



Rizzetta & Company

Heritage Landing Community Development District

**Board of Supervisors' Meeting
April 9, 2026**

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

www.heritagelandingcdd.org

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

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

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Board of Supervisors
Heritage Landing Community
Development District

April 2, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Heritage Landing Community Development District will be held on **April 9, 2026, 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. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consent Agenda Tab 1
 - 1.) Consideration of the Minutes of the Board of Supervisors' Meeting held on March 12, 2026
 - 2.) Ratification of the Operation and Maintenance Expenditures for February 2026
4. **STAFF REPORTS - PART A**
 - A. District Engineer
 - B. Landscape and Maintenance – BrightView Tab 2
 - 1.) Consideration of BrightView Landscape Enhancement Proposals
5. **BUSINESS ITEMS**
 - A. Review of Amenity Suspensions
 - B. Discussion Regarding Bench Relocation
 - C. Discussion Regarding Campfire Policies
 - D. Discussion regarding Playground
 - E. Consideration and Discussion of Updated E-Bike Policy –
- *Under Separate Cover*
 - F. Consideration of Vesta's Amenity Management Proposal –
- *Under Separate Cover*
 - G. Consideration of Pool Paver Proposals – *Under Separate Cover*
6. **STAFF REPORTS PART - B**
 - A. District Counsel
 - B. Amenity Center and Field Maintenance Tab 3
 - 1.) Amenity Manager Report
 - a. Signs for the FPL Easement
 - b. Ratification of Hot Water Heater Proposal
 - 2.) Field Operation Report
 - 3.) Charles Aquatics Service Reports
 - C. District Manager
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

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

Very truly yours,

Lesley Gallagher

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 **March 12, 2026, at 1:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

Present and constituting a quorum:

Kevin Austin	Board Supervisor, Chairman
Robert Och	Board Supervisor, Assistant Secretary
Achara Tarfa	Board Supervisor, Assistant Secretary (via zoom)
Christine Mallatt	Board Supervisor, Vice Chairman (via zoom)
Michael Taylor	Board Supervisor, Assistant Secretary
Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Kutak Rock LLC (via zoom)
Michael Silverstein	District Engineer, Matthews Design (via zoom)
Lourens Erasmus	General Manager, Vesta Property Services
Todd Myhill	Amenity Manager, Vesta Property Services

Audience members are present and on Zoom.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Austin called the meeting to order at 1:00 p.m.

SECOND ORDER OF BUSINESS

**PUBLIC COMMENTS ON
AGENDA ITEMS**

No comments on agenda items in person or zoom.

THIRD ORDER OF BUSINESS

CONSENT AGENDA

A. Consent Agenda

**1.) Consideration of the Minutes of the Board of Supervisors’
Meeting held on February 12, 2026**

**2.) Ratification of the Operation and Maintenance Expenditures
for January 2026**

On a motion by Mr. Och, seconded by Mr. Austin, with all in favor, the Board approved the minutes of the Board of Supervisors’ meeting held on February 12, 2026, and ratified the Operation and Maintenance Expenditures for January 2026 in the amount of \$162,992.92, for the Heritage Landing Community Development District.

FOURTH ORDER OF BUSINESS

STAFF REPORTS – PART A

A. District Engineer

Mr. Silverstein provided an update on the pool paver design project and said that they had received limited comments back from the County and were resubmitting today having added notes to satisfy the comments.

1. Update on Underdrains

Mr. Silverstein then provided an update from the inspection performed on 22 underdrains within the community, noting that the inspection showed 10 of 22 needed to be addressed in some form with 6 of the 10 requiring action sooner than the others. He then explained that he met with representatives from the County who have agreed to make repairs at 901 Indian River, 1055 Three Forks, 1901 River Lagoon, 1583 Tawny Marsh and 333 Silver Glen. Mr. Silverstein did note that they may or may not have to also replace aprons in these areas and that they will be determined at the time of repair. Mr. Silverstein explained that the repair will be similar to what was completed in Legacy and the County has taken responsibility for the repairs required within the right of way (ROW), outside of Legacy. Mr. Silverstein noted that any concerns in the ROW outside of Legacy should be reported and staff will maintain a list to review on an annual basis with the County to have addressed. Mr. Silverstein will update the District Manager’s office when he receives notification from the County that the work has been scheduled so this can be communicated to homeowners.

B. Landscape and Maintenance – BrightView

Mr. McAvoy reviewed his report and discussed a leaf removal proposal. Mr. McAvoy also said that he is continuing to monitor the freeze damage to the Blue Daze at the roundabout and suggested giving it another few weeks to determine what will recover.

95 **1. Consideration of One Time Mowing Proposal to FPL Easement**

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97 This item was tabled for the April meeting.

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99 Mr. McAvoy also noted that the mulch installation was being pushed to early/mid-May.

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102 **FIFTH ORDER OF BUSINESS**

**REVIEW OF AMENITY
SUSPENSION**

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105 The board heard from the parents of minor BH who had been issued a level three interim
106 suspension. Discussion ensued regarding the violation and history.

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On a motion by Mr. Austin, seconded by Ms. Tarfa, with all in favor, the Board extended the suspension of minor BH for an additional 90 days from February 27, 2026 to allow him to return to the facility on May 29, 2026, for the Heritage Landing Community Development District.

SIXTH ORDER OF BUSINESS

**DISCUSSION REGARDING
BENCH RELOCATION**

Discussion ensued regarding the proposed locations to relocate the benches and use of the campfire pit area. No action was taken at this time pending further information from the insurance company regarding use of the firepit.

SEVENTH ORDER OF BUSINESS

**DISCUSSION REGARDING
AMENITY MANAGEMENT
CONTRACT**

Direction was provided for Vesta to present a proposal for continued services at the April meeting to include a 3-year term.

EIGHTH ORDER OF BUSINESS

**DISCUSSION REGARDING E-
BIKES**

Discussion ensued about ongoing issues with E bikes and dirt bikes on CDD property. Discussion continued to where bikes may be placed before entering the amenity center property and potential need for two additional racks at the entrance, which staff would explore.

On a motion by Mr. Austin, seconded by Mr. Och, with all in favor, the Board adopted a policy to ban all electronic or E-motorcycles, bikes or scooters that have battery capability from CDD property and directed staff to work with District Counsel on a formal policy to be reviewed further at the April meeting, for the Heritage Landing Community Development District.

133 It was also requested that a notification be sent to the community as soon as possible and
134 that the policy would take effect April 2, 2026.

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136 The board then moved on to discuss the power line area, additional signage and
137 FS 375.251.
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On a motion by Mr. Och, seconded by Mr. Austin, with majority in favor, Ms. Mallatt opposed, the Board adopted FS 375.25; limitation on liability for persons making available to the public certain areas for recreational purposes without charge and for staff to work with District Counsel to implement this for the area currently known as the FPL easement, for the Heritage Landing Community Development District.

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141 **NINETH ORDER OF BUSINESS**

**DISCUSSION REGARDING
PLAYGROUND**

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145 The Board discussed the scope for the playground workshop, highlighting that this
146 workshop is public and community involvement is encouraged.

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149 **TENTH ORDER OF BUSINESS**

STAFF REPORTS – PART B

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A. District Counsel

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Mr. Haber did not have a report, but it was noted that he would work with Mr. Austin on the final E-bike verbiage policy.

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B. Amenity Center and Field Maintenance

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1.) Amenity Manager Report

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Mr. Myhill reviewed his report found under tab 4 of the agenda and reviewed multiple no trespassing sign options with the board. Mr. Myhill to circulate a revised copy of the no trespassing sign based on feedback received from the board during this meeting.

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a. Discussion Regarding Food Truck Fridays Improvements

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On a motion by Mr. Austin, seconded by Mr. Taylor, with majority in favor, Ms. Mallatt and Ms. Tarfa opposed, the Board approved the use of a St. Johns County off duty deputy for two Fridays in April after the new E bike policy is implemented on April 2nd at a not to exceed amount of \$600.00, for the Heritage Landing Community Development District.

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Any further action regarding food trucks will be reviewed after this period.

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b. POA Meeting Schedule for 2026

The board had no objections to the requested POA meeting schedule for 2026.

2.) Field Operation Report

Mr. Erasmus provided an update that the parent of the second party involved with the mudding incident has offered to make payment for damages. At this time the State Attorney is not proceeding with charges.

Mr. Erasmus also updated the board that two of the three grills need to be replaced, and he would like to replace them with Weber grills and something more commercial to last. Mr. Erasmus anticipates the expense to be \$2,000.00 each, the board had no objections.

**Ms. Tarfa was no longer on the line.*

Mr. Erasmus then updated the board regarding work that needed to be completed with the fire suppression system.

On a motion by Mr. Austin, seconded by Mr. Och, with all in favor, the Board approved a proposal from Wayne Automatic to replace piping for the fire suppression system in the amount of \$8,575.00, for the Heritage Landing Community Development District.

The board then reviewed a proposal from Wayne Automatic to connect the fire panel to access control on the amount of \$1699.74. It was also noted that the access control company would be required to come out with that proposal not being available.

On a motion by Mr. Austin, seconded by Mr. Och, with all in favor, the Board approved a not to exceed amount of \$2,000.00 to update the fire panel system, for the Heritage Landing Community Development District.

3.) Charles Aquatics Report

No comments. It was requested that the cogon grass be checked while pond levels are low.

C. District Manager

The board noted that a Rizzetta representative or Mr. Silverstein were not required at the playground workshop on March 27, 2026. Ms. Gallagher noted that she is working on trying to obtain copies of any HOA paid invoices for the Legacy underdrain repair. Ms. Gallagher also noted the qualification period for the general election is noon on June 8th through noon on June 12, 2026 through the St. Johns County Supervisor of Elections office.

214 The existing gator UTV was discussed since the Polaris has been received. Staff was
215 directed to work with Mr. Haber on waivers and releases and how to dispose of or determine
216 value of if looking to sell since there is a process for that.
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On a motion by Mr. Austin, seconded by Mr. Och, with all in favor, the Board declared the existing gator UTV surplus property and directed staff to sell as soon as possible and remove from the insurance policy, for the Heritage Landing Community Development District.

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219 **1. Discussion Regarding FY 2026/27 Budget Workshop**

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221 Budget workshop was set for April 23rd at 1pm at the amenity center.

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224 **ELEVENTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS &
AUDIENCE COMMENTS**

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227 **Supervisor Request:**

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229 Mr. Och had comments on audience comments.

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231 **Audience Request:**

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233 Audience comments were heard on the following: children and parents threatening staff, e-
234 bike parking, area at the end of Three Forks, underdrain repairs in Legacy.

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237 **TWELFTH ORDER OF BUSINESS**

ADJOURNMENT

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On a motion by Mr. Austin, and seconded by Mr. Taylor, with all in favor, the Board adjourned the meeting at 4:52 p.m., for the Heritage Landing Community Development District.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

DRAFT

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

February 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$138,677.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Weather Contractors, Inc.	300298	206959	Miscellaneous Expense 01/26	\$ 15,072.00
BrightView Landscape Services, Inc.	300299	9657186	Landscape Maintenance 02/26	\$ 22,067.00
BrightView Landscape Services, Inc.	300289	9661251	Irrigation Repair 01/26	\$ 2,579.78
BrightView Landscape Services, Inc.	300289	9661280	Irrigation Repair 01/26	\$ 1,394.66
BrightView Landscape Services, Inc.	300291	9664150	Landscape Replacement 01/26	\$ 4,464.00
BrightView Landscape Services, Inc.	300309	9678529	Irrigation Repair 02/26	\$ 1,792.44
Charles Aquatics, Inc.	300310	54989	Pond Maintenance 02/26	\$ 975.00
Christine Mallatt	20260217-1	CM021226-475 ACH	Board of Supervisors Meeting 02/12/26	\$ 200.00
COMCAST	20260204-1	8495741400429787-011026 ACH	Internet Services 01/26	\$ 335.95
CX3, Inc. dba Sundancer Sign Graphics	300305	15663	Sign Repair & Replacement 12/25	\$ 795.00
Dynamic Security Professionals, Inc.	300301	46759	Security Monitoring & Maintenance 02/26	\$ 3,040.00

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	300306	31468	Insurance Endorsement 10/01/25-10/01/26	\$ 563.00
Florida Power & Light Company	20260217-7	0259383172-020226	Electric Services 01/26	\$ 229.30
Florida Power & Light Company	20260217-4	2253166538-020226	ACH Electric Services 01/26	\$ 5,113.82
Florida Power & Light Company	20260217-6	3910372170-020226	ACH Electric Services 01/26	\$ 294.43
Florida Power & Light Company	20260217-8	4294170008-020226	ACH Electric Services 01/26	\$ 99.58
Florida Power & Light Company	20260217-5	6028885090-020226	ACH Electric Services 01/26	\$ 309.11
Florida Power & Light Company	20260217-9	7011035206-020226	ACH Electric Services 01/26	\$ 32.46
Florida Power & Light Company	20260209-1	8709835048-012626	ACH Electric Services 01/26	\$ 5,344.12
Greyhawk Landing CDD	300293	475-013026	Miscellaneous Expense 01/26	\$ 16.00
Holeshot Powersports, LLC	300295	475-01-013026	UTV 01/26	\$ 850.00
Holeshot Powersports, LLC	300294	475-02-013026	UTV 01/26	\$ 11,243.25

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kevin Lee Austin	20260217-3	KA021226-475 ACH	Board of Supervisors Meeting 02/12/26	\$ 200.00
Leslie Achara McNair-Tarfa	300303	AT021226-475	Board of Supervisors Meeting 02/12/26	\$ 200.00
Matthews Design Group LLC	300307	194666	Engineering Services 01/26	\$ 786.25
Matthews Design Group LLC	300307	194667	Engineering Services 01/26	\$ 1,736.25
Matthews Design Group LLC	300308	194668	Engineering Services 01/26	\$ 3,000.82
Michael C. Taylor	20260217-2	MT021226-475 ACH	Board of Supervisors Meeting 02/12/26	\$ 200.00
Republic Services	20260206-1	0687-001597490 ACH	Waste Disposal Services 02/26	\$ 371.49
Rizzetta & Company, Inc.	300290	INV0000106654	Accounting Services 02/26	\$ 5,983.33
Robert Och	300304	RO021226-475	Board of Supervisors Meeting 02/12/26	\$ 200.00
SlideRenu Service, LLC	300302	1167	Slide Maintenance 01/26	\$ 6,803.00
St Johns Utility Department	20260218-2	503699115198-011926 ACH	Water Services 01/26	\$ 1,526.66

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
St Johns Utility Department	20260218-1	533275126033-011926 ACH	Water Services 01/26	\$ 56.00
Turner Pest Control, LLC	300311	621843497	Pest Control 02/26	\$ 139.48
USA TODAY Media Corp	300300	0007552180	Legal Advertising 01/26	\$ 83.60
Valley National Bank	20260226-1	CC013126-475 ACH	Credit Card Expenses 01/26	\$ 1,164.20
Vanguard Cleaning Systems of Tampa Bay	300312	40452	Janitorial Services 02/26	\$ 700.00
Vesta Property Services, Inc.	300313	430914	Management Services 01/26	\$ 38,540.27
VGlobal Tech	300292	8155	Website Compliance & Management 02/26	\$ <u>175.00</u>
Report Total				\$ <u>138,677.25</u>

Tab 2



Quality Site Assessment

Prepared for: **Heritage Landing @ WGV**

General Information

- DATE:** Tuesday, Mar 24, 2026
- NEXT QSA DATE:** Monday, Jun 22, 2026
- 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>

Carryover Items



- 1** Starting to see vines pushing up through plant material. We will get with our team and have these removed as needed

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



- 1** Spring annuals have been installed and look amazing. We will follow up in two weeks to apply an additional fertilizer application.
- 2** There is a heavy stand of leaves on select turf areas throughout site. We will go ahead and have our teams remove and or Mulch up as needed
- 3** St Augustine turf on Silver Glen looks Very healthy and weed free
- 4** Shrub trimming is clean & crisp and is on a weekly trim rotation

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Maintenance Items



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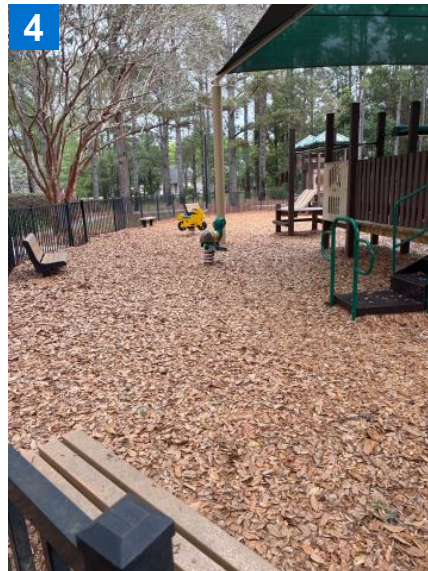
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- 5** Jasmine is already starting to fill out and looking very healthy
- 6** Pickleball court area is free and clear of weeds and debris
- 7** Starting to see really heavy leaf drop edge on turf areas by athletic field
- 8** Palm shoots are starting to grow up through common areas between clubhouse and Pond on the north side. We will have our team address during next visit.

Recommendations for Property Enhancements



1 We recommend removing large low hanging oak limbs in front of or RV storage. We will follow up with a quote.

2 There are some turf areas in front of RV storage with large roots surfacing causing turf to decline. We recommend grinding large roots and replacing turf as needed.

3 The Oak & Holly trees next to basketball court area are starting to grow together. The large oak limbs will eventually damage the holly trees if not removed.

4 There is a heavy stand of leaves dropping inside playground and by fire pit area as well that we recommend removing

Recommendations for Property Enhancements

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5 There are 5 hazardous trees that should be dropped behind field areas

Notes to Owner / Client



- 1** Yard sand install on athletic field has been completed. We will take a look at these areas again next month to see if any additional sand is needed in a few areas.

QUALITY SITE ASSESSMENT

Heritage Landing @ WGV

Completed Items



1 Pool area is clean and weed free. Pine straw being removed as needed. Palm trees appear to be in good shape and pruning has been scheduled for June.

2 Azalea's are starting to push out new blooms and look great

3 All bed spaces are being sprayed on a weekly rotation for weed control

4 Roundabout areas are being maintained as needed during the winter months

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- leaf removal- day rate		
Project Description	Leaf removal		

Scope of Work

QTY	UoM/Size	Material/Description	Total
Leaf Removal			\$4,000.00
2.00	DAY	Leaf Removal- blow areas and remove leaves with leaf Vac and haul off of site. (Dump fee included)	

For internal use only

SO# 8872885
JOB# 460802023
Service Line 130

Total Price \$4,000.00

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

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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	March 25, 2026
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature _____	Title _____
Steve McAvoy	March 25, 2026
Printed Name _____	Date _____

Job #:	460802023		
SO #:	8872885	Proposed Price:	\$4,000.00

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St 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- Dead trees behind fields		
Project Description	General Tree		

Scope of Work

QTY	UoM/Size	Material/Description
Drop hazardous dead trees in preserve area		
1.00	LUMP SUM	Flush cut 5 dead and or declining trees into preserve areas behind fields

Images

h1



h2



THIS IS NOT AN INVOICE

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

Proposal for Extra Work at Heritage Landing @ WGV

Screenshot 2026-03-25 155128



h3



h4



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SO# 8881014
JOB# 460802023
Service Line 300

Total Price

\$1,255.50

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

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

	Property Manager
Signature	Title
Lourens Erasmus	March 25, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager, Senior
Signature	Title
Steve McAvoy	March 25, 2026
Printed Name	Date

Job #:	460802023		
SO #:	8881014	Proposed Price:	\$1,255.50

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 Billing Address	Heritage Landing CDD c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092

Project Name Heritage Landing- FPL Brush Hog Work
Project Description Brush Hog

Scope of Work

This quote is to brush hogging select areas discussed at FPL Area indicated on map. This includes labor, fuel, equipment rental for skid steer and brush hog.

This is a not to exceed quote. If we are able to complete sooner than expected we will reduce labor costs. If it takes an additional day it would be an additional \$2500 or \$1250 for a half day

QTY	UoM/Size	Material/Description	Unit Price	Total
Brush Hog work- 3 days to brush hog areas indicated on map			Subtotal	\$7,500.00
3.00	LUMP SUM	Brush Hog work- FPL	\$1,972.97	\$5,918.90
1.00	LUMP SUM	Standard Skid Steer - Daily Equipment Rate	\$362.69	\$362.69
3.00	DAY	Brush Hog Attachment - Daily Equipment Rate	\$406.14	\$1,218.41

For internal use only

SO# 8849554
JOB# 460802023
Service Line 130

Total Price \$7,500.00

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

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Signature	Title
Lourens Erasmus	March 25, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Steve McAvoy	March 25, 2026
Printed Name	Date

Job #:	460802023		
SO #:	8849554	Proposed Price:	\$7,500.00

Tab 3



Heritage Landing CDD Meeting

March 12, 2026, 1:00 p.m.

Date of Report: March 26, 2026

Todd Myhill, Amenity Manager

- **Signs for the FPL Easement—Board Action Requested**

- With the Board’s adoption of Florida Statue 375.251 for the FPL easement, non-residents will be able to access the easement along with residents. The Board may want to post signs that list specific rules for all resident and non-resident users to follow. One resident requested that all e-bikes and all fireworks be prohibited. I have attached a list of items for the Board to review and consider.

- **Interim Suspensions of a Minor and Adult—Board Action Required**

- Interim suspension of a minor and an adult to review. I have not received any indication from the families involved that anyone will attend the meeting.

- **Upcoming Special Event/Spring Fling—No Board Action Required**

- The Spring Fling is scheduled for Saturday, April 4, from 11am to 2pm. Bounce Houses and Laser Tag; 5,000 candy-filled eggs and 5 prize eggs that win a basket; three face painters; DJ music, games, and prizes; and the Easter Bunny. Four great food trucks.

- **Facility Items**

- 1,594 signed in for the pools for Spring Break. Last year we had 1,432, and 1,567 in 2024. We’ve had a total of 13,580 sign-ins at the pool and gym, since October 1, with 6,899 using the gym.
- Job listings have been posted on SJSO’s RollKall website for foot patrols on 4/3 and 4/10. No responses received yet.
- Sundancer Signs provided a bid to produce aluminum No Trespassing Signs with digital printing for \$95 each. To be posted on the same beige aluminum posts used for the community street signs, would cost a total of \$455 per installation (including the sign).

NO TRESPASSING

**RESIDENTS & ACCOMPANIED
GUESTS ONLY**

- **NO ALCOHOL**
- **NO SMOKING/VAPING**
- **NO E-BIKES OR E-SCOOTERS**

*Violators will be prosecuted in accordance
with Chapter 810, Florida Statutes.*

Property Under Surveillance.

ALL DISTRICT RULES ENFORCED

FULL-SIZE EASEMENT SIGN (Primary Entrances)

HERITAGE LANDING CDD

FPL UTILITY EASEMENT

AUTHORIZED ACCESS ONLY

THIS AREA IS SUBJECT TO FLORIDA STATUTE 375.251

USE AT YOUR OWN RISK

THE FOLLOWING ACTIVITIES ARE PROHIBITED:

- Motorized vehicles (ATVs, dirt bikes, golf carts, UTVs)
- Digging, trenching, or disturbing soil or vegetation
- Dumping of yard waste, debris, or household trash
- Fires, fireworks, or burning of any kind
- Construction of structures, ramps, platforms, or obstacles
- Tampering with or climbing utility poles or equipment
- Alcohol, illegal substances, or disorderly conduct
- Hunting, trapping, or harming wildlife
- Camping or overnight stays

RESTRICTED ACTIVITIES:

- Pets must remain leashed; owners must remove waste
- Pedestrian access only; stay within easement boundaries
- No obstruction of FPL access routes or equipment

VIOLATORS MAY BE SUBJECT TO REMOVAL OR PENALTIES

FOR EMERGENCIES, CALL 911

FOR UTILITY ISSUES, CONTACT FPL

CONDENSED SIGN (Secondary Entrances)

HERITAGE LANDING CDD

FPL EASEMENT ACCESS

USE AT YOUR OWN RISK

(FL STATUTE 375.251)

NO:

- Motorized vehicles
- Digging or land disturbance
- Dumping or fires
- Structures or obstacles
- Tampering with utility equipment
- Hunting or camping

Pets must be leashed.

Pedestrian access only.

Stay within easement corridor.

ULTRA-SHORT SIGN (Trail-style marker)

FPL EASEMENT – RESTRICTED AREA

NO MOTORIZED VEHICLES • NO DUMPING • NO DIGGING

USE AT YOUR OWN RISK (FS 375.251)

****Prohibited or Restricted Activities in the Easement****

****Fire & Hazardous Activities****

- No open flames, campfires, or fire pits
- No fireworks or explosive devices
- No burning of vegetation, debris, or trash

****Construction, Alteration, or Land Disturbance****

- No digging, trenching, or soil disturbance
- No construction of structures, ramps, platforms, or obstacles
- No planting or removal of vegetation
- No grading, clearing, or altering drainage patterns

****Vehicles & Motorized Equipment****

- No motorized vehicles (ATVs, dirt bikes, golf carts, UTVs, etc.)
- No unauthorized maintenance or landscaping equipment
- No parking or storage of vehicles

****Recreational Activities****

- No organized sports or group activities
- No camping or overnight stays
- No hunting or trapping
- No fireside gatherings or parties
- No installation of recreational equipment (swings, hammocks, slacklines, etc.)

****Animals****

- Pets must remain leashed at all times

- No animal waste left behind
- No livestock or large animals

****Waste, Dumping, and Environmental Protection****

- No dumping of yard waste, construction debris, or household trash
- No chemical disposal (paint, oil, solvents, etc.)
- No littering of any kind

****Utility Protection (FPL-Specific)****

- No tampering with, accessing, or climbing utility poles or equipment
- No attaching signs, ropes, cables, or objects to utility structures
- No obstruction of FPL access routes
- No activities that could interfere with power line safety clearances

****Behavioral Restrictions****

- No loitering or unauthorized gatherings
- No alcohol or illegal substances
- No harassment of wildlife
- No disruptive or unsafe behavior

****Access & Use Limitations****

- Access is at the user's own risk
- Area is for passive, non-motorized passage only (if the District allows any access at all)
- No trespassing outside the designated easement corridor
- No entry during posted maintenance or emergency operations

****General Liability Disclaimer****

- "Use of this area is at your own risk. The District assumes no responsibility for injuries, damage, or loss."

****Environmental Sensitivity Notice****

- "Protected natural area. Disturbance of vegetation or wildlife is prohibited."

****Utility Hazard Warning****

- "High-voltage utility corridor. Maintain safe distance from all equipment."



CFC 1426235

Date: 3/27/26
Name: Heritage Landing CDD
Address: 370 Heritage Landing Pkwy
Attn:
Number: 904.536.6217
Email: lerasmus@vestapropertyservices.com

Job: water heater

WE PROPOSE to supply material, equipment and labor to perform the following work

- Turn the water and electrical off to the unit
- Drain the tank down
- Disconnect the water and electrical
- Remove the heater
- Install a new water heater pan
- Install a new 120-gallon heater
- Reconnect the water and electrical
- Fill heater and remove the air
- Turn power on and check for leaks
- Initial which option you would like if approved
- **PCE-120-20RTA \$7103.00 (commercial) INITIAL:** _____
- **EDT-120-20RT \$3700.00 (light commercial) INIITAL:** _____

This estimate does not include any work beyond what is stated above. No electrical, HVAC, painting, dry wall repairs, sheet rock, carpentry, gas piping upgrades, landscaping repairs, etc.. Any referrals given for this work are suggestions only. Consumer should verify licensing and insurance coverage for all persons working on their property.

*We hereby propose to furnish material and labor complete in accordance with the above specifications, for the sum of **SEE PRICING ABOVE***

PROPOSAL IS GOOD FOR 30 DAYS AND QUOTED PARTS ARE GOOD FOR 14 DAYS
FROM DATE ABOVE
PAYMENT TO BE PAID PER NET TERMS ARE: NET 30

Proposal by: Chris Cohn Office: 904.287.3855 Cell: 904-759-4252

- **NO WARRANTIES ON OWNER SUPPLIED MATERIALS – no exceptions**

ALL MATERIAL is guaranteed to be as specified. All work to be completed in a professional like manner according to standard work practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Not responsible for any agreements contingent upon strikes, accidents or delays that are beyond

Aldridge & Sons Plumbing Contractors, Inc. - CFC 1426235 * 904-287-3855 * Fax 904-268-3230 11/21/18

our control. Owner is to carry fire, tornado, and other necessary insurances. Our workers are fully covered by workers compensation and General Liability Insurance.

This Quotation is Made and Accepted Subject to the Following Conditions:

All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.

Delivery dates indicated are in accordance with our best information. The title and right of possession of the apparatus and material furnished under this proposal shall remain in the Company whatever may be the mode of its attachment to realty of other property until all payments hereunder (including deferred payments and any notes of renewals or extension thereof) shall have been fully made in cash and the Purchaser agrees to do all acts necessary to perfect and maintain such right and title in the Company. The Company shall not be liable for loss, damage, detention, or delay resulting in causes beyond its' reasonable control or causes by act of God, or of the public enemy, or act of government, act of the purchaser, sabotage, fire, strike, civil or military authority, war, insurrection, riot embargo, delay in transportation, or inability to attain suitable materials or transportation facilities.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outline above. You may cancel this transaction at anytime PRIOR to midnight of the third business day after the date of this transaction.

CUSTOMER SIGNATURE _____

CUSTOMER NAME _____
(PRINTED)

DATE OF ACCEPTANCE _____

Chapter 558, Florida Statutes, contains important requirements you must follow before you may bring any legal action for an alleged construction defect. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice, referring to Chapter 558, of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida law which must be met and followed to protect your interests.

Initial as read and acknowledged _____ **Date:** _____

Dispute Resolution

In The event that any litigation or other dispute resolution proceeding is commenced that involves, arises out of or relates to this proposal, then the prevailing party shall be entitled to an award of taxable court costs, other related but non-taxable costs and expenses, and reasonable attorney fees from the time the proceeding was commenced until all appeals, if any, are final. This paragraph shall apply where the proceeding seeks a declaration of rights, damages for default, and damages for misrepresentation or other legal or equitable remedies. Venue shall only lie in the Circuit Court of Duval County, Florida and in no other location.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND
PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

1940 North Monroe Street, Tallahassee FL 32399
850.487.1395

FLORIDA LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO

Aldridge & Sons Plumbing Contractors, Inc. - CFC 1426235 * 904-287-3855 * Fax 904-268-3230 11/21/18

ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

“ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.”

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CLIENT SUPPLIED MATERIALS

Aldridge & Sons Plumbing Inc. Accepts full responsibility for labor and materials that we provide however, we cannot accept these same responsibilities for materials supplied by the CLIENT. In order to eliminate any future misunderstandings, please be aware of the following obligations CLIENTS assume when CLIENTS choose for any reason, to provide us with materials.

- 1. As the supplier of materials, CLIENTS must assume full responsibility and liability for ordering correctly and on time, and for receiving and inspecting all materials. At the jobsite, CLIENTS assume responsibility for placing any and all materials to the room where the materials are to be used.*
- 2. In the event of missing or damaged parts, the wrong materials being ordered or delivered, or any other problem with CLIENT supplied materials, CLIENTS assume full responsibility and liability for returning and exchanging them, as well as negotiating the terms with the seller.*
- 3. As the supplier of materials, CLIENTS must assume full responsibility and liability for assuring that the products meet all applicable codes, ordinances or specifications.*
- 4. As the supplier of materials, CLIENTS must assume full responsibility and liability for assuring all materials, including all “rough-in” parts that are placed in walls during construction are onsite – on time for that phase of project.*
- 5. Clients must understand that missing or broken pieces or wrong materials will cause delays to our work schedule and result in additional charges to the CLIENT.*
- 6. As the supplier of materials the CLIENT must assume full responsibility and liability for all guarantees and warranties pertaining to these materials. CLIENT shall hold us harmless for any products or systems malfunctions related to defective materials provided by the CLIENT.*
- 7. CLIENTS must understand that the above conditions do not encompass all possible circumstances that could delay work or result in additional job cost stemming from CLIENT supplied materials.*
- 8. CLIENT will be invoiced for additional work required if the terms above are not adhered to by the CLIENT. The CLIENT will be notified once of any violation of this agreement. Hourly rates will apply without warning after CLIENT has been notified that they are not in compliance with this agreement.*

NO WARRANTIES ON OWNER SUPPLIED MATERIALS – no exceptions

Owner acknowledges and agrees with the disclaimer above.

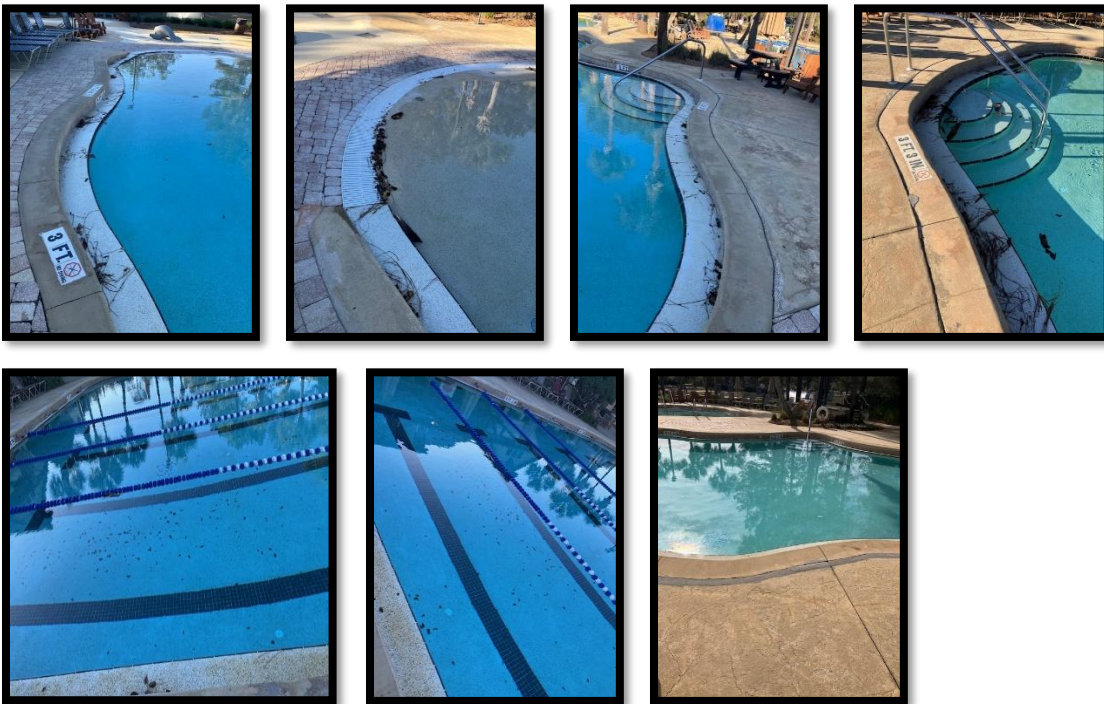
Signature

Date



Heritage Landing CDD Meeting
April 9, 2026
Field Operations Manager Report
Date of report: 3-26-2026

Storm clean up:



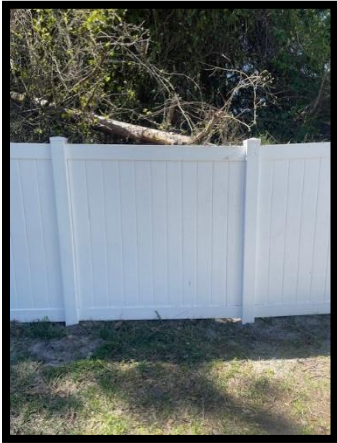
We have experienced some severe thunder storms lately and even just high wind. This puts additional tax on the staff to get the pools clean and ready for use.

Paver leveling:



Had several areas sink low that had to be lifted.

Downed tree branches:



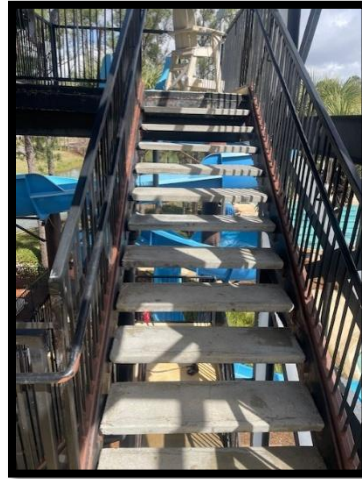
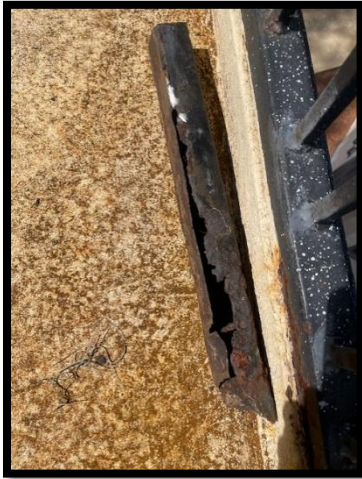
During a storm a tree fell from our common area onto a residents fence. We removed it inspecting for damage to the fence.

Slide support painted:



Stained the concrete slide supports.

Slide stair repairs and paint:



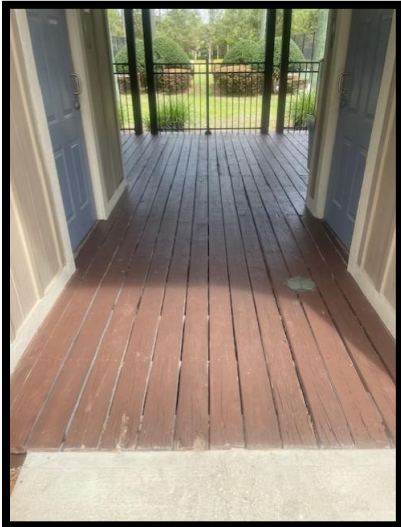
All Weather completed their replacement for rusted picket, hand rail, etc. New pieces were primed by them and me and my team covered it with Sherwin Williams DTM black. We also repainted all the landings. I will have them come out again and reevaluate for next possible repairs.

Removed scrap metal from Rv Lot:



Took it to a scrap yard in St Aug, there is about another load left to take.

Tennis hut floors stained:



Stained weathered deck.



6869 Phillips Pkwy Dr. South Jacksonville Fl 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: March 18, 2026

Fountain Tech: Tom Hair

Client: Heritage Landing CDD

Contact: Melissa Dobbins, Todd Myhill, Lourens Erasmus

Waterways: Fifteen Ponds

General Information: Quarterly maintenance service has been performed on all 4 fountains in Ponds 2, 4 and 8. I cleaned the floats, intake screens, nozzles and the lights. Fountain lights were checked. The timers, voltage, amperage, and mooring lines were checked on all fountains. Listed below is a pond by pond description of additional work if any and pictures.

Pond 2 Fountain:



Pond 4 Fountain 1:



Pond 4 Fountain 2:



Pond 8 Fountain:



Total Additional Materials:

Please contact Charles Aquatics with any questions or comments.



6869 Phillips Pkwy Dr. South Jacksonville Fl 32256

Phone: 904-997-0044

Service Report

Date: March 26, 2026

Biologists: Jim Charles
Rich Powers

Client: Heritage Landing CDD

Waterways: Thirteen Ponds

Pond 1: Pond was in fair to good condition. The water level is low. Minor spatterdock on schedule for treatment.



Pond 2: Pond was in great condition. The water level is low. Fountain running normally.



Pond 3: Pond was in great condition. The water level is low.



Pond 4: Pond was in great condition. Both fountains are running.



Pond 5: Pond was in good condition. The water level is good.



Pond 6: Pond is in good condition. The water level is normal.



Pond 7: Pond was in good condition. The water level is good.



Pond 8: Pond was in great condition. The water level is a little low. Fountain running normally.



Pond 9: Pond was in great condition. Water level is low.



Pond 10: Pond was in fair to good condition. The water level is good. Minor spatterdock on schedule for treatment.



Pond 11: Pond was in great condition. Water level is normal.



Pond 12: Pond was in great condition. Water level is good.



Pond 13: Pond was in great condition. Water level is normal.



Jim Charles