CLAIMS FOR BODILY INJURY, WRONGFUL DEATH, PROPERTY DAMAGE, PROPERTY LOSS AND/OR ATTORNEY’S FEES) ARISING OUT OF OR RELATING TO THIS AGREEMENT EXCEED THE TOTAL SUM OF FIFTY THOUSAND DOLLARS (\$50,000.00). THE CUSTOMER/SUBSCRIBER UNDERSTANDS AND AGREES THAT WAFS HEREBY DISCLAIMS ALL IMPLIED WARRANTIES OF ANY KIND OR TYPE INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY AND ANY IMPLIED WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THE CUSTOMER/SUBSCRIBER FURTHER UNDERSTANDS AND AGREES THAT WAFS MAKES NO EXPRESS WARRANTIES AS TO THE SERVICES RENDERED OR EQUIPMENT LEASED AND THAT NO REPRESENTATIVE OF WAFS HAS ANY AUTHORITY TO MAKE ANY WARRANTIES OR OTHERWISE VARY THE TERMS OF THIS AGREEMENT.

WORK OF OTHERS AND EXISTING FIRE PROTECTION SYSTEM: WAFS makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire protection/security system(s) that are subject to this Agreement. WAFS assumes existing system is in good working condition and has been maintained by the Customer/Subscriber per applicable codes and standards. WAFS makes no warranties, express or implied, regarding the adequacy, performance or condition of any fire protection or notification equipment. WAFS cannot and does not guarantee that loss or damage will not occur.

WAIVER OF SUBROGATION: WAFS is not an insurer against loss or damage that may be suffered by Customer/Subscriber. Sufficient property and bodily injury insurance shall be obtained by and is the sole responsibility of Customer/Subscriber. Customer/Subscriber agrees to rely exclusively on Customer/Subscriber’s insurer to recover for bodily injuries or property damage in the event of any loss or injury to the premises or property therein. Customer/Subscriber does hereby, for itself and all others claiming by or through it under this Agreement, release and discharge WAFS from and against all damages, costs or expenses covered by Customer/Subscriber’s insurance, it being expressly agreed and understood that no insurance company, insurer, surety or other entity/individual will have any right of subrogation against WAFS or any employee, agent, officer, director, shareholder, affiliate or independent contractor of WAFS.

SEVERABILITY: If any provisions of the entire Agreement shall be invalid or unenforceable under the laws of the jurisdiction applicable to the Agreement, such invalidity or unenforceable provision(s) shall be severed from the Agreement and the Agreement shall be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligations of WAFS and the Customer/Subscriber shall be construed and enforced accordingly.

NO WARRANTIES OR REPRESENTATIONS: CUSTOMER/SUBSCRIBER’S EXCLUSIVE REMEDY: WAFS does not represent nor warrant that the MONITORING SYSTEM will prevent any loss, damage or injury to person or property, by reason of burglary, theft, hold-up, fire or other cause, or that the MONITORING SYSTEM will in all cases provide the protection for which it is installed or intended.

HOLD HARMLESS: If any third party files any claim or legal action against Alarm Co., WAFS or any other person or entity authorized to act on Alarm Co.’s behalf, arising from the alarm or monitoring services or Customer/Subscriber’s alarm system. Customer/Subscriber agrees to defend, indemnify and hold Alarm Co. and WAFS completely harmless from any such actions, including all damages, expenses, costs, and attorneys’ fees they may incur. This defense and indemnification shall apply even if such actions arise from the negligence of Alarm Co. or WAFS’s, breach of this contract, strict liability, non-compliance with any applicable law or regulation, or other fault, subject to our limited liability set forth above.

INSTALLATION AND SCHEDULE OF INSTALLATION: Installation of the WAYNE-NET CELLULAR OR RADIO SYSTEM does not constitute an improvement to real property. MONITORING SYSTEM to be installed pursuant to plans and specifications filed by WAFS, filed with and approved by Authority Having Jurisdiction [AHJ]. Customer/Subscriber authorizes WAFS to access the control panel to input or delete data and programming.

ALTERATION OF PREMISES FOR INSTALLATION: WAFS is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in WAFS’s sole discretion for the installation and service of the MONITORING SYSTEM. WAFS shall not be responsible for the condition of the premises upon removal of the MONITORING SYSTEM.

RIGHT TO SUBCONTRACT SPECIAL SERVICES: Customer/Subscriber agrees that WAFS is authorized and permitted to subcontract to related or independent third parties any services to be provided by WAFS in accordance with the Agreement and that Customer/Subscriber appoints WAFS to act as Customer/Subscriber’s agent with respect to such third parties, except that WAFS shall not obligate Customer/Subscriber to make any payments to such third parties.

CUSTOMER/SUBSCRIBER’S DUTY TO SUPPLY ELECTRIC: Customer/Subscriber agrees to furnish, at Customer/Subscriber’s expense, all 110 Volt AC power and electrical outlets and receptacles as deemed necessary by WAFS in its sole discretion, unless noted otherwise herein, and to notify WAFS of any change in such service.

INSPECTION NOTIFICATION: Prior to WAFS performing any tests, the Customer/Subscriber must notify all occupants and tenants. If applicable, when WAFS performs final fire inspection for the monitoring take over, if system devices or panels are deficient, WAFS will provide Customer/Subscriber with a written proposal for service and/or repairs.

TESTING OF SYSTEM: The parties hereto agree that the equipment, once installed, is in the exclusive possession and control of the Customer/Subscriber, and it is their sole responsibility to test the operation of the equipment and to notify WAFS if any equipment is in need of repair. WAFS shall not be required to service the equipment unless it has received notice from Customer/Subscriber, and upon such notice, WAFS shall, during the term of this Agreement, schedule service for the equipment, to the best of its ability, within 48 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 8 a.m. and 5 p.m.

WAYNE-NET RADIO MONITORING SYSTEM IS LEASED AND REMAINS PERSONAL PROPERTY OF WAFS (UNLESS NOTED OTHERWISE): WAFS shall instruct Customer/Subscriber in the proper use of the ALARM MONITORING SYSTEM, install and service on the premises of the Customer/Subscriber, a monitoring system, described herein, including all necessary devices and equipment, with the exception of backup battery replacement, for the duration of this agreement, with the understanding that the entire system, including all apparatus, equipment, instruments, antenna, conduit and wire installed or connected with the system is and shall always remain the sole

personal property of WAFS and shall not be considered a fixture or a part of the realty, and Customer/Subscrber shall not permit the attachment thereto of any apparatus not furnished by WAFS. Customer/Subscrber acknowledges that WAFS has offered alternate monitoring equipment.

WAYNE-NET CELLULAR MONITORING SYSTEM IS OWNED BY AND MAINTAINED AT SUBSCRIBER'S EXPENSE

CUSTOMER/SUBSCRIBER'S CARE OF LEASED EQUIPMENT: REPAIRS AND ADDITIONS: Customer/Subscrber agrees not to tamper with, remove or otherwise interfere with the ALARM MONITORING system. The equipment shall remain in the same location as installed and Customer/Subscrber agrees to bear the cost of repairs, replacement, relocation or additions to the system made necessary as a result of any painting, alteration, remodeling or damage, lightning or electrical surge, except for ordinary wear and tear, in which event repair or replacement shall be made by WAFS without additional charge. Equipment may be repaired or replaced with new or reconditioned parts at WAFS' discretion.

CUSTOMER/SUBSCRIBER TO INSURE LEASED MONITORING SYSTEM EQUIPMENT: Customer/Subscrber shall insure WAFS's MONITORING SYSTEM equipment against fire and casualty and Customer/Subscrber agrees to name WAFS in said insurance policy as "loss payee" to the extent of the value of the equipment as set forth hereinabove. Customer/Subscrber shall be responsible for any loss occasioned by fire or casualty and the cost of replacing or restoring the MONITORING SYSTEM. Notwithstanding the condition of Customer/Subscrber's premises, or WAFS's impossibility of performance occasioned by condition of Customer/Subscrber's premises, Customer/Subscrber shall remain liable for monthly payments for the term of this Agreement without offset or reduction.

CENTRAL OFFICE MONITORING: Upon receipt of a signal, WAFS or its designee communication center shall make every reasonable effort to notify Customer/Subscrber and the appropriate emergency authority. Customer/Subscrber acknowledges that signals transmitted from Customer/Subscrber's premises directly to emergency authorities are not monitored by personnel of WAFS. WAFS's designee communication center and WAFS does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Customer/Subscrber acknowledges that signals which are transmitted over telephone lines, wire, air waves or other modes of communication pass through communication networks wholly beyond the control of WAFS and are not maintained by WAFS and, therefore, WAFS shall not be responsible for any failure which prevents transmission signals from reaching the central office monitoring center or damages arising there from. Customer/Subscrber agrees to furnish WAFS with a written list of names and telephone numbers of those persons Customer/Subscrber wishes to receive notification of signals; these persons are designated as the Customer/Subscrber's Responsible Parties and the Responsible Parties shall be available 24 hours/day. Customer/Subscrber acknowledges that they can designate an account pass code or a pass code will be assigned to them. All changes and revisions shall be supplied to WAFS in writing. WAFS may, without prior notice, suspend or terminate its services, in central station's sole discretion, in event of Customer/Subscrber's default in performance of this Agreement or in event central station facility or communication network is nonoperational or Customer/Subscrber's alarm system is sending excessive false alarms. Central station is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive Owner of such property.

EXCESSIVE SIGNALS: In the event that the Customer/Subscrber's account sends excessive signals WAFS may, at its discretion, discontinue services as a result of the Customer/Subscrber's failure to make the necessary repairs. After 48 hours and no correction to the account sending excessive signals, Customer/Subscrber authorizes WAFS to dispatch a technician at the prevailing time and material rates, at the customer/subscrber's expense, to resolve or further identify the issue causing the excessive signals. In addition, Customer/Subscrber acknowledges that signal in excess of twenty-five signals per day are subject to a \$.05 communications charge per signal received. Excessive signal charges will be invoiced separately than the services contained in the Agreement.

FALSE ALARMS: WAFS shall have no liability for false alarms, false alarm fines, excessive or "heavy" usage fees, fire response, any damage to personal or real property or personal injury caused by police or fire department response to alarms, whether false alarm or otherwise, or the refusal of the fire department to respond. In the event of termination of police or fire response by the police or fire department, this contract shall nevertheless remain in full force and Customer/Subscrber shall remain liable for all payments provided for herein.

ADDITIONAL PAYMENTS: In addition to the payments set forth herein, Customer/Subscrber agrees to be liable for and pay to WAFS any excise, sales, property, or other tax, telephone line charges, and any increases thereof, which may be imposed upon WAFS because of this Agreement. Should WAFS be required by existing or hereinafter enacted law to perform any service or furnish any material not specifically covered by the terms of this Agreement Customer/Subscrber agrees to pay WAFS for such service or material.

ADDITIONAL EQUIPMENT: In the event additional equipment is installed or the systems are modified after the date of this Agreement, the annual alarm monitoring charge shall be increased in accordance with WAFS's prevailing rates.

TERM OF AGREEMENT/ RENEWALS: The term of this Agreement shall be for a period of one year for traditional (phone line) monitoring and three or five years as indicated on the first page of this Agreement for Wayne-Net (wireless) monitoring unless otherwise specified within this contract. This agreement shall renew on a yearly basis under the same terms and conditions, unless either party gives written notice to the other by certified mail, return receipt requested, of their intention not to renew the Agreement at least 30 days prior to the expiration of any term. If the customer, for any reason, stops making or fails to make the monthly payments during the initial three or five year contract term, the unpaid balance of the contract shall be accelerated and become immediately due and owing as compensation for contractor's investment in equipment and not as a penalty.

CANCELLATION: This Agreement may be cancelled by Customer/Subscrber with thirty (30) days written notice to WAFS provided the contract term length is met. If the Wayne-Net system Agreement is cancelled by Customer/Subscrber prior to the expiration of the initial three or five-year contract term, or other contract length specified within this Agreement, the unpaid balance of the three or five-year contract price, or other contract length specified within this Agreement, is immediately due and payable in full. This Agreement may be cancelled by WAFS with thirty (30) days written notice to Customer/Subscrber.

REMOVAL OF MONITORING SYSTEM: Upon termination of this Agreement, WAFS shall be permitted to remotely delete programming and allowed access to Customer/Subscrber's premises to remove the leased equipment or system. If for any reason caused by Customer/Subscrber, or the owner of the premises if other than the Customer/Subscrber, said equipment or system is not recovered by WAFS within 24 hours of such termination, then WAFS shall not be required to service the system, and may order the termination of any central office monitoring or other services, and Customer/Subscrber shall remain liable for all payments called for herein. WAFS shall notify the AHJ that fire alarm monitoring has been terminated.

PAYMENT: Payment is due and payable within thirty (30) days after billing. If Customer/Subscrber fails to make payment when due, WAFS shall have the right, in its sole discretion, to cancel this Agreement with thirty (30) days written notice to Customer/Subscrber. Customer/Subscrber shall pay any and all collection costs, including but not limited to attorney's fees and costs, incurred in the collection of past due accounts.

GOVERNING LAW: This Agreement shall be governed by the laws of the State where the job listed on the first page of this Agreement is located without reference to any conflict of laws principles.

ASSIGNMENT: Customer/Subscrber shall not assign this Agreement, or any rights or obligations herein, without the prior written consent of WAFS. Customer/Subscrber shall also provide WAFS thirty (30) days written notice in the event it changes its property manager, billing address or site contact set forth on the first page of this Agreement.

ACCEPTANCE OF QUOTATION, TERMS AND CONDITIONS:		WAYNE AUTOMATIC FIRE SPRINKLERS, INC.:
Print Name:		WAFS Rep: Cassidy "Cass" M Drago
Title:		Title: Life Safety Specialist
Date:		Date: 2024-08-27
Signature:		

PLEASE FAX ALL PAGES TO OR EMAIL: cmdrago@waynefire.com

**Note: This proposal may be withdrawn by Seller if not accepted by the expiry date indicated on page one.
 Payment to be made as follows: NET 30. Visa and MasterCard accepted.
 A surcharge of 3% will be applied to credit card purchases.**

Corporate Office	Tampa	Fort Myers	Deerfield Beach	Jacksonville	Concord	Raleigh
222 Capitol Ct Ocoee, FL 34761-3019	3226 Cherry Palm Dr Tampa, FL 33619-8337	4683 Laredo Ave Fort Myers, FL 33905-4924	1500 S Powerline Rd Ste A Deerfield Beach, FL 33442-8185	11326 Distribution Ave W Jacksonville, FL 32256-2745	4370 Motorsports Dr SW Concord, NC 28027-8977	5905 Triangle Dr Raleigh, NC 27617-4742

Alabama A-0457 Florida EF20001320 Georgia LVA205941 North Carolina 29611-SP-FA/LV South Carolina FAC.3385 M

Tab 8

Contract

Hardwick Fence
 2410 Water Plant road
 St. Augustine, FL 32092
 (904) 599-8644

Contact:

Vesta Property Svc: Heritage Landing 370 Heritage Landing Pkwy
 Lourens Erasmus 370 Heritage Landing Pkwy
 St. Augustine, FL 32092
 (904) 536-6217
 lerasmus@vestapropertyservices.com

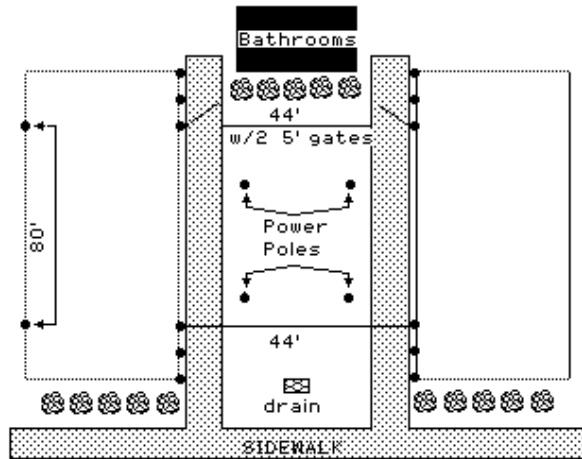
Job Location:

370 Heritage Landing Pkwy
 St. Augustine, FL 32092

Estimate Info:

Date: 08/19/2024
 Estimate: Vesta Property-(L. Erasmus)-Tennis Courts
 Rep: Scott Lunn
 Job #1351

Install 88' of 10' Black CL Fence.
 Install 2 5' gates in the front line.
 Remove 80' of 4' Black CL
 Install 80' of 10' Black CL-Tennis wire
 Terminals and Line Posts are both 2.5"



Terms & Conditions

By signing this contract, you agree to the Terms & Conditions on the following pages.

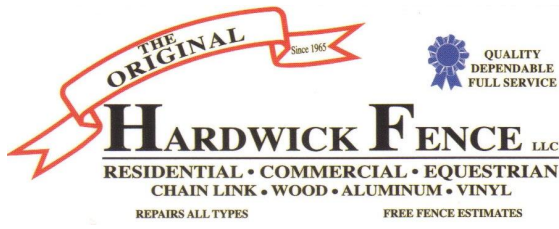
Grand Total \$11,560.62

Amount Due \$11,560.62

I understand and agree with the enclosed contract.

Customer Name _____ Date _____

Company Name _____ Date _____



Contract

Hardwick Fence
2410 Water Plant road
St. Augustine, FL 32092
(904) 599-8644

- *Payment Terms: 50% down and balance due on completion.
- *Quote is based on our current insurance coverage.
- *No permitting included, if required.
- *Client must assume all responsibility for the placement of the fence.
- *Hardwick Fence reserves the right to exercise the provisions provided under the Florida Mechanics Lien Law.
- *Any alteration from the above specifications will be executed upon a written change order.
- *All agreements are contingent upon deliveries, weather or delays beyond our control.
- *Client is responsible for marking any private utilities.
- *Hardwick Fence, LLC is not responsible for any damage to any underground obstructions such as utilities, pipes, irrigation, cables, etc.
- *Manufacturer's warranty (if applicable) will be provided upon the client's request.
- *If the contract is put on hold for any amount of time by the client, prices are subject to change.
- *Should you cancel this contract, you are subject to a re-stocking fee plus 10% of your deposit.
- *By signing this contract, you agree that you have read and understand your liability.



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Heritage Landing CDD

Attn:L Erasmus- Vesta Property Services
9 5 24
Re:fence

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >remove appro 80 lin ft of 4ft fence /rails/fittings and gates in location per management
- >supply and install approx. 88 lin ft of new 10ft tall 8 gauge black vinyl coated standard fence using the following listed below
- top rail-1 5/8" OD galv pipe
- post-2 1/2" OD galv pipe
- tension wire-7 gauge at bottom
- gates (2) 5ft single gates
- concrete for psot -2500 psi
- >all fence /post /rails/fittings will be black vinyl coated
- >clean up job site

Total price for the above scope of work \$13,985.00

Proposal Signed by _____ Printed Name _____
Thank you for your consideration
Scott Haines-C 904.402.6561

Tab 9



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Heritage Landing Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Heritage Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2024 to October 1, 2025

Quote Number: 100124628

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$4,808,401
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$213,545

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:		
	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$38,985

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Heritage Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2024 to October 1, 2025

Quote Number: 100124628

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$38,985
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$8,073
Public Officials and Employment Practices Liability	\$5,681
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$52,739

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance (“FIA”) for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2024, and if accepted by the FIA’s duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys’ fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Heritage Landing Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2024

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Heritage Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

Table with 3 columns: Coverage Type, Amount, and Description. Includes Building and Content TIV (\$4,808,401), Inland Marine (\$213,545), and Auto Physical Damage (Not Included).

Signature: _____ Date: _____

Name: _____

Title: _____



Heritage Landing Community Development District

Policy No.: 100124628
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Const Type	Term Date		Contents Value
	Roof Shape	Roof Pitch						
1	Concrete Perimeter Wall & Sign		2004	10/01/2024	\$51,500		\$51,500	
	County Rd 13 & Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2025				
2	Waterpumps,controller		2005	10/01/2024	\$173,133		\$173,133	
	370 Heritage Landing Pky St. Augustine FL 32092		Pump / lift station	10/01/2025				
3	Clubhouse		2005	10/01/2024	\$2,244,164		\$2,514,024	
	370 Heritage Landing Pky St. Augustine FL 32092		Joisted masonry	10/01/2025	\$269,860			
	Complex							
4	Slide Tower		2005	10/01/2024	\$163,255		\$163,255	
	370 Heritage Landing Pky St. Augustine FL 32092		Joisted masonry	10/01/2025				
5	2 Outdoor Bathhouses		2005	10/01/2024	\$89,803		\$89,803	
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2025				
	Gable							
6	Bus Shelter		2005	10/01/2024	\$30,474		\$30,474	
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2025				
7	Pedestrian Bridge		2005	10/01/2024	\$51,559		\$51,559	
	370 Heritage Landing Pky St. Augustine FL 32092		Bridges	10/01/2025				

Sign: _____ Print Name: _____ Date: _____



Heritage Landing Community Development District

Policy No.: 100124628
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	
	Roof Shape	Roof Pitch						Roof Covering	Covering Replaced
8	Shade Pavilion		2005	10/01/2024	\$83,460		\$98,910		
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2025	\$15,450				
	Gable			Metal panel					
9	Outdoor Movie Screen and Wooden Deck		2005	10/01/2024	\$15,450		\$15,450		
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2025					
10	Pier		2005	10/01/2024	\$25,750		\$25,750		
	370 Heritage Landing Pky St. Augustine FL 32092		Waterfront structures	10/01/2025					
11	Tennis Building incl. Bathroom (\$100K) & (4) Courts (\$341K)		2005	10/01/2024	\$130,398		\$130,398		
	370 Heritage Landing Pky St. Augustine FL 32092		Joisted masonry	10/01/2025					
	Complex			Metal panel					
12	Tennis Fence & benches		2005	10/01/2024	\$25,750		\$25,750		
	370 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2025					
13	Tennis Lighting		2005	10/01/2024	\$30,900		\$30,900		
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2025					
14	Basketball Courts, Lighting, & 6 Benches		2005	10/01/2024	\$53,560		\$53,560		
	370 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2025					

Sign: _____

Print Name: _____

Date: _____



Heritage Landing Community Development District

Policy No.: 100124628
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Const Type	Term Date	
	Roof Shape	Roof Pitch					Roof Covering
15	Lap Pool		2005	10/01/2024	\$457,629		\$457,629
	370 Heritage Landing Pky St. Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2025			
16	Playground, (7) Benches, (2) Picnic Tables		2005	10/01/2024	\$36,050		\$36,050
	370 Heritage Landing Pky St. Augustine FL 32092		Joisted masonry	10/01/2025			
17	Baseball Field & Dugouts, & Fence		2005	10/01/2024	\$36,050		\$36,050
	370 Heritage Landing Pky St. Augustine FL 32092		Frame	10/01/2025			
18	2 Water Fountains @ \$6,000 each		2005	10/01/2024	\$12,360		\$12,360
	370 Heritage Landing Pky St. Augustine FL 32092		Pump / lift station	10/01/2025			
19	2 Water Fountains @ \$6,000 each		2005	10/01/2024	\$12,360		\$12,360
	CR13 & Heritage Landing Pky St. Augustine FL 32092		Pump / lift station	10/01/2025			
20	RV/Boat Storage Park Fence, Cameras, & Lights		2005	10/01/2024	\$154,500		\$154,500
	450 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2025			
21	Gate and Windscreen with Motors		2006	10/01/2024	\$46,350		\$46,350
	450 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2025			

Sign: _____

Print Name: _____

Date: _____



Heritage Landing Community Development District

Policy No.: 100124628
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Const Type	Term Date		Contents Value	Roof Yr Blt
	Roof Shape	Roof Pitch							
22	Fun Swimming Pool		2005	10/01/2024	\$353,290		\$353,290		
	370 Heritage Landing Pky St. Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2025					
23	Metal Shed		2004	10/01/2024	\$5,665		\$5,665		
	450 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2025					
24	3500 ft. Vinyl Fence		2012	10/01/2024	\$41,200		\$41,200		
	Easement between Juniper & Blue Springs Ct. St. Augustine FL 32092		Non combustible	10/01/2025					
25	Shade Structure over Totlot		2014	10/01/2024	\$8,755		\$8,755		
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2025					
26	2 Pool Lifts @ \$6,000 each		2013	10/01/2024	\$12,360		\$12,360		
	370 Heritage Landing Pky St. Augustine FL 32092		Non combustible	10/01/2025					
27	Shade Structure over picnic pavilion		2014	10/01/2024	\$3,296		\$3,296		
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2025					
28	Picnic tables & Benches at Picnic Pavilion		2014	10/01/2024	\$4,120		\$4,120		
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2025					

Sign: _____

Print Name: _____

Date: _____



Heritage Landing Community Development District

Policy No.: 100124628
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address	Roof Shape			Roof Pitch	Const Type	
			Roof Covering		Covering Replaced	Roof Yr Blt	
30	Furniture and Equipment at the lap pool		2014	10/01/2024	\$77,250		\$77,250
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2025			
31	Furniture and Equipment at the Fun Pool		2014	10/01/2024	\$77,250		\$77,250
	370 Heritage Landing Pky St. Augustine FL 32092		Property in the Open	10/01/2025			
32	Dumpster Enclosure		2005	10/01/2024	\$15,450		\$15,450
	370 Heritage Landing Pky St. Augustine FL 32092		Masonry non combustible	10/01/2025			
Total:			Building Value	Contents Value	Insured Value		
			\$4,523,091	\$285,310	\$4,808,401		

Sign: _____

Print Name: _____

Date: _____



Inland Marine Schedule

Heritage Landing Community Development District

Policy No.: 100124628
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	2010 John Deere HPX Gas Green & Yellow Utility Vehicle	1M0HPXGSHAM09015 5	Mobile equipment	10/01/2024 10/01/2025	\$8,845	\$1,000
2	6x10 Utility Trailer	16VAX1217E3A09724	Mobile equipment	10/01/2024 10/01/2025	\$1,200	\$1,000
3	Pool Lights		Other inland marine	10/01/2024 10/01/2025	\$63,500	\$1,000
4	Access and Security System		Mobile equipment	10/01/2024 10/01/2025	\$40,000	\$1,000
5	Street Signs (Max \$15,000 Per Item)		Other inland marine	10/01/2024 10/01/2025	\$100,000	\$1,000
				Total	\$213,545	

Sign: _____

Print Name: _____

Date: _____

Tab 10



Heritage Landing CDD Meeting

September 12, 2024, 1:00 p.m.

Date of Report: September 4, 2024

Todd Myhill, Amenity Manager

- **Upcoming Special Event—Board Discussion Required**

- The third annual 80s Neon Pool Party is scheduled for September 28, 2024, from 7:00 p.m. to 11:00 p.m. We have booked Dave Gullick to provide DJ and lighting services for this event. We will also provide an array of colorful giveaways for families to enjoy during the event. Mr. Softee will bring two trucks to better serve residents.

- **Zumba Program Proposal—Board Approval Required**

- Resident Jessica Curry, a certified Zumba instructor, is requesting an agreement with the District to provide Zumba classes at the amenity on Tuesday evenings from 6pm to 7pm. Her program information is attached to this report.

- **Thanksgiving Food and Toy Drive—Board Approval Required**

- Resident Mirtha Barzaga is requesting permission to collect food and toys for the Homeless Coalition of St. Johns County on November 16, from 1pm to 3pm at the Heritage Room. This would be the 16th year, if the board approves. Flyers would not contain any business information.

- **General Facility Information—No Board Action Required**

- Lifeguard services have finished for the season and the pool slide has closed until Spring Break 2025, with the exception of the 80s Neon Pool Party on September 28.
- From October 1, 2024, through February 28, 2025, we will return to winter office hours and provide Facility Attendant coverage from 10:00 a.m. to 6:00 p.m. Tuesday through Thursday and Sunday; 10:00 a.m. to 7:00 p.m. on Friday and Saturday; and 1:00 p.m. to 6:00 p.m. on Monday.
- Pilates will begin on Tuesday, September 17.

Tab 11



Heritage Landing CDD Meeting
September 12, 2024
Field Operations Manager Report
Date of report: 9/3/2024

Irrigation Breaks:



We experienced several irrigation breaks this month. The one by the playground was due to tree roots growing and pushing on the pvc till it broke. Took some time and effort to cut the lines open and run new portions of pipe. The main line break at the roundabout was fixed the day after labor day.

Pond Bank Mowing:



Just a reminder that we are better off having tall grass than busted pond banks. If it's too wet, it's a safety risk and damage can occur that cost a ton to repair.

Cogon Grass Treatment:

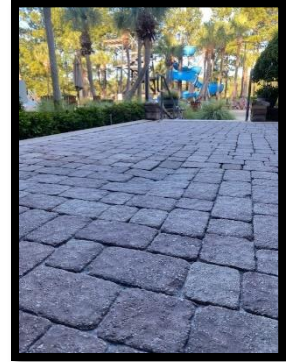


We discovered a large section of Cogon Grass along the FPL easement. This type of grass is an invasive species in Florida. With board approval Supervisor Och and I have been working with BrightView to address this infestation. We have come up with a plan of attack and executed the first step.

The grass was sprayed to get a good kill, it will be mowed down or bush hogged if BrightView's mowers can't cut that. Once it shows new growth, we will have it sprayed again to stun the growth. This process will continue until there is no more new growth.

This grass is a very difficult species to get rid of, we are in it for the long haul. Supervisor Och reached out to a professor at UF regarding a natural method of fighting this grass. Unfortunately, there is no natural way of killing this grass and herbicide is our best option in this scenario.

Paver Leveling:



There were several low spots where the pavers needed to be lifted and relevelled. We added some sand to lock them in.

Lourens Erasmus
General Manager



370 Heritage Landing Pkwy
Saint Augustine, FL 32092

Tab 12



6869 Phillips Pkwy Dr. South Jacksonville Fl 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: August 29, 30, 2024

Biologists: Jim Charles
Bill Fuller

Client: Heritage Landing CDD

Waterways: Thirteen Ponds

Comments: Calm, mostly sunny, 78° F

Pond 1: Pond was in fair to good condition. The water level is good. Treated perimeter for alligator weed and spatterdock.



Pond 2: Pond was in good condition. The water level is normal. Fountain running.



Pond 3: Pond was in fair to good condition. The water level is good. Treated for torpedo grass.



Pond 4: Pond was in fair condition. Both fountains are running. Treated for torpedo grass, bacopa and spatterdock. Added pond dye.



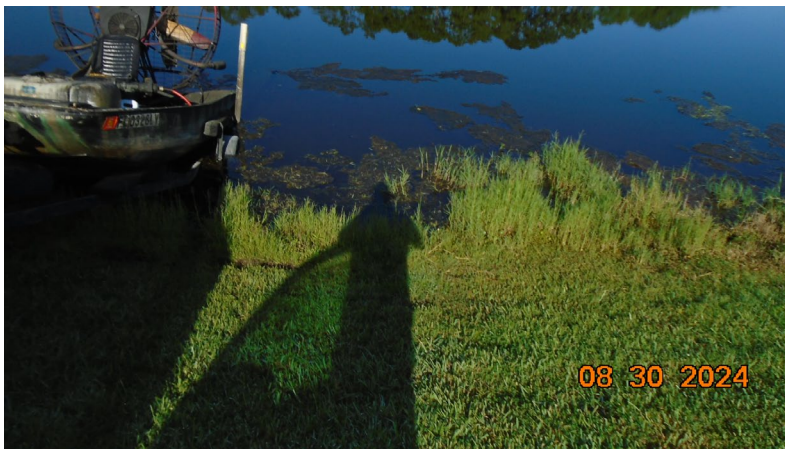
Pond 5: Pond was in fair condition. The water level is normal. Treated pond for algae by boat.



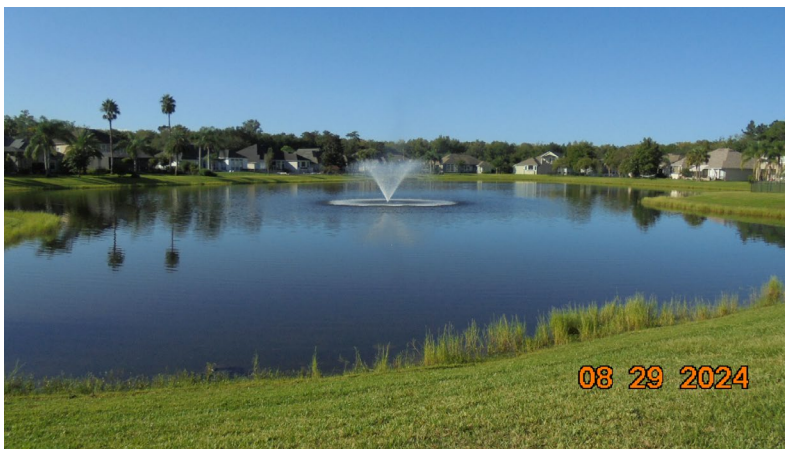
Pond 6: Pond was in fair to good condition this month. The water level is normal.



Pond 7: Pond was in poor condition due to algae. The water level is good. Treated pond aggressively for algae by boat.



Pond 8: Pond was in fair condition. The water level is normal. Fountain running at the time of service. Treated perimeter for torpedo grass and alligator weed.



Pond 9: Pond was in good condition. The water level is good, although still turbid.



Pond 10: Pond was in good condition. The water level is good.



Pond 11: Pond was in poor condition due to algae. The water level is normal. Treated pond for algae by boat.





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



Pond 13: Pond was in good condition. The water level is normal.



Jim Charles