

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

JUNE 20, 2024

AGENDA PACKAGE

[Join the meeting now](#)

Meeting ID: 215 817 490 035 Passcode: 45UmMF

Dial-in by phone +1 646-838-1601 Pin: 227 773 399#



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Sherwood Manor Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice Chairperson
Kyle Smith, Assistant Secretary
Alberto Viera, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Continued Regular Meeting Agenda

Thursday, June 20, 2024 at 2:00 p.m.

The Continued Regular Meeting of the **Sherwood Manor Community Development District** will be held June 20, 2024 at **2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF

Dial-in by phone +1 646-838-1601 **Pin:** 227 773 399#

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENT
3. BUSINESS ITEMS
 - A. Consideration of Landscape Proposals
4. CONSENT AGENDA
5. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
7. ADJOURNMENT

*Next regularly scheduled meeting is July 11, 2024 at 2:00 p.m.

		<u>Lawncare Maintenance</u>	<u>Irrigation</u>	<u>Fertilization</u>	<u>Pest Control</u>	<u>TOTAL</u>	
<u>Down to Earth</u>	\$	145,398.00	Included	Included	Included	\$ 145,398.00	Revised.
<u>LMP</u>	\$	94,956.00	Included	Included	Included	\$ 94,956.00	Revised.
<u>United</u>	\$	121,356.00	\$ 7,544.00	\$ 13,715.00	\$ 7,384.00	\$ 149,999.00	Revised.
<u>Sunrise</u>	\$	72,560.00	\$ 7,200.00	\$ 16,560.00	Included w/Fert	\$ 96,320.00	Revised.
<u>Brightview</u>	\$	100,026.81	\$ 7,920.00	Included	Include	\$ 107,946.81	Revised.
<u>Pine Lake</u>	\$	146,081.88	\$ 11,732.64	\$ 12,375.00	Included w/Fert	\$ 170,189.52	Revised.

Kara Rewerts

Bill Leavins

Kyle Dubois

Cory Fenech

Todd Walters

John A and Shannon D

PROPOSAL PRICING

PREPARED FOR SHERWOOD MANOR



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



Landscape Maintenance Agreement

Attention: Bryan Radcliff
 c/o Inframark
 2005 Pan Am Circle Ste.300
 Tampa, FL 33607

Submitted By: Down To Earth Landscape & Irrigation

Sherwood Manor

Landscape Maintenance Summary

Lawncare Maintenance	<i>(Includes irrigation, fertilization, and pest control)</i>	\$ 145,398.00	Annually

Total Annual Fee	\$ 145,398.00
Total Monthly Fee	\$ 12,116.50

Landscape Maintenance Agreement

THIS LANDSCAPE MAINTENANCE AGREEMENT ("Agreement") dated this 19th day of June **2024**, and between, **Sherwood Manor CDD** ("Customer"), and SSS Down to Earth Opco LLC dba Down to Earth ("Company").

Property address: 1801 12th Street SE. Ruskin, FL 33570

1. **Term.** Company shall furnish all labor, materials, and necessary equipment to maintain the grounds at **Sherwood Manor CDD** for a one (1) year period commencing July 1, 2024 and ending June 30, 2025 (the "Initial Term"). The Agreement shall automatically renew for additional one (1) year periods ("each a "Renewal Term") unless sooner terminated as provided in Section 9 herein, or if terminated by either party ninety (90) days prior to the expiration of the Initial Term or any Renewal Term. Price as provided in the agreement is good for 30 days.
2. **Scope of Work.** Company shall use its best efforts to perform the Service Agreement Specifications attached hereto as Exhibit "A" and incorporated herein.
3. **Price and Payment Terms.** Customer shall pay Company \$ 12,116.50 on a monthly basis (the "Monthly Fee"). On the first (first) day of each month, Company shall tender to Customer an invoice for services rendered during the current month, which shall be paid by Customer within 30 days of the date of the invoice (Net 30 terms). **Customer** shall not be entitled to reduce or offset any payments owed to Company hereunder for any reason. A processing fee of 2.75% will be added to all credit card transactions and a fee of \$25 per invoice added if additional administrative work is required beyond sending an invoice (payment applications, releases, etc.).
 - a. **Invoice Delivery.** Customer must provide an e-mail address for invoice delivery. If Customer changes this address for any reason, Customer must provide 30 days' notice of such a change or be subject to Late Payments and Processing fees as described herein.
 - b. **Late Payments.** Any unpaid balance will bear interest at a rate of 1.5% per month (18% per year). The unpaid balance shall be determined by taking the beginning balance of the account for each month, adding any new charges and subtracting any payments made to the account. In the event payment remains past due for a period in excess of ten (10) days, Company's obligations under this Agreement will be suspended until payment is made in full. Customer shall reimburse Company for all

costs and expenses reasonably incurred by Company in collecting past due amounts, including attorneys' fees and court costs.

- c. **Price Increases.** The Monthly Fee shall increase every twelve (12) months (the "Anniversary Date") by the greater of i) 4% or ii) a percentage equal to the percentage change in the Consumer Price Index statistics published by the United States Bureau of Labor. Comparisons shall be made using the index entitled, "Selected Areas/All Items and Major Group Figures for all Urban Consumers for Tampa-St. Petersburg-Clearwater, FL" or the nearest comparable data on changes in the cost of living, if such index is no longer published. The change shall be determined by comparison of the figure for the date twelve (12) months earlier, with that of the Anniversary Date, and shall be rounded to the nearest ten (10) dollars. Company reserves the right to increase the Monthly Fee at contract renewal or due to *Force Majeure* events with thirty (30) days prior written notice to Customer.
 - d. **Fuel Surcharge.** Six months after the start of the Agreement, Customer agrees to pay Company a monthly fuel surcharge to the extent the fuel price exceeds \$3.25 per gallon, as reported at [Florida Regular Conventional Retail Gasoline Prices](#). Each \$0.50 incremental rise in fuel price will result in a 1% fuel surcharge (Example: If fuel price is \$3.75 per gallon, the fuel surcharge will be 1% of the total amount invoiced). If the fuel price drops below \$2.75 per gallon, Customer will receive a 1% reduction in the total amount invoiced for each \$0.50 incremental reduction in fuel price. Adjustments will be applied to invoices each month, as applicable.
 - e. **Developing Properties** At some point during the initial or subsequent contract term, an additional service need or area(s) of service could occur. These additional service needs or service areas will be addressed through agreed upon price per area(s) or home as outlined on the landscape maintenance summary or an amendment(s) incorporating pricing for such areas consistent with the services performed pursuant to the existing contract as reflected in Exhibit A. If similar pricing is not included, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such additional work or services.
4. **Indemnification.** Company shall indemnify and hold harmless Customer from any and all injuries, damages, causes of action or claims to the extent they are caused by negligent or intentional acts or omissions on the part of Company, its agents, subcontractor, employees, or others acting on behalf of Company, in the performance of its obligations under this Agreement. Customer is required to notify Company within 30 days of the date Customer is notified or discovers any potential claim, cause of action, or damages potentially caused by Company.
 5. **Insurance.** **Company**, for itself, its subcontractors, agents, and employees, shall maintain the following insurance coverage throughout the duration of this Agreement:

- a. Commercial general liability insurance with a minimum combined single limit of liability of \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and/or death and/or property damage and/or personal injury.
 - b. Pollution liability insurance with a limit of liability of \$1,000,000 per each incident and \$2,000,000 aggregate; and
 - c. Workers' compensation insurance on behalf of each of its employees or laborers working on the property in accordance with all applicable laws. Company shall deliver to Customer an insurance certificate evidencing such insurance prior to the signing of this Agreement.
6. **Standard of Performance.** Company shall use due care, skill, and diligence in the performance of its obligations under this Agreement and shall perform all its obligations in its best workmanlike manner and in accordance with the accepted standards for professional landscape contractors in the state of Florida. All materials used in performing any obligation under this Agreement shall be of first quality and shall be used strictly in accordance with the manufacturer's specifications.
7. **Time.** Time is of the essence in performing the obligations under this Agreement. In the event that performance by Company shall be interrupted or delayed by any occurrences outside Company's commercially reasonable control, including but not limited to acts of God, inability to secure labor and/or products, and rules, regulations or restrictions imposed by any government or governmental agency, Company shall be excused from such performance for such a period of time as is reasonably necessary after such occurrence to remedy the effects thereof.
8. **Independent Contractor Relationship.** All work performed by Company under this Agreement shall be as an independent contractor, and in no way shall Company be considered an employee of the Customer.
9. **Termination.** Given the nature of the work contemplated by this Agreement, the parties acknowledge that conditions change due to the natural growing cycle, weather patterns, wear and tear of the grounds, and other causes, both foreseen and unforeseen. Should Customer believe that a condition exists that would give it cause to terminate this Agreement, the Customer has two options:
- Option 1: Within 2 days notify Company in writing of the condition. Company will then have (thirty) 30 days to cure the condition. If Company fails to commence cure of the condition within the prescribed time and fails to attempt to cure in a diligent fashion, Customer may terminate the Agreement with no further liability by providing Company thirty (30) days' prior written notice.

Option 2: Customer may cancel this agreement without cause by providing Company thirty (30) days' prior written notice. If Customer terminates this Agreement without cause prior to end of the current term, Customer will pay to Company at time of termination notice (i) all amounts owed to date for services performed, (ii) reimbursement of any provided incentives, and (iii) an amount equal to the Fees remaining through the end of the current term. For all notices, Customer must notify Company in writing via certified mail and via e-mail to the address in section 10 Notices. In the event of any termination, all outstanding amounts through the end of the term are immediately due and Company has the obligation to perform through the end of the remaining period.

Company may terminate this Agreement immediately if Customer fails to cure a payment default within fifteen (15) days of receipt of notice of such from Company.

10. Notices. Any notice required to be sent to the Customer or Company under this Agreement shall be sent to the parties at the following address unless otherwise specified:

Customer:

Bryan Radcliff

c/o Inframark

2005 Pan Am Circle, Ste. 300

Tampa, FL 33607

Billing Contact (list all):

Bryan Radcliff

Bryan.radcliff@inframark.com

(813) 873-7300 ext. 300

11. Governing Law and Binding Effect; Venue. This Agreement and the interpretation and enforcement of the same will be governed by and construed in accordance with the laws of the State of Florida and will be binding upon, inure to the benefit of, and be enforceable by the parties hereto as well as their respective heirs, personal representatives, successors, and assigns. The venue for all actions arising from this agreement shall be located within the applicable Florida county of the property address.



- 12. Integrated Agreement, Waiver and Modification.** This Agreement represents the complete and entire understanding and agreement between the parties hereto with regard to all matters involved in this transaction and supersedes any and all prior or contemporaneous agreements, whether written or oral. No agreements or provisions, unless incorporated herein, will be binding on either party hereto. This Agreement may not be modified or amended, nor may any covenant, agreement, condition, requirement, provision, warranty, or obligation contained herein be waived, except in writing signed by both parties or, in the event that such modification, amendment or waiver is for the benefit of one of the parties hereto and to the detriment of the other, then the same must be in writing signed by the party to whose detriment the modification, amendment or waiver inures.
- 13. Litigation and Attorneys' Fees.** In the event that it is necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys' fees.
- 14. Severability.** Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in full force and effect, but without giving effect to such provision.
- 15. No Third-Party Beneficiaries.** The parties hereto intend that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person other than the parties hereto. No future or present employee or customer of either of the parties nor their affiliates, successors or assigns or other person shall be treated as a third-party beneficiary in or under this Agreement.

Sherwood Manor CDD

Down to Earth

Name _____

Name _____

Title _____

Title _____

Signature

Date

Signature

Date

Exhibit "A"

Service Agreement Specifications

Between Down to Earth Landscape and Irrigation (herein "**Company**") and **Sherwood Manor CDD** ("Customer") the services to be performed hereunder for the Monthly Fee are set forth below. Any work performed in addition to these services will be separately invoiced as provided in this Agreement. Additional Services pricing is subject to change to market rates after the first year of this agreement.

ADDITIONAL SERVICES

<u>Service</u>	<u>Quantity</u>	<u>Contract or Additional</u>	<u>Price</u>	<u>Unit</u>
Mulch	Per Yard	Additional	\$75	Per CY
Annuals 4" Pots	Per install/rotation	Additional	\$ 2.85	Per Each
Standard Palms	Per Palm Trim	Additional	\$45	Per Trim
Washingtonian Palm	Per Palm Trim	Additional	\$57	Per Trim
Specialty Palm	Per Palm Trim	Additional	\$ 160	Per Each
Leaf Cleanup	Per Hour	Additional	\$70	Per Hour

LANDSCAPE MAINTENANCE PROGRAM - 38 Total Visits

I. TURF GRASS SPECIFICATIONS

i. Mowing

Mowing shall be performed as frequently as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance. (38 cuts annually.)

Company may alter mowing frequencies according to seasonal needs and environmental conditions that may include but are not limited to, excessive rain and wet conditions, cold weather, extreme weather, etc. Invasive species of grass will be mowed but may require additional treatments not covered in this contract scope.

Areas that cannot be serviced due to risk of creating damage will be notified to the Customer and /or the Property Management.

Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers.

Mower blades will be kept sharp to prevent the tearing of grass blades.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2" to 4 1/2" in height, with no more than 1/2 of leaf blade removed during mowing.

Zoysia turf should be maintained at a mowing height of 1" to 2" in height, with no more than 1/2 of leaf blade removed during mowing. The initial cut in the beginning of the season can be shorter to remove dead leaf tissue and increase the rate of green up.

ii. Edging

Edging will be completed during routine service visits around plant beds, curbs, streets, trees, and buildings. Soft edging will occur every other mowing service and hard edging will occur every mowing occurrence. The shape and configuration of plant beds will be maintained.

Hard surfaces will be blown to support a clean, well-groomed appearance.

iii. String Trimming

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit.

Frequency of string trimming will correspond to frequency of turf maintenance except for lake banks, roadside drainage ditches, and Bahia turf areas.

iv. Debris Removal

Removal of all landscape debris generated on the property during landscape maintenance is the responsibility of Company.

Seasonal Leaf removal is not part of the service package, but it can be provided upon Customer request at an additional per hour cost inclusive of proper mulching/removal of the leaf fall.

v. Fertilization

Irrigated Turf shall be fertilized appropriately (four times year in January, March, May, and October) to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of Company.

At times, environmental conditions may require additional applications of nutrients augmenting the above fertilization programs to ensure that turf areas are in top condition. Company can provide service upon Customer request at an additional cost.

All fertilizer applications will adhere to UF recommended Nitrogen application rates for the turf varieties present, using GI-BMP guidelines to help reduce the need for chemical intervention and protect the ground water.

vi. Insect & Disease Control

Company will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.

All products will be applied as directed by the manufacturer. Company will strictly comply with all state and federal regulations.

Company employs an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services.

II. PLANTING BEDS, SHRUBS, WOODY ORNAMENTAL, GROUNDCOVERS, ALL PALM TREES AND ALL OTHER TREE CARE SPECIFICATION

i. Pruning

Customer will be on a selective prune cycle as needed to avoid the loss of landscape integrity and aesthetic structure. (not to exceed 12 cycles)

Individual plant service will be pruned using guidelines of the UF/IFAS.

All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications unless Customer requests otherwise.

Plants, hedges, shrubbery, and trees obstructing pedestrian or automobile traffic and damaged plants, shall be pruned as needed. All areas are to be left free of clippings following pruning.

ii. Tree Pruning

Trees shall be maintained with clear trunks with lower branch elevations to 10 feet.

Tree interior sucker branches and dead wood shall be removed up to a height not exceeding 12' from ground. Moss removal and tree spraying may be performed at an additional charge.

iii. Palm Pruning

All palms up to a maximum height of 12' overall shall be pruned and shaped as required removing dead fronds and spent seed pods. Palms up to a maximum height of 12' overall are to be thoroughly detailed with all fronds trimmed to lateral position annually.

Company can provide services for Palms over a maximum height of 12' upon Customer request at an additional cost.

iv. Crape Myrtle Pruning

Crape Myrtles up to a maximum height of 12' overall can be pruned and shaped each February to promote vigorous blooming and maintain desired size. All sucker branching, seedpods, and ball moss must also be removed. No larger than 1" diameter branches will be removed. Extensive cutbacks ("Hat Racking") will be at the direction and approval of the Customer for an additional fee determined by debris and size of limbs being removed.

Company can provide service for Crape Myrtles over a maximum height of 12' and "Hat Racking" upon Customer request at an additional cost.

v. Groundcover and Edging

Groundcover plant species will be confined to plant bed areas by manual, mechanical or chemical means, as environmental condition permits. "String Trimming" type edging will not be used around trees and groundcovers.

vi. Fertilization

Plant beds, shrubs, woody ornamental, and ground covers shall be fertilized two (2) times per year (April and October) to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of Company.

All ornamentals will be fertilized utilizing a product with a balanced analysis and good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow-release product.

vii. Insect and Disease control

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit.

viii. Weed Control

Open ground between plants shall be maintained monthly in a condition of acceptable weed density by manual or chemical means, as environmental, horticultural, and weather conditions permit.

All mulch areas or plant beds shall be maintained in a condition of acceptable weed density.

III. IRRIGATION

Company shall be responsible for the operation of the irrigation systems within the designated areas. The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and taking into account the amount of rainfall that has occurred. Company will be responsible for controlling the amount of water used for irrigation and any damage that results from overwatering and insufficient watering. Company is not responsible and cannot control any City or County Watering Guidelines. Any plant or turf area damage caused by the lack of water due to these "watering guidelines" will not be Company's responsibility.

Company will fully inspect and operate all the irrigation zones on a monthly basis.

Irrigation components damaged by other than Company due to construction, vandalism, or other causes shall be reported to the Customer. Company, if authorized by the Customer, shall repair the damage at a Time and Material rate.

Company is approved to make repairs up to \$500 per wet check or work order without the approval of the Customer. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium.

IV. MULCHING

Mulch is provided as an additional service. Company will provide this service for mulching upon Customer request at an additional cost.

All beds or otherwise bare ground areas and tree rings should be maintained with a layer of mulch sufficient to cover the bare ground and prevent weeds.

V. ANNUAL FLOWERS MAINTENANCE PROGRAM

Annual Flowers are provided as an additional service. Company will provide this service for Annual Flowers upon Customer request at an additional cost.

Company will not be held responsible for any acts of God (i.e., wind damage, freeze damage). The practice of covering plant material during a freeze to prevent damage is an extra charge to this contract and does not guarantee plant survival.

VI. ADDITIONAL SERVICES

Company is a full-service Landscape Company. We offer solutions to all horticultural-related needs such as Landscape Lighting, and many other landscape improvements. We offer Free Estimates & Designs.

Company shall provide services over and above the contract specifications with written authorization from the Customer. Rates for labor shall be provided upon request.

VII. REQUIRED ADDENDUMS / LANDSCAPE ALTERATIONS

Company shall not be responsible for the following additional service requests unless specifically agreed to in writing in an Addendum to this Agreement:

- i. **Damage** caused to decorative concrete curbing.

- ii. **Damage** caused to stucco on homes and/or fences if a maintenance strip is not installed.
- iii. **Maintenance** of additional landscape installed by the homeowner; and
- iv. **Maintenance** of backyards if a privacy fence is installed, which requires smaller push mowers and string trimming to entire perimeter fence.
- v. **Invasive Species** of grass or insects, invasive species including, but not limited to Torpedo grass, require significant remediation that are not covered in this scope of services but can be addressed as an additional service.

Scope Calendar

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

**REPRESENTATIVE SAMPLE OF SERVICES BASED ON RFP AND SITE SPECIFIC CONDITIONS
SUBJECT TO CHANGE**

[illegible]

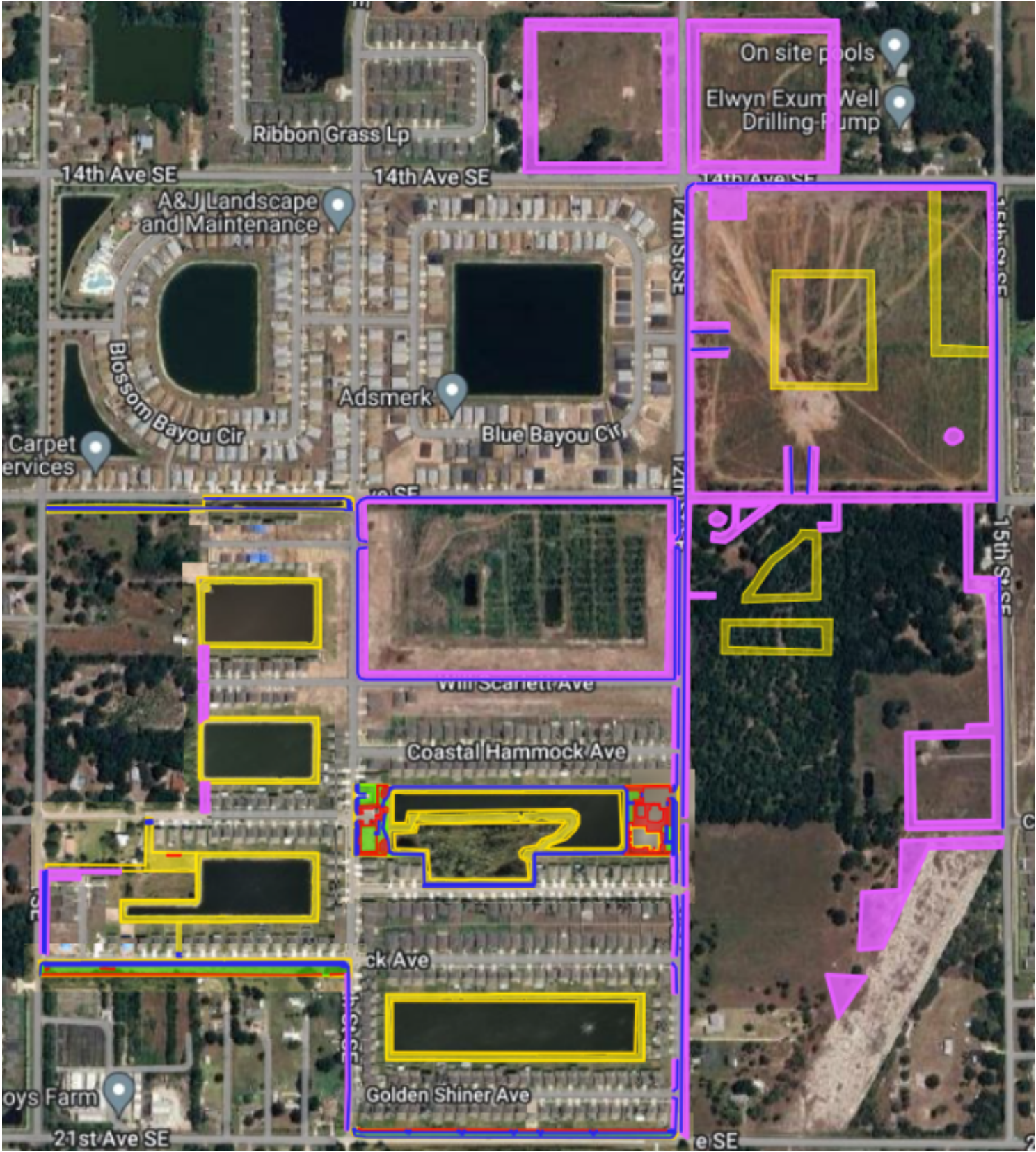


DOWN TO EARTH – Maitland

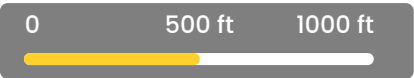
Sherwood Manor cdd – PARTIAL PROPERTY TAKEOFF

Property Address: 1801 12th St SE, Ruskin, FL 33570, USA

Customer Name: RUSKIN



[Open Map](#)



Parcel Area: 22.23 Acres | Imagery Date: Apr 25, 2024



THANK YOU!

WE APPRECIATE THE OPPORTUNITY TO PARTNER WITH YOU
AND THE SHERWOOD MANOR COMMUNITY!

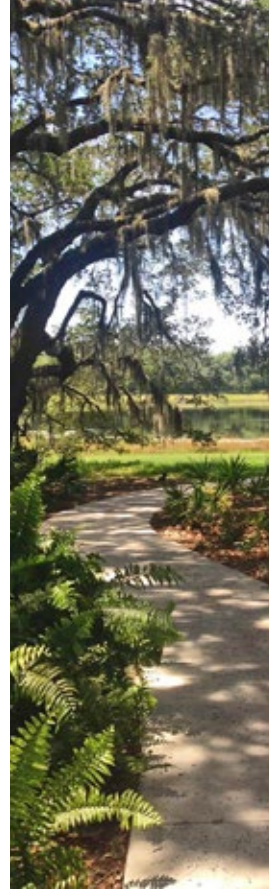


Down To Earth Landscape & Irrigation
7840 Fruitville Road
Sarasota, FL 34240
(941) 336-3673
dtelandscape.com

Sherwood Manor Community Development District

2005 Pan Am Circle, Suite 300 Tampa, FL 33607

ATTENTION: Bryan Radcliff



Built on Integrity. Grown on Relationships.

Tampa

13050 E US Highway 92
Dover, Florida 33527
(813) 757-6500



Wesley Chapel

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



Sarasota

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



Thank you!

We would like to thank Sherwood Manor CDD for the opportunity to submit the following proposal for review. Our approach is one of **partnership** and stewardship; we want you to earn your trust and work together to exceed your needs, goals, and desires, improving your landscape's appearance, longevity and preserving your investment.

We care about understanding all of your primary concerns and areas of challenge, which helps us establish our rotational service and how we will divide the property into areas for service.

1. Providing detail services rotationally each week.
2. Scheduling all annual services prior to due date.
3. Actively scouting for opportunities to improve the landscape.
4. Manage your landscapes water consumption by property oversight and proposing long-term improvements.

Communication is key. We provide a proprietary customer service experience with a hands-on Account Manager. We offer weekly, monthly, and quarterly reports on the status of services and work quality. This process is done in **partnership** with you to document our progress and pictures of what we have discussed.

The LMP Advantage is that we partner with you rather than simply doing jobs for you. LMP will provide project management, offer maintenance strategies, and oversee the execution of services that provide the expected results. We understand that needs change as a business and landscape evolve. Our focus is on the 'big picture,' which enables us to create strategic plans that help guide your budgeting. When critical business objectives are driven by quality, we know there is no margin for error. With LMP, you will discover a better long-term landscape—giving you and your property the proper attention and care and bringing you the information you need to communicate to your stakeholders efficiently.

We understand the challenges you face in managing expectations, and we look forward to the opportunity to serve as your landscape partner. Your property's appearance and your brand are safe with us.

Sincerely,

The **LMP** Team



Table of Contents

Section 1 About Us Our Roots	1-9
Executive Leadership	
Optimal Standards	
Optimal Communication	
Optimal Results - Reporting	
Onboarding Service Blueprint	
Industry Leaders in Safety	
Natural Disaster Emergency Response Plan	
Industry Recognition	
Community Care	
Section 2 Partnership Plan Landscape Management Services	10-13
Maintenance	
Fertilization, Weed & Pest Control	
Irrigation & Water Management	
Arbor Care	
Floriculture	
Maintaining Trails & Natural Areas	
Additional Services	
Landscape Design New Construction	
Turf Aeration Mulch Installation Sod Installation	
Section 3 Meet your Partners Leadership & Qualifications	14-21
Account Management Key Elements	
Your Team	
An Educated Approach – Licensure & Certifications	
Water Wise – Water Management Peace of Mind	
Fleet	
Equipment	
Insurance, Licensing & Regulatory Compliance	22-28
COI	
W-9	
Business Tax Receipts	
Operating Permits	
Section 4 Experience Client References Project Gallery	29-36
Community Development Districts	
Homeowner Associations	
Corporate	
Multifamily	
Section 5 Partnership LMP Pricing & Details	37-...

SECTION 1 OUR ROOTS

To deliver quality landscaping, with the best service and value, across every community we serve.

2021 proudly marked our company's 30th year in business as a Certified Minority Business Enterprise by the City of Tampa. Locally owned and operated, LMP attributes success to ethical business practices and policies that mutually benefit customers and team members, such as high standards of performance, effective communication, and business integrity.



ORLANDO CASTILLO | President & CEO

Landscaping Industry 35 years 🌿 LMP 33 years

Orlando Castillo, LMP's President, founded LMP with just a handful of trucks in his fleet. Growing up, Orlando's father instilled in him the value of being an entrepreneur and keeping one's word, even in challenging circumstances.

He leads with a straightforward motto: *"Do what you say you're going to do when you say you're going to do it."* These values of commitment and integrity are at the heart of LMP's mission and are demonstrated in every aspect of the company's operations.

SCOTT CARLSON | Chief Operating Officer

Landscaping Industry 23 years 🌿 LMP 15 years

As the Chief Operating Office, Scott's strong leadership skills have been invaluable in guiding the team toward success. Under Scott's guidance, the team has achieved numerous milestones and has continued to grow and thrive.

With a passion for the natural environment, Scott is dedicated to our client's needs and works closely to meet their goals. He takes the time to listen to their concerns and understands their unique situations to ensure solutions are tailored to meet their specific needs.



CREATING A BALANCE

BETWEEN URBAN DEVELOPMENT & THE NATURAL LANDSCAPE

We manage the landscape in a way that collaborates with nature and the daily needs of the site. Soil, plant science, and extensive horticultural experience dictate success, not the day of the week.

The advantage is that by performing these practices according to your landscape's unique characteristics, we keep your landscape healthy and lush through the responsible use of resources.

OPTIMAL STANDARDS



BUILT ON INTEGRITY

We strive to always act with honesty and transparency and to make decisions that are in the best interests of our clients.



EXECUTION EXCELLENCE

We hold ourselves to a high standard of excellence in all aspects of our work. This includes not only planning and strategizing but also execution.



PASSION

Our team is fueled by passion and a shared drive to succeed. It's this dedication and collaboration that sets us apart and drives our success.



HIGH-PERFORMANCE CULTURE

By fostering a culture that values excellence, hard work, and collaboration, employees are motivated to perform at their best, thus driving the organization's success.



LEADERSHIP

We prioritize leadership around developing and executing core business processes centered on our branch team's and customers' needs.



LOCAL ROOTS

We take pride in creating lasting relationships. After all, as a locally owned and operated company, we're more than just your landscapers; we're members of your community, your neighbors, and your friends. We feel a strong sense of community; nothing makes us happier than seeing you love the land around you.

DOVER

Serving
Hillsborough, Pasco,
Pinellas & Polk

SARASOTA

Serving
Charlotte, DeSoto, Hardee,
Manatee, & Sarasota

WESLEY CHAPEL

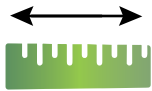
Serving
Citrus, Hernando,
Hillsborough, Pasco & Pinellas

OPTIMAL COMMUNICATION

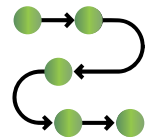
WE VALUE ACCOUNT MANAGEMENT AS AN LMP CLIENT, YOU WILL ALWAYS BE HEARD.

A results-driven Account Manager will be directly responsible and dedicated to the quality of your landscape and service support. After signing up, your Account Manager will be on the phone to welcome you. They will get to know you and your landscaping needs while coordinating all aspects of your service needs.

You will also have a dedicated crew, which ensures that you'll always be able to rely on a team with a vested interest in your community that will work with you quickly to resolve issues.



Translate your vision and budget into a customized plan and schedule.



Will always be accessible and return telephone calls, texts, and emails promptly.

Will oversee your designated crews.

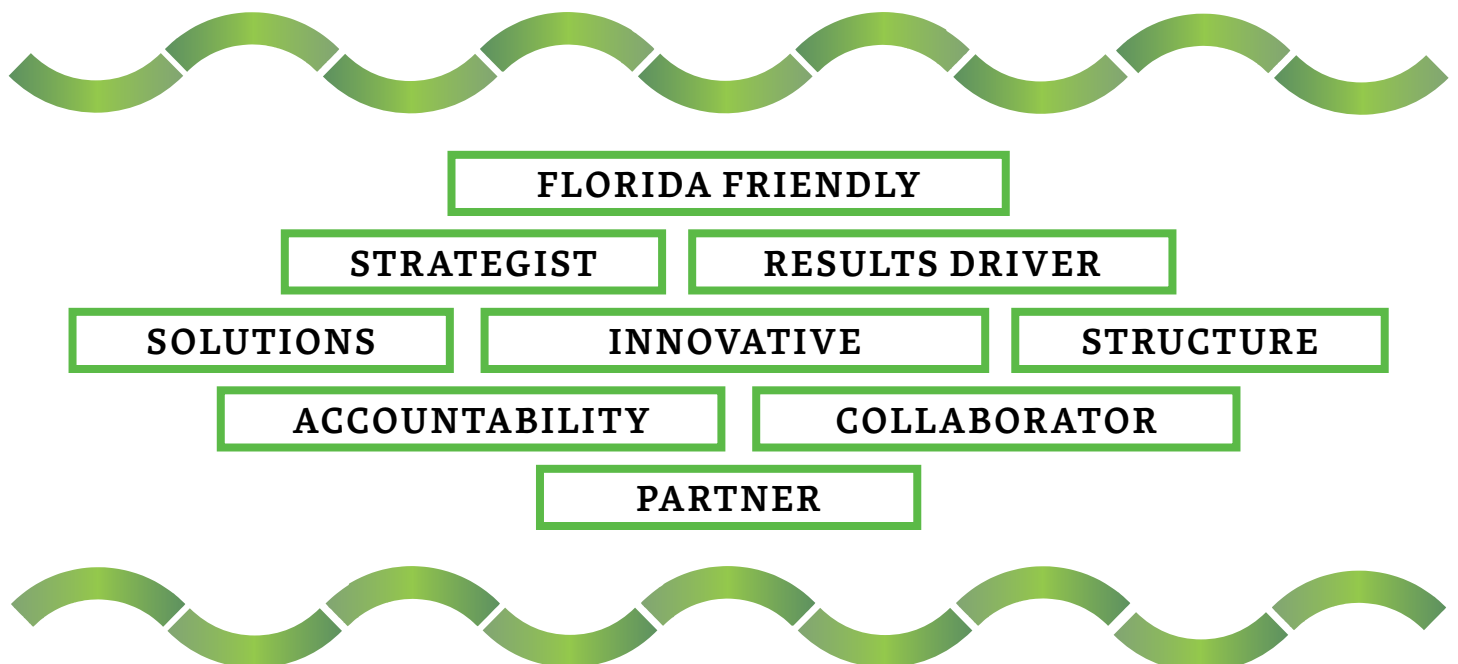
Provides solutions for your benefit.

Will provide constructive feedback, have open discussions about challenges, and own up to mistakes based on mutual respect and openness.



Provide flexibility in account management with the ability to adapt to new situations, adjust strategies and provide service excellence.

Will deliver on every detail and communicate consistently.



OPTIMAL RESULTS

What you do see makes all the difference.

MQI REPORT CATEGORIES

- [1] Details
- [2] Mowing Functions
- [3] Shrub Pruning
- [4] Shrub-Insect Disease
- [5] Bed Weeds
- [6] Turf & Plant Fertility
- [7] Palm Pruning
- [8] Tree Pruning
- [9] Mulching
- [10] Cleanliness
- [11] Turf-Insect Disease
- [12] Turf Weeds
- [13] Water Management
- [14] Carryovers
- [15] Annuals

QUALITY CUSTOMER CARE

We do regular property walks independently and with our clients to ensure we meet your expectations. Each property receives multiple “touches” from a variety of LMP staff members. As part of this commitment, we conduct Monthly Quality Inspections (MQI) on all properties and share the results with you.

We evaluate our properties using objective criteria based on horticultural standards. Because of these audits, we can track your property history, develop timelines for improvements or enhancements, and provide a higher standard of care than you might receive elsewhere.

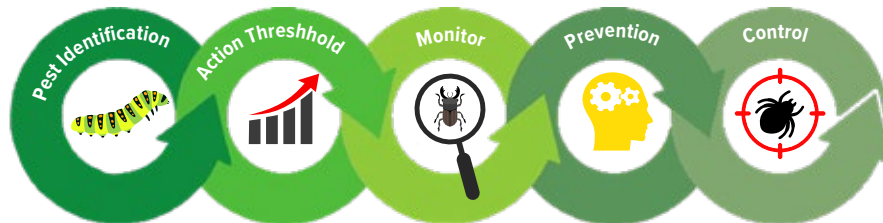
We want to meet with you regularly to share the results of our self-audits, bring issues to your attention before they become problems, and ensure we honor your vision with our work.

MONTHLY IRRIGATION REPORT



An irrigation inspection includes the following:

- 💧 Running the system to observe water distribution.
- 💧 Ensuring zones are running properly.
- 💧 Checking all components of the irrigation system.
- 💧 Adjusting heads as needed.
- 💧 Examining run times and making necessary adjustments.



FERTILIZATION & PESTICIDE REPORT

Our Technicians will treat and minimize the impact of insects, fungi and diseases. Applications will be applied using our LMP Spray Vehicles for Certified Personnel. We will apply both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions.

FLEET & EQUIPMENT MAINTENANCE & INSPECTIONS

Maintaining our fleet is crucial to our success. We take pride in our image and want to ensure our equipment is always in top condition. Our rigorous maintenance schedule ensures that every asset is operating at peak performance. We have on-site mechanics and full-service shops at each branch location to ensure we can work on everything in-house.

Not only does this attention to detail help us perform better in the field, but it also sets the expectation of our customers. When they see our clean trucks, well-dressed crew, and organized equipment, they know they can expect high-quality service.

Committing resources to our image increases efficiency, morale, and company pride. And most importantly, it adds value to our customers. By maintaining our fleet of high-performing tools, equipment, and vehicles, we can bring this value to our coworkers and customers.

ONBOARDING SERVICE BLUEPRINT

IT STARTS WITH 'HELLO.'
THIS IS THE BEST WAY FOR US TO LEARN WHO YOU ARE,
FOR YOU TO LEARN WHO WE ARE,
AND FOR ALL OF US TO FEEL LIKE WE'RE PART OF A TEAM.

DIGGING IN

Before our Start Date

Discovery

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

Planning

Health Evaluations of Turf and Plants
Conduct Initial Soil and Compaction Tests

Initial Transition | Kick-Off Meeting

Introductions

Sherwood Manor CDD meet your **LMP team**

Expectations

Review agreed-upon first-month expectations
Confirm site maintenance plan and initiatives for the first month.
Identify any areas of concern.

Collaboration

Sync Calendars
Schedule Weekly Communication
Schedule Monthly Reviews with Management
Add Board Meetings and Special Events to the Calendar

Sync Communication

Provide Emergency Action Plan with detailed contact information
Client Portal Set-up and Training.

ACTION
PLAN

ENHANCE
&
MAINTAIN

AFFECTIVE
RESPONSE

INSPECT
&
REVIEW

SOLUTIONS
to
CHALLENGES

RESULTS

SATISFACTION

30

Planting Roots

On-Site Account Management Daily Weekly

Reports submitted to **Sherwood Manor CDD**

Property Manager regarding **Landscape Management**

Concentrate efforts for immediate improvement on areas of concern.
Spot-treat weeds in turf areas where needed.
Formulate options for turf areas needing restoration.
Implement a weed control program in planting beds.
Fertilize weak shrubs throughout the property.

Irrigation Management

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

Inspection performed by LMP Management

LMP + Sherwood Manor CDD Satisfaction Review Review Monthly Quality Inspection

Provide Fertilization and Pest Control Agronomics Plan and Schedule. **Submit**

Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Sherwood Manor CDD Board meetings

ACTION
PLANENHANCE
&
MAINTAINAFFECTIVE
RESPONSEINSPECT
&
REVIEWSOLUTIONS
to
CHALLENGES

RESULTS

SATISFACTION

60

Landscape Management

Carry on with the Scheduled Maintenance Plan

Evaluate insect and disease programs and make necessary adjustments.

Irrigation Management

Carry on with Irrigation Inspections and Improvements.

Review Irrigation Audit Report with Property Manager Present

Proposals of necessary repairs by priority

Arbor Care

LMP Certified Arborist evaluates all trees on the property.

Offer a tree inventory and maintenance plan.

Provide proposals for any diseased, distressed, or dangerous trees.

Quality Inspection performed by LMP Management.**LMP + Sherwood Manor CDD Satisfaction Review**

Review Monthly Quality Inspection Report

Review Fertilization and Pest Control Report

Review Soil & Compaction Analysis

Review Monthly Irrigation Report

Review deficiencies from the number of zones, faulty controllers, compromised lines, and potential improvements to hydro zoning practices.

Present Irrigation Recommendations for review and implementation approval.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Sherwood Manor CDD Board meetings

90

Carry on with Landscape and Irrigation Management Schedule**Quality Inspection performed by LMP Management****LMP 90-Day Satisfaction Review**

Review details discussed during the initial meeting.

Ensure the maintenance team is completing objectives, showing attention to detail, and that any major/minor issues with the landscape have been addressed.

Review All Reporting

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Sherwood Manor CDD Board meetings

6 Month

Touchpoint Satisfaction Survey**LONG-TERM PLANNING**

Landscape design often incorporates twice the amount of plant material that will be sustainable when mature. In addition, proper soil development is ignored, and drainage problems are poorly understood once the site is completed. LMP can provide a long-term (3-5 years) management plan to guide you through these and other common landscape problems without starting over.

**IMPROVING THE BUDGET**

We are dedicated to helping you achieve your goals by consistently delivering proactive solutions that enhance operational savings, improve year-round aesthetics, and increase value. By effectively managing fixed and variable costs, we provide transparent budgets that eliminate surprises, allowing you to plan ahead and allocate your budget dollars wisely.



INDUSTRY LEADERS IN SAFETY

Trust us, we are Avetta certified.

At LMP, safety is a **“cultural mindset”** instilled at all organizational levels. It represents a “working model” that reflects our values, attitudes, and perceptions of how things are performed. Our employees are acutely aware of their individual responsibility for contributing to and maintaining a safe workplace for themselves, other workers, and all customers that could potentially be affected throughout our client’s projects.

What is Avetta®?

Avetta® is a prestigious organization that ensures safety and compliance across various contractors and vendors, including Landscape Maintenance. Becoming certified is a complex process and requires ongoing compliance to uphold their status.

WE BUILD TRUST. WE BUILD PEOPLE. WE BUILD PEACE OF MIND.

- We conduct our work in a manner that mitigates hazards and injuries.
- Our field crews and managers are **OHSA 10 & 30-hour trained**.
- Our full-time Safety Director makes routine **Site Safety Audits**.
- **Weekly Safety Meetings** at each branch holds a, which helps keep proper practices at the forefront for all employees.
- We hold all levels of the organization accountable for safety performance.
- We empower all employees to stop any action or situation they believe is unsafe.
- **GPS Fleet Tracking System** to minimize risks while maximizing our fleet’s performance.
- LMP is a **Drug-Free Workplace** Program.
- As an **Avetta member**, our valued clients can be guaranteed that LMP is committed to maintaining the highest health, safety, and sustainability levels within our organization.



Landscape Maintenance Professionals, Inc.
Company ID # 939290

NATURAL DISASTER EMERGENCY RESPONSE PLAN

Minor, Major, or Catastrophic



Fire



Tropical Storm



Hurricane



Storm Surge



Safety Hazards



Tree Down

Having assisted with innumerable post-storm clean-up efforts and witnessed first-hand the force of hurricanes up-and-down the West Coast, LMP is well-positioned to quickly mobilize equipment and deploy crews to aid emergency responders, open roadways, and keep essential services running.

Our disaster response crews quickly and efficiently take care of your urgent cleanup and removal needs when there is no time to wait. Our equipment inventory includes bucket trucks, grapple trucks, chipper trucks, dump trailers, bobcats, chainsaws, and everything you need for storm cleanup and debris removal.

PRE-DISASTER

Depending on the disaster's location and magnitude, we will establish a support plan with all three branches.

Communication during a disaster is critical, but sometimes our communication can get disrupted during severe weather. We ask that you let us know the best way to contact you after a storm so we can report onsite in a timely manner when it's safe to do so.

The Irrigation team will shut down Pump Stations.

As needed, we'll secure any newly installed materials, such as palms or trees.

POST-DISASTER

1

ACCESSIBILITY

Remove debris and obstructions from roadways allowing for safe vehicle access.

Notify Property Manager of any hazardous areas.

Removing tree hazards causing or leading to unsafe conditions, such as limbs and trunks on top of buildings, power lines, blocking roads, or leaning in precarious situations.

2

IMMINENT DANGER

Analyze common area trees that are failing or leaning tree risks and act accordingly.

Remove debris from sidewalks and walkways.

Trim broken and hanging branches.

3

DEBRIS CLEARANCE

Debris clean-up and disposal from grounds and common areas

COSMETIC DAMAGE

Assess damage to plant materials and salvage when possible.

Resume irrigation schedule or adjust if grounds have flooded.

FINAL INSPECTION

Property inspection after all clean-up is complete.

INDUSTRY RECOGNITION



Lawn & Landscape | Top 100 Landscaping Firms | 2013-2023
 Tampa Bay Business Journal | Top Commercial Landscape Firms | 2013 & 2017
 Tampa Bay Business Journal | Top 25 Minority-Owned Businesses | 2014
 Planet | National Landscape Award of Excellence | Cory Lakes CDD Merit Award | 2014
 Business Observer | Gulf Coast Top 500 Companies | 2017
 The American Registry | America's Most Honored Businesses Top 1% | 2018
 Landscape Management | LM150 Largest Landscape Companies | 2018
 Florida Community Association Journal | FLCAJ Readers' Choice Award | 2017 - 2018 - 2019
 BOMA | Toby Awards
 Suburban Office Park Mid-Rise (6-10 stories) Corporate Center I - IV at International Plaza
 Cousins Properties | Corporate Center at International Plaza | Patrick Gehm | 2020

COMMUNITY CARE

We are proud to be a family-owned and operated business with a vision of success as we partner with our customers to enhance their properties. As a company comprised of managers and employees who live where we work, we're also focused on improving the areas we serve. Over the years, we have partnered with many organizations to help our community, and below are just a few.



Metropolitan Ministries | Annual Holiday Tent
 Department of Veterans Affairs | Beautification of the Community Living Center Gardens
 Dignity Memorial | Vietnam Wall Experience
 Keep Pinellas Beautiful | Honeymoon Island State Park Adopt-A-Dune
 Pasco County UFIFAS Extension Luggage of Love Drive
 Boricuas de Corazon Inc. Food Giveaway & Blood Donation
 Youth Garden Grant | Kid's Gardening
 Florida Water's Stewardship Program

SECTION 2 | LANDSCAPE MANAGEMENT SERVICES

Our teams are trained in comprehensive landscape maintenance protocols, from policing a property to removing all debris and hazards.

LANDSCAPE MAINTENANCE

TURF MAINTENANCE

Weekly commercial turf care services consist of mowing all grass areas, edging line trimming, blowing debris off hard surfaces, and spraying selective weed control.

TURF MOWING

Turf Mowing Services are performed by trained and experienced employees.

We cut the right amount at the right time, taking great care in providing our clients with a turf that is well-manicured and evenly cut.

Mowing is performed with specified mower types and blades sharpened daily to provide a quality cut.

We rotate our mowing patterns to minimize scalping and rutting by mower wheels and to minimize soil compaction.

EDGING & TRIMMING

Turfgrass edges along hardscaping are edged vertically, ensuring your property is perfectly manicured.

We carefully trim around plant material, boulders, and other landscape elements.

All hard surfaces (driveways, sidewalks, and curb lines) will be blown clean of grass clippings.

BED MAINTENANCE

Our pruning programs are designed to maintain your plant's natural form and a neat, healthy appearance.

We remove weeds every time we are on-site.

We address insect pest and disease symptoms early before they become a problem.

FERTILIZATION, WEED & PEST CONTROL

Our Turf and Ornamental Care starts from the ground up.

SOIL TESTING PROGRAM

Good soil grows good plants and grass, which is why we begin every new landscape contract with a soil analysis. This will tell us the ph of the soil, the amount of different nutrients needed, and whether or not those nutrients are at the proper ratios.

INTEGRATED PEST MANAGEMENT

To successfully manage pests, it is crucial to have a practical solution that is executed properly. The most favorable outcomes are achieved when the client and LMP clearly understand the program's objectives and work together to implement them. This **partnership** enables us to handle pest issues proactively by controlling infestations and quickly addressing conditions that may lead to further infestations.

LMP takes pride in its ability to customize IPM programs to each customer's specific needs. This involves providing clear and easy-to-understand findings and recommendations, training employees, and continually evaluating the program to make any necessary adjustments.

FERTILIZATION PROGRAM

The turf program is designed to provide timely fertilizer and weed control applications to give you the healthiest turf possible while keeping weeds in check.

INSECT & PEST CONTROL PROGRAM

Designed for a healthy, pest-free turf and trees and shrubs, using premium products, advanced techniques, and well trained personnel.

FIRE ANT MANAGEMENT

Fire ants are an unwelcome and persistent problem. These invasive pests threaten people, pets, and your turf, causing painful stings and unsightly, damaging mounds. LMP offers safe and effective treatments that will suppress fire ants.



IRRIGATION & WATER MANAGEMENT



The experience and education of our Irrigation Division are the cornerstones of our effective water management. Our team of Certified Irrigation Contractors, Technicians, and Horticulturists provides industry-leading consultation, design, installation, maintenance, and repair services to ensure your irrigation system performs optimally. We use industry-leading irrigation equipment and adhere to best practices at all times.



MONTHLY IRRIGATION AUDITS

We inspect each zone of your irrigation system – every pipe, every nozzle, and head—ensuring the coverage is correct, heads are clean, and repairs are made as needed. Results are continuously tracked, analyzed, and provided for complete transparency and peace of mind.

IRRIGATION SYSTEM MAPPING & ASSESSMENTS

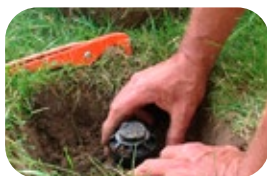
We begin each maintenance contract by thoroughly mapping the entire system to understand what valve works in which zone. The only way to maintain an irrigation system is by knowing it inside and out.

IRRIGATION DESIGN & INSTALLATION

As a licensed irrigation contractor, LMP incorporates the latest technology and equipment into our system designs, and there are no corners regarding irrigation system installation.

We maintain and install irrigation systems for all commercial applications. We design efficient irrigation systems utilizing the latest drip line, micro, spray, rotor, and bubbler irrigation technology.

We do not compromise our integrity. We only use top-quality products and components that guarantee functionality, durability, and longevity. The installation services will be done using cutting-edge techniques that guarantee outstanding performance. ***Quotes and Designs Available Upon Request***



RETROFITS

If your irrigation system is aging but is outside your budget for a complete replacement, we can upgrade existing components to improve performance. This allows you to maintain the efficiency of your system without the expense of an entirely new irrigation system.

EROSION CONTROL

Our goal is to minimize run-off and sediment, protect the integrity of the soil, mitigate risk, educate our clients, and deliver fast and reliable service.

Erosion problems associated with construction activities can scale from water pollution, flooding, stream channel damage, decreased groundwater storage, slope failures, damage to downstream lands and properties, and the time and costs associated with addressing these issues. These impacts can be successfully minimized by implementing erosion control measures on construction sites. These Best Management Practices (BMPs) prevent soil movement and soil loss, enhance project aesthetics, reduce complaints and fines, and eliminate appreciable damage to off-site receiving channels, properties, natural resources, and surface water bodies.

RAPID RESPONSE WATER MANAGEMENT TEAM

Our specialized team of certified irrigation professionals responds rapidly to mainline breaks, hot spots, and other water-related emergencies.

ARBOR CARE

LMP offers a complete line of arboriculture services to our commercial customers. Our team is trained and certified, and all operations are conducted with exceptional attention to all surroundings. We utilize the industry's best safety practices and are licensed and insured.

TREE HEALTH

Tree Assessment
Structural Restoration
Tree Trimming & Pruning
Fertilization
Injections
Aeration
Disease & Diagnosis
Cabling & Bracing
Preservation

EMERGENCY SERVICE

Hazardous Tree Removal
24-7 Emergency Tree Service
Storm Damage Services



TREE MAINTENANCE

Plant & Tree Installations
Palm Tree Services
Stump Grinding
De-Mossing
Debris Removal
Chipping
Forestry Mulching
Root Pruning & Air Spading
Tree & Palm Removal



Leon Jennings

ISA® Certified Arborist - FL-5259A

ISA® Tree Risk Assessment Qualified

FLORICULTURE SERVICES

Our landscape management experts know which flowers work best for our region and your soil conditions. In addition, they know precisely when to plant and how to care for the flowers so that you can enjoy their maximum lifespan. We'll work with you to ensure that you get the most for your plant and flower bed maintenance budget. Our floriculture services include design, installation, maintenance, and insect and disease control.



MAINTAINING TRAILS & NATURAL AREAS

Natural areas should be primarily for wildlife use and managed and maintained with that purpose in mind.

Natural area buffers generally do not need to be “cleaned” up. Instead, they should be maintained naturally because they are essential for protecting interior habitats. Buffers are commonly pine-flatwood habitats that provide an upland component to the adjacent wetland ecosystem. Leaving the buffer in its natural state encourages the decomposition cycle, an essential biological process that creates microhabitats, food sources, nesting areas, and denning areas, returning nutrients to the soil.

Sustainable maintenance protects and enhances natural resources. While natural habitats often survive independently, expert intervention can help them flourish. Our team includes ISA Certified Arborists, Horticulturists, and other professionals who offer quality natural areas management services.



ADDITIONAL LANDSCAPE MANAGEMENT SERVICES

Landscape enhancements are a powerful tool for creating a positive, lasting impression and enhancing your property's overall appeal and functionality. From visual impact to sustainability, investing in your property's landscape is an investment in its long-term success.

At LMP, we design and create commercial landscape enhancements that add value and make the grounds safe and inviting for employees, customers, and occupants. Together, we will create a plan that provides year-round visual interest, highlights the architecture of structures, and can be easily maintained.

Design Consultations and designs are provided to our clients at no charge.

TURF AERATION

The soil under turf becomes harder and harder as the years pass. It is rained on, walked on, played on, and mowed regularly. Compaction tightens and restricts the passageways in your soil, preventing the roots of your grass from getting the nutrients it needs. The aeration process is a great way to improve the effectiveness of irrigation, reduce soil compaction and encourage healthy root development.

Reduced Water Runoff and Puddling
Aids in Thatch Management

Benefits pH Modification
Prepares Grass for Dormancy

MULCH REPLACEMENT

Mulch is sometimes viewed as an aesthetic element, and a layer of mulch can indeed make your landscape beds look sharp. However, beauty is just a bonus. The benefits of mulch run much more profound than appearance.

Adding a 2- to 3-inch layer of mulch is optional but adds a decorative "finished" look as it reduces weeds and conserves soil moisture for better growth.

As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out.

SOD INSTALLATION

Whether you need Bermuda grass, Bahia, Empire Zoysia, or one of eleven types of St. Augustine grass.

LANDSCAPE CONSTRUCTION SERVICES

Site Development & Land Clearing
Site Prep & Grading

Landscape Installation
Irrigation Installation

Bed Delineation & Amend Soil
Drainage & Erosion Control

Confidence from Integrity

Our estimating team works closely with each client from the project's inception to the finishing touches. Our pre-construction services include sourcing materials, accurately estimating costs, and providing value options.

Pre-Construction Services

Our experienced operational team members provide estimates, budgets, coordination, and value engineering opportunities that make your team more efficient without compromising the quality of the project.

Seamless Project Management & Quality Assurance

Our back office operates with the same dedication to quality and efficiency as our field operations.

Job Site Maintenance

A clean, clear construction site so health, safety, and productivity are never impaired.

Phased Planning

More extensive development projects may require a phased installation approach. We start with a master plan, which allows the project to be phased in correctly and efficiently.

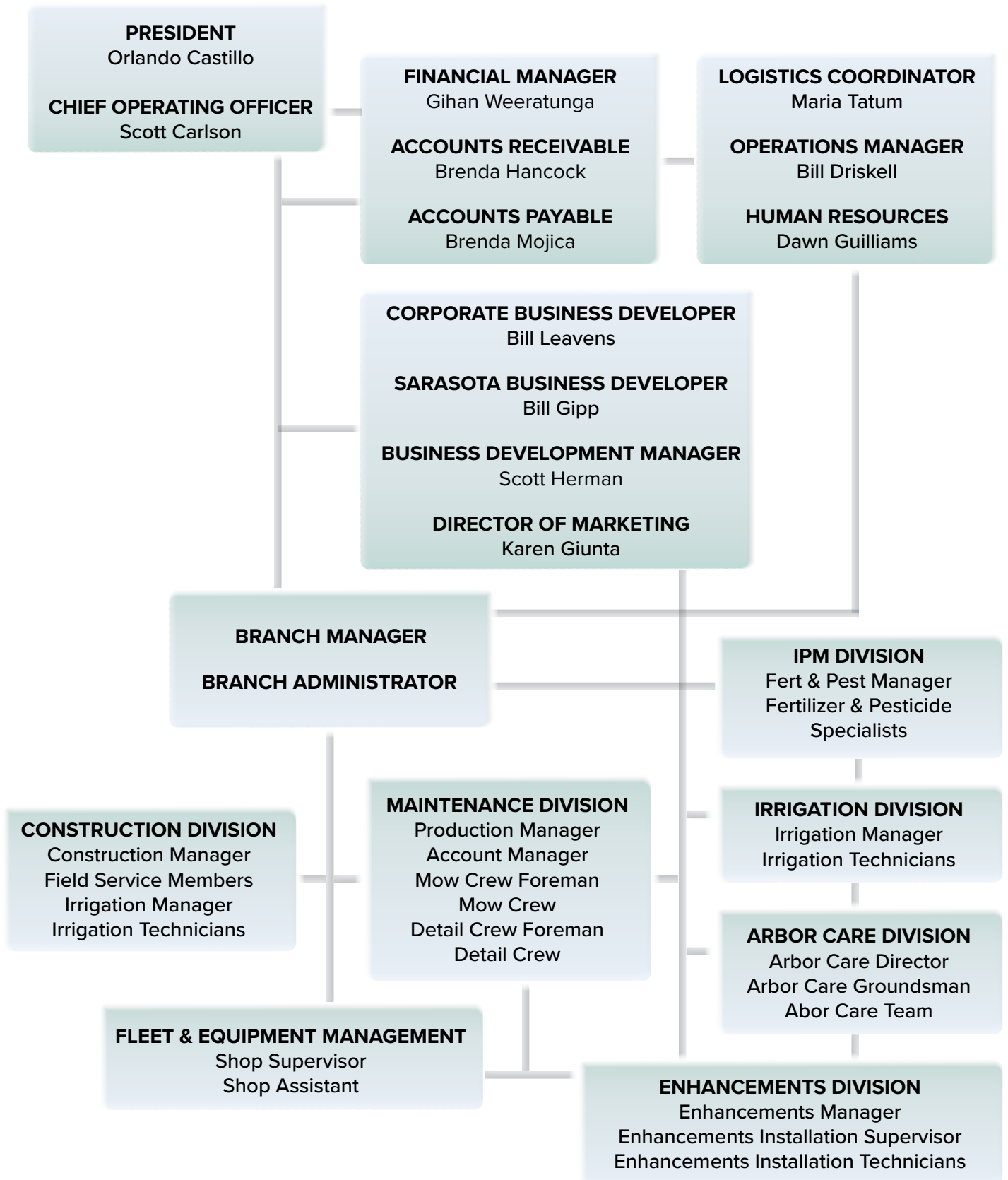
SECTION 3 | MEET YOUR PARTNERS

LMP ACCOUNT MANAGEMENT

ALIGNING PEOPLE

ALIGNING INFORMATION

ALIGNING ACTIONS

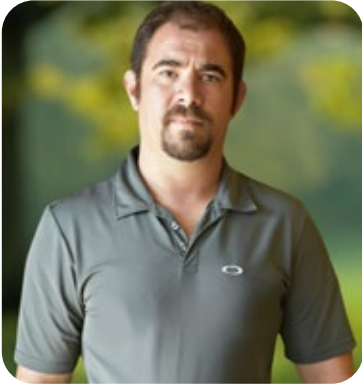


BRANCH MANAGEMENT

The are the backbone of our branches, ensuring efficiency, and quality, driving our commitment to excellence, and delivering outstanding results every step of the way.

SARASOTA | CHRISTOPHER BERRY

Green Industry – 17 years | Team LMP – 6 years | UF-IFAS GI-BMP



With over 17 years in commercial landscape management, Chris has been a vital asset to our Sarasota branch's flourishing trajectory. His blend of visionary leadership and steadfast dedication to exceeding client expectations is the backbone of our success in Sarasota. Chris champions a customer-centric philosophy, melding his enthusiasm for horticulture and adept team-building skills with a robust understanding of operational production and client rapport. His ethos of setting lofty standards for himself and his team has not only fostered an environment of excellence but has also been pivotal in nurturing the professional growth of his team members.

Chris's unparalleled commitment resonates through the seamless integration of high-caliber service delivery, ensuring our clients experience nothing short of exceptional.

TAMPA | GARTH RINARD, CPCO

Green Industry – 34 years | Team LMP – 8 years | FDACS Certified Pest Control Operator | UF-IFAS GI-BMP



With a solid foundation of over 37 years of experience in the field, Garth is an unparalleled beacon of dedication and optimism, providing inspiration to everyone who has the privilege to collaborate with him. His profound affection for horticulture and the natural world goes hand-in-hand with his genuine passion for nurturing meaningful connections, fostering long-term relationships, and cultivating fruitful collaborations.

Garth embodies service leadership, extending unmatched support to our valued clients and our dedicated team. He is committed to meticulously understanding each client's unique needs and priorities, ensuring that we not only meet but exceed their expectations by creating exceptional outdoor environments that reflect their vision.

His approach combines expertise with empathy, driving our mission to deliver superior landscapes that our clients love.

WESLEY CHAPEL | BILL CONRAD

Green Industry – 35 years | Team LMP – 3 years | UF-IFAS GI-BMP



Bill seamlessly bridges his profound plant knowledge with practical applications, ensuring every project thrives through the application of top-tier horticultural practices. His dedication to excellence and an unwavering commitment to client satisfaction have cultivated a dedicated and appreciative clientele. Known for his approachable demeanor, unparalleled expertise, swift responsiveness, and uncompromising demand for the finest quality, Bill has become a beloved figure amongst our clients. At the helm of our Wesley Chapel team, Bill orchestrates the planning, execution, and ongoing supervision of our landscape management services with unmatched finesse. He embodies leadership through action, continually inspiring his team with his unwavering work ethic and positive outlook. Bill's ethos of leading by example shines brightly as he is always the first to lend a hand, ensuring every task meets and exceeds our standards of excellence.

DEDICATION AT WORK FOR YOU

Clear Value. Consistent Results. Quality Customer Care.

HIGH-PERFORMANCE CREW MEMBERS

At LMP, Team building is an ongoing process. We regularly evaluate individual and team performance and encourage each other to set and achieve personal and professional goals building upon a cohesive and supportive team environment. The result is a strong work ethic among all teams that focuses on results and shared recognition of team successes.



“We have created an environment where team members can achieve more than they believed possible. Dedication, team spirit, and accomplishments are seen every day at LMP, and so are the opportunities that accompany those traits.”

– Scott Carlson, COO





AN EDUCATED APPROACH

The LMP team consists of arborists, horticulturalists, and landscape professionals who are genuine experts in tree care and landscaping services. We create a harmonious balance of trees, plants, shrubs, and flowers and are sensitive to the environment. When you choose to work with LMP, you can count on designs grounded in science and abundant in artistic beauty. Our education, certifications, accreditations, and passion for the environment create long-term success in the landscape.

Certified Horticulture Professional

Paula Means BS Horticultural Production & Design
Florida Southern College

Landscape Design

Paula Means Professional Career Institute

Irrigation Association Certified Irrigation Contractor

Sam Martel LSS-009912

UF | IFAS GI-BMP Certified 75+ employees

International Society of Arboriculture (ISA)

Certified Arborist & Tree Risk Assessment Qualification (TRAQ)

Leon Jennings FL-5259A

Florida Department of Agriculture & Consumer Services

Landscape Maintenance Professionals, Inc. | JB136721

Certified Pest Control Operator

Scott Richardson JF327415
Garth Rinard JF159948
Alex Figueroa JF287006

Limited Commercial Fertilizer Certification

Nelson Calderon LF233541
Alex Figueroa LF242457
Stephen Fletcher LF219686
Carlos Gomez LF225682
David Mason LF279730
Scott Richardson LF263836
Jose Rios LF284218
Bonifacio Villegas LF219742

Pesticide Applicator Certification

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

OUR LEADERSHIP PROMISE

We want to make sure you get everything you need from day one.
So, we build a team around you that's committed to managing your grounds.
And if you encounter any problems, we'll always go the extra mile to get it right.

A WATER-WISE IRRIGATION TEAM

Landscape Maintenance Professionals, Inc. is a licensed and insured certified irrigation system contractor that employs numerous certified irrigation technicians. The LMP Irrigation team is dedicated to providing the highest quality and the highest standard of customer satisfaction. We are fully vetted and ready to provide the best commercial irrigation project solution.

Our goal at LMP is to provide each customer with the proper volume of sprinkler head coverage to move water around their turf efficiently.



Dover Irrigation Manager: Sergio Uresti

Pasco Irrigation Manager: Kevin Pajala

Sarasota Irrigation Manager: Jonathan Lopez

Certified Irrigation Contractor: Sam Martel



**Irrigation
Design**



**Irrigation
Installation**



**Hunter Core
Product Specialist**



**Hunter Advanced
Product Specialist**



**I-Core
DUAL Decoder
Specialist**



**ACC & Two-Wire
Specialist**



X2™ Specialist



**Centralus Irrigation
Management**



**EZ Decoder
System Specialist**

**Hydrawise
Specialist**



LANDSCAPE MAINTENANCE FLEET

A successful landscape maintenance engagement is driven by the performance of services by qualified and experienced individuals and their access to well-maintained equipment and vehicles. LMP has three full-time mechanics, supported by mechanic assistants, who oversee the vehicles in its fleet and minor engine repairs. LMP has over ninety vehicles in its fleet and more than four hundred pieces of equipment that it utilizes to perform professional services, including:

Make	Model	Totals	Year
International	4200 SBA 4x2 (Bucket Truck)	1	1 (2007)
Chevy	4500 LCF Gas 176" Wheelbase Crew Cab - Landscape Dump body	2	2 (2023)
Chevy	4500 LCF Gas 176" Wheelbase Crew Cab w/ 14ft Landscape Dump bed	2	2 (2021)
GMC	Canyon	1	1 (2022)
Chevy	Colorado	22	2 (2015), 3 (2016), 3 (2018), 3(2019), 4 (2020), 3 (2021), 3 (2022), 1 (2023)
Chevy	Colorado WT 4x2 Crew Cab 5ft bed , V6 engine	1	1 (2022)
Chevy	Equinox	2	2 (2023)
Ford	Escape	4	1 (2011), 1 (2018), 1 (2019), 1 (2022)
Ford	F-150	12	4 (2010), 5 (2011), 3 (2013)
Ford	F-250	21	2 (2006), 1 (2008), 1 (2010), 5 (2011), 4 (2012), 1 (2013), 1 (2014), 2 (2015), 1 (2016), 1 (2017), 1 (2020), 1 (2022)
Ford	F-250 XL 4x2 SD Crew Cab 8 ft. box 176 in. WB SRW	1	1 (2022)
Ford	F-350	2	1 (1999), 1 (2002)
Ford	F-450	1	1 (2011)
Ford	F-550	2	1 (1999), 1 (2011)
Chevy	LCF 4500 Gas Crew Cab 176" WB - 14ft Landscape Dump Body	1	1 (2023)
Freightliner	M2-106	1	1 (2020)
Isuzu	NPR Crew Cab	5	2 (2016), 3 (2018)
Isuzu	NPR HD	1	1 (2020)
Isuzu	NPR HD Crew Cab	1	1 (2021)
Isuzu	NPR HD CREW CAB - Landscape Dovetail body	1	1 (2022)
Isuzu	NPR w/ Dump Body	1	1 (2022)
Isuzu	NPR with 14' dump body	2	1 (2022), 1 (2023)
Isuzu	NPR with 14ft Landscape Dovetail body	1	1(2023)
Isuzu	NPR with 14ft Landscape Dumpbody	1	1 (2022)
Isuzu	NPR-HD	2	2 (2024)
Isuzu	NQR	2	2 (2018)
Isuzu	NQR W/ DUMP BODY	3	1 (2018), 2 (2020)
Nissan	NV200	4	1 (2014), 2 (2015), 1 (2018)
Dodge	Ram 2500 4x2 Crew Cab	3	3 (2024)
Dodge	RAM ProMaster City Base Cargo van	1	1 (2022)
Ford	Ranger	2	1 (2008), 1 (2011)
GMC	Sierra	1	Orlando
GMC	Sierra 1500	1	1 (2008)
Chevy	Silverado 1500	1	1 (2011)
GMC	Silverado 1500	2	2 (2013)
Chevy	Silverado 2500HD	1	1 (2022)
Isuzu	Spray	1	1 (2005)
Ford	Transit Connect	1	1 (2023)
Ford	Transit Connect XL Cargo Van LWB	3	3 (2022)
Jeep	Wrangler Unlimited Sahara 4dr 4x4	1	1 (2022)
Chevy	WT 4x2 Crew Cab 5ft bed	1	1 (2022)



LANDSCAPE MAINTENANCE EQUIPMENT

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



Mowers | Zero-Turn Rider

Exmark Staris S-Series 36" (2)
 Exmark Radius X-Series 48" (1)
 Exmark Staris S-Series 48" (2)
 Husqvarna V554 48" (2)
 Hustler Super Z 60" (1)
 Exmark Lazer Z X-Series 60" (1)
 Exmark Radius X-Series 60" (1)
 Husqvarna FX Series 60" (5)
 Husqvarna Z 560L 60" (6)
 Hustler SUPER-Z 60" (2)
 Exmark Lazer Z X-Series 60" (5)
 Husqvarna FX Series 60" (4)
 Exmark Lazer Z X-Series 72" (6)
 John Deere ZTrak™ Z970R 72" (1)
 Toro Z Master® 6000 Series 72" (4)
 Exmark Lazer Z E-Series 72" (5)
 Toro Z Master® 6000 Series 72" (6)
 Husqvarna Z 572x 72" (10)
 Husqvarna FX Series 72" (6)
 Exmark Lazer Z E-Series 72" (7)
 Exmark Lazer Z X-Series 96" (1)
 Hustler Super 104" (4)

Mowers | Zero-Turn Stand-On

Toro GrandStand® 48" (1)
 Exmark Vertex X-Series 48" (4)
 Husqvarna V548 48" (4)
 Exmark Vantage S-Series 48" (5)
 Vertex X-Series 52" (2)
 Toro GrandStand® 52" (4)
 John Deere 652R EFI 52" Quik Trak™ 52" (3)
 Exmark Vertex X-Series 52" (2)
 Exmark Turf Tracer S-Series 52" (5)
 Exmark Vertex X-Series 52" (8)
 Husqvarna V554 54" (4)
 Exmark Lazer Z E-Series 72" (2)
 Vertex X-Series 72" (1)

Mowers | Walk-Behind

ExMark 21" X-Series 21" (1)
 Stihl RMA 510 21" (3)
 Exmark X-Series 22" (1)
 Husqvarna HU800AWD 22" (1)
 Bravo Gen II 25" (1)
 Toro TurfMaster® HDX 30" (1)
 Exmark Turf Tracer S-Series 36" (1)
 Exmark Turf Tracer S-Series 48" (9)
 Toro PROLINE™ 48" (2)
 Toro PROLINE™ 60" (9)
 Hoover eHoverPro® 450 Slope Mower (1)



LANDSCAPE MAINTENANCE EQUIPMENT

Landscaping Equipment | Blowers

Billy Goat Hurricane™ Z3000 Zero Turn Stand-On Blower (7)
 Little Wonder Optimax Walk-Behind Blower (5)
 Buffalo Turbine Tow-Behind Blower BT-CKB4 (1)
 Husqvarna 500 Series BTS Backpack Blower (29)
 Stihl BR Series Backpack Blower (170)
 Stihl BG 50 Handheld (1)

Landscaping Equipment | String Trimmers

Husqvarna 525LS MARK II String Trimmer (23)
 Stihl FS 91 R String Trimmer (133)
 Stihl FS 94 R String Trimmer (5)

Landscaping Equipment | Grass Whip

Craftsman 30in Grass Whip (4)

Landscaping Equipment | Short Hedge Trimmers

Husqvarna 226HD75S H 30" Hedge Trimmer (2)
 Husqvarna 522HD60S 24" Hedge Trimmer (2)
 Stihl HS 56 C-E 24" Hedge Trimmer (1)
 Stihl HS 82 T 24" Hedge Trimmer (13)

Landscaping Equipment | Auger

Stihl BT 131Earth Auger - Post Hole Digger (1)

Landscaping Equipment | Extended Reach Hedge Trimmers

Stihl HL 94 Long Reach Pole Hedge Trimmer (24)
 Husqvarna 525HE3 Long Reach Pole Hedge Trimmer (14)
 Stihl HL 100 K Extended Reach Hedge Trimmer (6)
 Stihl HL 91 K Extended Reach Hedge Trimmer (37)
 Stihl HL 94 K Long Reach Hedge Trimmer (24)

Landscaping Equipment | Spreader-Sprayers

Exmark S Series EX27 Subaru Stand-On Spreader-Sprayer (5)
 King 100 Gallon Skid Sprayer (1)
 Scag Turf Storm Spreader-Sprayer 60 gallon (1)
 Spyker Pro-Series S60-12020 Broadcast Spreader (1)
 Vortex SPX Spreader (1)
 Vortex TR Spreader (2)
 Z-Spray 30 Gallon Auxiliary Tank (1)
 Z-Spray 7-Gallon Isolated Tank Right Side (1)
 Z-Spray Foam Marker Add-On (1)
 Z-Spray LTS Lean-to-Steer 36-inch Spreader Sprayer (2)
 Z-Spray Max 52" Stand-On Spreader-Sprayer (3)

Landscaping Equipment | Aerator

Ryan LAWNNAIRE® ZTS Stand-On Aerator 554930A (1)
 Stihl MM55 Yard Boss Cultivator (1)

Bush Hog

John Deere 3038E Compact Utility Tractor (1)

Skid Steer Loaders

Bobcat S570 Vertical Lift (1)
 Bobcat 773 F-Series (1)

Compact Truck Loader

Takeuchi TL8R-2 Compact Track Loader (1)

Utility Vehicles

American Landmaster L7 Crew 4x4 (1)
 American Landmaster L7xl Pro - 4x4 (1)
 Cushman Hauler 1200 (1)
 Honda Pioneer 1000-5 Deluxe (1)
 John Deere Gator TX 4x2 (3)
 John Deere Gator TS 4x2 (2)
 John Deere XUV825M S4 Crossover Utility Vehicle (4)

Air Compressors

Husky 20 Gal. Vertical Electric-Powered Silent Air Compressor (1)
 Industrial AirPower 2475F14G Portable Gas Air Compressor - 14HP (3)

Generators

Honda EG5000CL (1)

Pressure Washers

Ryobi RPW150-G 2000W 2200PSI (2)
 DeWalt DXPW60605 4200 PSI Professional Gas Pressure Washer (1)

Water Pumps

Echo WP-1000: 28 gal. per min and 1,680 gal. per hour (2)

Wet Dry Vacuums

Ridgid 14 Gallon Wet/Dry Vac (1)

Arbor | Woodchipper

Vermeer BC1000XL Woodchipper (1)

Arbor | Bucket Lift

SD50 4x4 Self Drive Work Platform (1)

Arbor | Pole Pruners

Husqvarna 525PT5S Pole Pruner (3)
 Stihl HT 100 Series Pole Pruner (9)
 Stihl HT131 Telescoping Pole Pruner (13)

Arbor | Chainsaws

Echo CS-800 36" Chainsaw (1)
 Husqvarna 395 XP Chainsaw (1)
 Stihl MS 171 Chainsaw (1)
 Stihl MS 193 C-E Chainsaw (1)
 Stihl MS 194T Chainsaw (4)
 Stihl MS 250 Compact Chainsaw (3)
 Stihl MS 461-R Emergency Services Chainsaw (1)
 Stihl MS271Farm Boss Chainsaw (2)

Arbor | In-Tree Saws

Stihl MS 194 T In-Tree Chainsaw (11)



INSURANCE, LICENSING & REGULATORY COMPLIANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/02/2023

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

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

PRODUCER Stahl & Associates Insurance, Inc. 110 Carillon Parkway St. Petersburg FL 33716		CONTACT NAME: Chayla Deitz, CISR, CIC PHONE (A/C, No, Ext): (727) 391-9791 FAX (A/C, No): (727) 393-5623 E-MAIL ADDRESS: certificatesstpete@stahlinsurance.com																						
INSURED Landscape Maintenance Professionals Inc DBA: LMP P O Box 267 Seffner FL 33583-0267		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>FCCI Insurance Group</td> <td>10178</td> </tr> <tr> <td>INSURER B:</td> <td>Monroe Guaranty Ins Co</td> <td>32506</td> </tr> <tr> <td>INSURER C:</td> <td>Endurance American Specialty</td> <td>41718</td> </tr> <tr> <td>INSURER D:</td> <td>FCCI Insurance Company</td> <td>10178</td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	FCCI Insurance Group	10178	INSURER B:	Monroe Guaranty Ins Co	32506	INSURER C:	Endurance American Specialty	41718	INSURER D:	FCCI Insurance Company	10178	INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																						
INSURER A:	FCCI Insurance Group	10178																						
INSURER B:	Monroe Guaranty Ins Co	32506																						
INSURER C:	Endurance American Specialty	41718																						
INSURER D:	FCCI Insurance Company	10178																						
INSURER E:																								
INSURER F:																								

COVERAGES**CERTIFICATE NUMBER:** 2023 Master Liability**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ \$1,000 PD Deductible GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			GL10007876801	08/01/2023	08/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			CA10007877101	08/01/2023	08/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UM / UIM \$ 20,000 / 20,000
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ N/A			EXT30042351200	08/01/2023	08/01/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC010007877201	08/01/2023	08/01/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Leased or Rented Equipment			CM10007876901	08/01/2023	08/01/2024	Limit \$75,000 Deductible \$2,500

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

CERTIFICATE HOLDER**CANCELLATION**

FOR INFORMATION PURPOSES ONLY ***** *****	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2024							
OCC. CODE		<table border="1" style="float: right;"> <tr><td>ACCOUNT NO.</td></tr> <tr><td>216156</td></tr> <tr><td>RENEWAL</td></tr> </table>		ACCOUNT NO.	216156	RENEWAL			
ACCOUNT NO.									
216156									
RENEWAL									
330.001009 RETAIL STORE WITHOUT HAZARDOUS WASTE SURCHARGE		<table border="0" style="float: right;"> <tr><td>Receipt Fee</td><td>30.00</td></tr> <tr><td>Hazardous Waste Surcharge</td><td>0.00</td></tr> <tr><td>Law Library Fee</td><td>0.00</td></tr> </table>		Receipt Fee	30.00	Hazardous Waste Surcharge	0.00	Law Library Fee	0.00
Receipt Fee	30.00								
Hazardous Waste Surcharge	0.00								
Law Library Fee	0.00								
BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC 13050 E HWY 92 DOVER, FL 33527		2023 - 2024							
NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC MAILING PO BOX 267 ADDRESS SEFFNER, FL 33583		Paid 22-0-643818 09/19/2023 30.00							
BUSINESS TAX RECEIPT HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON		NANCY C MILLAN, TAX COLLECTOR 813-635-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.							

2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2024							
OCC. CODE		<table border="1" style="float: right;"> <tr><td>ACCOUNT NO.</td></tr> <tr><td>25734</td></tr> <tr><td>RENEWAL</td></tr> </table>		ACCOUNT NO.	25734	RENEWAL			
ACCOUNT NO.									
25734									
RENEWAL									
280.030001 LAWN MOWING/LANDSCAPING SERVICE MORE THAN 3 EMPL(120 Employees		<table border="0" style="float: right;"> <tr><td>Receipt Fee</td><td>150.00</td></tr> <tr><td>Hazardous Waste Surcharge</td><td>40.00</td></tr> <tr><td>Law Library Fee</td><td>0.00</td></tr> </table>		Receipt Fee	150.00	Hazardous Waste Surcharge	40.00	Law Library Fee	0.00
Receipt Fee	150.00								
Hazardous Waste Surcharge	40.00								
Law Library Fee	0.00								
BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC 13050 E 92 HWY DOVER, FL 33527		2023 - 2024							
NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC MAILING PO BOX 267 ADDRESS SEFFNER, FL 33583		Paid 22-0-643818 09/19/2023 190.00							
BUSINESS TAX RECEIPT HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON		NANCY C MILLAN, TAX COLLECTOR 813-635-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.							

2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2024							
OCC. CODE		<table border="1" style="float: right;"> <tr><td>ACCOUNT NO.</td></tr> <tr><td>241489</td></tr> <tr><td>RENEWAL</td></tr> </table>		ACCOUNT NO.	241489	RENEWAL			
ACCOUNT NO.									
241489									
RENEWAL									
330.000010 NURSERY/PLANT		<table border="0" style="float: right;"> <tr><td>Receipt Fee</td><td>30.00</td></tr> <tr><td>Hazardous Waste Surcharge</td><td>40.00</td></tr> <tr><td>Law Library Fee</td><td>0.00</td></tr> </table>		Receipt Fee	30.00	Hazardous Waste Surcharge	40.00	Law Library Fee	0.00
Receipt Fee	30.00								
Hazardous Waste Surcharge	40.00								
Law Library Fee	0.00								
BUSINESS LMP INC TREE & SHRUB 13050 US 92 E DOVER, FL 33527		2023 - 2024							
NAME LMP INC TREE & SHRUB MAILING PO BOX 267 ADDRESS SEFFNER, FL 33583		Paid 22-0-644690 09/20/2023 70.00							
BUSINESS TAX RECEIPT HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON		NANCY C MILLAN, TAX COLLECTOR 813-635-5200 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.							

PASCO COUNTY BUSINESS TAX RECEIPT Issued pursuant to and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.		2024 Expires September 30th							
ACCOUNT #:	89302								
SIC CODE:	0781.01								
MIKE FASANO TAX COLLECTOR PASCO COUNTY FLORIDA		TYPE OF BUSINESS LANDSCAPING SERVICE STATE LICENSE # /or COUNTY COMP CARD #							
LANDSCAPE MAINTENANCE PROFESSIONALS INC PO BOX 267 SEFFNER, FL 33583-0267		OWNER/QUALIFYING AGENT CASTILLO ORLANDO JR, CARLSON SC LOCATION ADDRESS: 26324 WESLEY CHAPEL BLVD LUTZ, FL 33559-7208							
		MOBILE BUSINESS <table border="0" style="width: 100%;"> <tr> <td>DATE</td> <td>RECEIPT</td> <td>AMOUNT</td> </tr> <tr> <td>09/20/2023</td> <td>23-0-151583</td> <td>113.75</td> </tr> </table>		DATE	RECEIPT	AMOUNT	09/20/2023	23-0-151583	113.75
DATE	RECEIPT	AMOUNT							
09/20/2023	23-0-151583	113.75							



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

Registration No.: **AD1294**
Issue Date: October 30, 2023
Expiration Date: November 4, 2024

License as Dealer in Agriculture Products

Section 604.15-604.30, Florida Statutes

**POST CERTIFICATE
CONSPICUOUSLY**

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.
13050 E US HIGHWAY 92
DOVER, FL 33527-4106



WILTON SIMPSON
COMMISSIONER OF AGRICULTURE



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER WILTON SIMPSON

B123622

CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

ISSUED TO:

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

FEE PAID: \$100.00

REGISTRATION NO.: 48009485

DATE ISSUED: 01/12/2024

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

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



WILTON SIMPSON
Commissioner of Agriculture

FDACS-08002 Revised 05/05



CITY OF CLEARWATER

Planning & Development Department
Post Office Box 4748, Clearwater, Florida 33758-4748
Municipal Service Building, 100 South Myrtle Avenue, Clearwater, Florida 33756
Telephone (727) 562-6005

REG-0023075

2023-2024 BUSINESS REGISTRATION

THIS REGISTRATION MUST BE IN YOUR POSSESSION WHEN WORKING IN CLEARWATER.

Owner Name/Address: LANDSCAPE MAINTENANCE PROFESSIONALS INC
P O BOX 267
SEFFNER, FL 33583

Business Name: LANDSCAPE MAINTENANCE PROFESSIONALS INC
REGISTRATION

Category: 038320 Contractor: Landscaping/tree surgery
038330 Contractor: Lawn, yard and garden care

Quantity: REGISTRATION / HILLSBOROUGH CO / DACS #68795-5

CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS

LICENSE	PERIOD BEGINNING	PERIOD ENDING	PRINT DATE
2023-2024	October 1, 2023	September 30, 2024	September 8, 2023
REG TYPE	ORDER NO	RECEIPT NO	ISS
Registration Fee	21866	692891	28.00
TOTAL RECEIVED			28.00

THE ISSUANCE OF A LOCAL BUSINESS TAX RECEIPT DOES NOT PERMIT THE HOLDER TO VIOLATE ANY ZONING

State of Florida Department of State

I certify from the records of this office that LANDSCAPE MAINTENANCE PROFESSIONALS, INC. is a corporation organized under the laws of the State of Florida, filed on December 16, 1999.

The document number of this corporation is P99000109381.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on May 20, 2021, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of June, 2021



Randy R. Lee
Secretary of State

Tracking Number: 3092353492CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/filings/CertificateOfStatus/CertificateAuthentication>



STATE OF FLORIDA DEPARTMENT OF HEALTH Operating Permit

29-57-901419

Limited Use Water - LU Commercial

29-BID-6807481

Issued To: Landscape Maintenance Professionals (Castillo, Orlando)
13070 US 92 Highway
Dover, FL 33527

County: Hillsborough
Amount Paid: \$140.00
Date Paid: 09/19/2023
Issue Date: 10/01/2023

Permit Expires On: 09/30/2024

Mail To: Orlando Castillo (Landscape Maintenance Professionals, Inc)
PO Box 267
Seffner, FL 33583

Issued By:
Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675
(813) 307-8059

Owner: Landscape Maintenance Professionals, Inc (Castillo, Orlando)



STATE OF FLORIDA DEPARTMENT OF HEALTH Operating Permit

29-QH-941392

OSTDS - Operating - Industrial or Manufacturing

29-BID-6809181

Issued To: Landscape Maintenance Professionals, Inc.
13050 E US 92 Highway
Dover, FL 33527

County: Hillsborough
Amount Paid: \$150.00
Date Paid: 09/19/2023
Issue Date: 10/01/2023

Permit Expires On: 09/30/2024

Mail To: Landscape Maintenance Professionals, Inc.
13050 E US 92 Highway
Dover, FL 33527

Issued By:
Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675
(813) 307-8059

Owner: Landscape Maintenance Professionals Inc. (,)



SECTION 4 | REFERENCES & PROJECT GALLERY

Triple Creek Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (813) 699-9065

Contract Start Date | December 1, 2020

Contact | Alex Garces

Email | boardmember5@triplecreek.com

Contract Value | \$836,750.00



Belmont Community Development District

Management | GMS Management Services

Telephone | (404) 723-1245

Contract Start Date | October 1, 2020

Contact | Kristen Brooks, Chairman

Email | Boardmember5@belmontcdd.com

Contract Value | \$394,700.00



Panther Trace Community Development District

Management | Vesta Property Services

Telephone | (813) 671-8023

Contract Start Date | November 11, 2015

Contact | Monica Vitale, Facilities Director

Email | ptrecentermanager@verizon.net

Contract Value | \$259,974.00





Heritage Isles Golf & Country Club Community Development District

Management | Inframark

Telephone | (813) 907-7388

Contract Start Date | October 1, 2009

Contact | Rich Unger, Director of CDD Operations

Email | H1Manager@hicdd.org

Contract Value | \$166,600.00



Cory Lakes Community Development District

Management | Wrathell, Hunt & Associates

Telephone | (813) 924-4673

Contract Start Date | December 1, 2010

Contact | John Hall

Email | clcddfm@corylakescdd.net

Contract Value | \$356,200.00



The Starkey Ranch Community Development District

Management | Wrathall, Hunt & Associates

Telephone | (813) 399-0865

Contract Start Date | January 1, 2023

Contact | Barry Mazzoni

Email | mazzonib@whhassociates.com

Contract Value | \$1,850,000.00





Watergrass I Community Development District

Management | Inframark

Telephone | (813) 873-7300 Ext. 397

Contract Start Date | September 1, 2017

Contact | Gene Roberts

Email | gene.roberts@inframark.com

Contract Value | \$162,650.00



Watergrass II Community Development District

Management | Inframark

Telephone | (813) 991-1116 Ext. 1002

Contract Start Date | February 1, 2021

Contact | Andy Mendenhall

Email | andy.mendenhall@inframark.com

Contract Value | \$518,580.00



Estancia at Wiregrass Community Development District

Management | GMS

Telephone | (813) 344-3844

Contract Start Date | July 1, 2021

Contact | Pete Williams

Email | pete@pwillassoc.com

Contract Value | \$422,800.00





Hunter's Green Community Association

Self-Managed

Telephone | (813) 991-4818

Contract Start Date | March 1, 2022

Contact | Wally Switzer

Email | wswitzer@huntersgreen.com



Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (813) 658-6048

Contract Start Date | November 18, 2019

Contact | Taylor Nielsen

Email | tnielsen@rizzetta.com

Contract Value | \$356,622.00



Venetian Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (941) 485-8500

Contract Start Date | September 26, 2019

Contact | Keith Livermore, District Field Manager

Email | fieldmanager@vcdd.org

Contract Value | \$356,200.00





Ventura Bay Homeowner's Association

Management | Leland Management
Telephone | (727) 498-1451
Contract Start Date | March 4, 2019

Contact | Angela Estillette

Email | aEstillette@lelandmanagement.com



Hawk's Point West Homeowner's Association

Management | Vesta Property Services
Telephone | (813) 645-1569
Contract Start Date | February 25, 2019

Contact | Donald Novak

Email | hpw.donnovak@yahoo.com



Willowbend Community Association

Management | Sentry Management
Telephone | (770) 380-0225
Contract Start Date | October 1, 2019

Contact | Scott Brundrett, President

Email | willowbendpresident@gmail.com





Urban Centre

Management | Franklin Street Real Estate

Telephone | (813) 839-7300

Contract Start Date | July 1, 2009

Contact | Amy Hewitt

Email | amy.hewitt@franklinst.com



Tampa Bay Park Corporate Center

Management | Highwood Properties

Telephone | (813) 876-7000

Contract Start Date | April 1, 2001

Contact | Mike Dean

Email | michael.dean@highwoods.com



Corporate Center at International Park

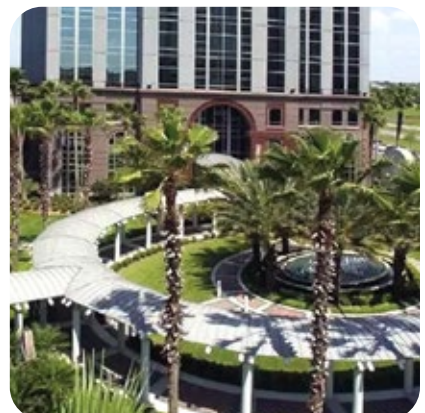
Management | Cousins Properties

Telephone | (813) 421-8702

Contract Start Date | March 15, 2013

Contact | Don Stupp

Email | dstupp@cousins.com





Highwoods Preserve

Management | Highwoods Properties
 Telephone | (317) 289-3616
 Contract Start Date | January 1, 1999

Contact | Diamond Asabi
 Email | diamond.asabi@cbre.com



Sarah Vande Berg Tennis & Wellness Center

Management | SVB
 Telephone | (610) 888-5599
 Contract Start Date | October 12, 2020

Contact | Pascal Collard
 Email | pascal.collard@svbtenniscenter.com



100 Carillon Parkway

Management | Commonwealth Commercial
 Telephone | (813) 536-7050
 com Contract Start Date | March 8, 2008

Contact | Jonathan Harris
 Email | jonathan.harris@commonwealthcommercial.com





Cypress Creek Town Center

Management Company | Sierra Properties

Telephone | (813) 484-2288

Contract Start Date | February 1, 2015

Contact | Brent Whitley

Email | brentwhitley@sierra-properties.com



The Amalfi Clearwater

Management | Richman Properties Services

Telephone | (727) 224-6050

Contract Start Date | February 1, 2012

Contact | Brian Murphree

Email | murphreeb@richmanmgt.com





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

LIST OF LMP MAINTAINED CDD'S AS OF 5.1.2024

PROPERTY NAME	START	STATUS	CONTACT	PHONE
<u>Belmont CDD</u>	<u>10/1/2019</u>	<u>ACTIVE</u>	<u>Kristen Brooks</u>	<u>(404) 723-1245</u>
<u>Bobcat Trail CDD</u>	<u>10/1/2020</u>	<u>ACTIVE</u>	<u>Scott Verill</u>	<u>(941) 426-6189</u>
<u>Chapel Crossings CDD</u>	<u>8/1/2021</u>	<u>ACTIVE</u>	<u>Craig Weber</u>	<u>(813) 994-2277</u>
<u>Cory Lake Isles CDD</u>	<u>12/1/2010</u>	<u>ACTIVE</u>	<u>John Hall</u>	<u>(813) 924-4673</u>
<u>Covington Park CDD</u>	<u>10/1/2013</u>	<u>ACTIVE</u>	<u>Ronald Blue</u>	<u>(443) 254-1065</u>
<u>Epperson Ranch CDD</u>	<u>4/1/2024</u>	<u>ACTIVE</u>	<u>Kyle Darin</u>	<u>407-797-5630</u>
<u>Estancia At Wiregrass CDD</u>	<u>7/1/2022</u>	<u>ACTIVE</u>	<u>Pete Williams</u>	<u>(813) 344-3844</u>
<u>Harrison Ranch CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Taylor Nielsen</u>	<u>(813) 533-2950</u>
<u>Hawks Point CDD</u>	<u>9/1/2018</u>	<u>ACTIVE</u>	<u>Chantal Copeland</u>	<u>(730) 359-4627</u>
<u>Heritage Isles CDD</u>	<u>5/1/2009</u>	<u>ACTIVE</u>	<u>Rich Unger</u>	<u>(813) 299-5539</u>
<u>Lakeside Plantation CDD</u>	<u>9/1/2022</u>	<u>ACTIVE</u>	<u>Margie Gerstmann</u>	<u>(941) 423-5500</u>
<u>Legends Bay CDD</u>	<u>6/1/2022</u>	<u>ACTIVE</u>	<u>Alba Sanchez</u>	<u>(813) 991-4014</u>
<u>Northwood CDD</u>	<u>11/1/2015</u>	<u>ACTIVE</u>	<u>Gene Roberts</u>	<u>(813) 440-7096</u>
<u>Oak Creek CDD</u>	<u>4/1/2016</u>	<u>ACTIVE</u>	<u>Mark Vega</u>	<u>(813) 991-1116</u>
<u>Oakstead CDD</u>	<u>2/1/2023</u>	<u>ACTIVE</u>	<u>Andy Mendenhall</u>	<u>(813) 991-4014</u>
<u>Panther Trace I CDD</u>	<u>11/1/2015</u>	<u>ACTIVE</u>	<u>Monica Vitale</u>	<u>(813) 671-8023</u>
<u>Panther Trace II CDD</u>	<u>9/1/2018</u>	<u>ACTIVE</u>	<u>Anna Ramirez</u>	<u>(813) 671-0831</u>
<u>Panther Trails CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Taylor Nielsen</u>	<u>(813) 533-2950</u>
<u>Starkey Ranch CDD</u>	<u>1/1/2023</u>	<u>ACTIVE</u>	<u>Barry Mazzoni</u>	<u>(813) 399-0865</u>
<u>Suncoast CDD</u>	<u>8/15/2022</u>	<u>ACTIVE</u>	<u>Heather Dilley</u>	<u>(813) 523-1709</u>
<u>Triple Creek CDD</u>	<u>12/1/2020</u>	<u>ACTIVE</u>	<u>Alex Graces</u>	<u>(813) 699-9065</u>
<u>Venetian CDD</u>	<u>10/1/2019</u>	<u>ACTIVE</u>	<u>John Toborg</u>	<u>(813) 933-5571</u>
<u>Watergrass I CDD</u>	<u>11/1/2019</u>	<u>ACTIVE</u>	<u>Gene Roberts</u>	<u>(813) 440-7096</u>
<u>Watergrass II CDD</u>	<u>2/1/2021</u>	<u>ACTIVE</u>	<u>Andy Mendenhall</u>	<u>(813) 991-4014</u>
<u>Waters Edge/Rivers Reach CDD</u>	<u>6/1/2016</u>	<u>ACTIVE</u>	<u>Mick Sheppard</u>	<u>(813) 408-0511</u>



SECTION 5 | PARTNERSHIP PRICING & DETAILS

**6.18.2024**

P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

LANDSCAPE MAINTENANCE SERVICE AGREEMENT

Landscape Maintenance Professionals, Inc. ("LMP, Inc.") appreciates the opportunity to propose to you how we can help enhance the overall quality of your landscape. Our team is committed to integrating the specific landscape needs of your property with your service expectations taking into account your budget considerations.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by a separate agreement.

This Agreement is by and between the following Parties:

"Contractor"

Landscape Maintenance Professionals, Inc.
P.O. Box 267
Seffner, FL 33583
Phone: (813) 757-6500
Fax: (813) 757-6501

"Customer"

Sherwood Manor CDD
Bryan Radcliff
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
813-244-0459

Any and all notices and written correspondences shall go to the above-listed addresses for "Contractor and "Customer."

Description of **"Property"** covered by this Agreement: All landscaped areas within current map boundaries of Sherwood Manor CDD

LMP, Inc., hereafter referred to as "Contractor," agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein below.

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 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.

Landscape Maintenance Specifications

A. Turf Care

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance at least 38 times per calendar year turf areas depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or, as needed, from November through March.
2. **Trimming:** Turf areas inaccessible to mowers and areas adjacent to buildings, trees, fences, etc., will be controlled by a line trimmer. A continuous cutting height will be maintained when line trimming to prevent scalping.
3. **Edging:** All turf edges of walks and curbs shall be performed every mowing (38 times per year). A soft edge of all bed areas will be performed every other mowing (19 times per year). A line trimmer will be used for this purpose. A line trimmer may be used only in areas not accessible to power edgers.
4. **Fertilization:** Irrigated turf areas shall be fertilized with a commercial-grade fertilizer five (5) times per year. Timing of applications will be adjusted to meet horticultural conditions, and supplemental applications of appropriate nutrients shall be applied as indicated by test results. All local governmental ordinances shall be strictly followed by Contractor.
5. **Weed, Insect, and Disease Control:** LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for only legally approved chemicals to be used as needed for weed, insect, and disease issues. Any infestations will be treated on an as-needed basis throughout the year, and the customer will be made aware of the actions taken and the chemicals used. Pre-Emergent herbicides will be used from November 1st to April 1st, and Post-Emergent herbicides will be used from April 1st to October 30th due to soil and air temperatures. (LMP, Inc. will not be held responsible for the post-emergent control of common grassy weeds like crabgrass due to the absence of legal and selective post-emergent herbicides for this use.) Ant mounds will be treated as they appear with Advion Ant Bait to eliminate mounds. *(Contract pricing **does not** include Bayer's Top Choice or Chipco Choice, or similar products that are used for guaranteed year-long ant control.)*

B. Tree, Palm, Shrub, and Groundcover Care

1. **Pruning:** All trees, palms, shrubs, and ground cover shall be pruned as follows:
 - A) All trees (**up to 12 feet**) shall be pruned one (1) time per year to keep them away from walls and rooftops and to also eliminate any overhanging branches or foliage which obstructs and or hinders pedestrian or motor traffic.
 - B) All palms (**up to 15' feet**) shall be pruned two (2) times per year, removing dead fronds and spent seedpods. Loose boots will be removed and kept consistent in height.
 - C) All shrubs shall be pruned and shaped a maximum of twelve (12) times per year. This will help the individual plant retain its natural form and eliminate branches which are rubbing against any structures.
 - D) All Daylilies and Liriope shall be cut back in early Spring to remove all dead foliage, allowing for plants to be at optimum health during the growing season.
 - E) Selective pruning of shrubs shall occur one (1) time per year to balance infiltrating light, remove dead wood, and promote maximum health and growth.
 - F) The removal of diseased or injured branches and palms fronds will be performed as needed up to 12' on trees and 15' on palms. Any branches or fronds above these heights will be performed at an additional cost.
 - G) All sucker growth from trunks and base of trees shall be removed as needed during every visit to property.
 - H) Ground covers and vines will be maintained in a neat, uniform appearance.
2. **Fertilization:** Shrubs and ground covers will be fertilized three (3) times per year. Palms and hardwood trees will be fertilized three (3) times per year. Supplemental applications of appropriate nutrients shall be applied as

indicated by soil samples if necessary.

3. **Weeding:** Weeds will be removed from all plant, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.

4. **Insect and Disease Control:** All landscape beds shall be monitored and treated with appropriate baits as needed throughout the year by our dedicated team. LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as-needed basis, and the customer will be made aware of the actions taken as well as the chemicals used. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. (*Our pricing **does not** include Bayer's Top Choice or Chipco Choice, or similar products*).

C. Miscellaneous

1. **Clean-Up:** During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the property before each mowing 38 times per year. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of the weekly clean-up.

2. **Leaf Removal:** Leaf accumulations in curb lines and parking lots during the Fall months shall be removed and disposed of offsite. Any accumulation in shrub beds shall be blown out of the beds to prevent damage to plant material while providing a neat and clean appearance.

3. **Irrigation Inspection:** All irrigation zones shall be inspected one (1) time per month to ensure proper operation. All zones will be turned on for a minimum of five minutes to check for any coverage issues or any broken irrigation components. Any issues that require adjustments or cleaning of the filters, heads, rotors, spray nozzles will be performed during the monthly inspection. Any issues that have been caused by contractor shall be repaired at no cost to the client. Management shall receive a monitoring report after monthly irrigation inspection. All repairs to system shall be done on a time and materials basis, with the hourly labor rate being \$70.00 per man-hour. Contractor is not responsible for turf or plant loss due to water restrictions. Contractor shall identify any operational issues to said irrigation system within the first thirty (30) days of contract commencement for customer to be aware so that written authorization may be approved to bring system up to fully operational status.

CI. Additional Services

1. **Mulching:** Upon written authorization of the client, contractor shall mulch all planting beds with pine bark or shredded mulch at a price of **\$65.00** per cubic yard, ensuring that all areas have a 2" depth after installation. As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas that are bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out. If the amount quoted is not sufficient to mulch the entire property, an additional count will be submitted for completion at the same price per yard.

E. Pricing Summary

	Price Per Month	Price Per Year
Base Maintenance Price	\$7,913.00	\$94,956.00

Additional Services <i>(Upon Approval by Client)</i>	Estimated Qty.	Price Per Unit or Service
Mulch	200 CY	\$65.00 per CY

Base Mowing functions will total \$1,500.00 per event.

Contractor agrees to provide all of the above Base Maintenance Services for an annual fee of **\$94,956.00** to be paid in monthly installments of **\$7,913.00**. Contractor will invoice Customer one week prior to the beginning of each month's service. Customer agrees to pay each invoice within 30 days of the date of the invoice. Additional Services are not included as part of this Agreement or the Base Maintenance Services. Proposals for Additional Services must be executed by an Authorized Representative and are subject to all the terms and conditions of this agreement, which are hereby incorporated into such proposals for Additional Services by reference.

F. Conditions

The goal of this Agreement is that upon completion of each visit to the Customer, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the Property and its individual condition.

1. **Term:** This Agreement will be in effect for an initial term of 12 months (1 year) with an effective start date of _____ and will remain in effect on an annual basis until canceled by either party. To ensure that Customer's needs are being met, timely written notice of any deficiency or concern must be provided in order to give Contractor a reasonable opportunity to remedy the deficiency or concern prior to termination of this Agreement. While Contractor encourages Customer to communicate with on-site crews and its account manager, notice solely to them is insufficient. All notices under this paragraph must be provided in writing by Customer's Authorized Representative to Contractor at the address specified above. Customer agrees to notify Contractor in writing within 10 days of the occurrence of any deficiency, concern, default, or damage Customer believes was caused by Contractor. Failure to do so constitutes a waiver both of any such claims by Customer and of the right of Customer to cancel this Agreement due to such claims. Customer may cancel this Agreement following an unremedied deficiency by providing written notice to Contractor by certified mail. The cost to Contractor of the work in certain seasons is higher than in others, but Contractor has agreed to invoice Customer in even monthly installments. Therefore, in consideration of these variable internal costs, and in order to ensure an effective transition following a cancellation by Customer, termination notices received during the months of April through September shall cause an effective final date of billable services of not less than thirty (30) days after date of receipt. Notices received in any other months shall cause an effective final date of billable services of not less than ninety (90) days after the date of receipt. Any notice of termination by Customer shall be sent to Contractor at the addresses indicated on this Agreement. Contractor may terminate this Agreement for Customer's default if, after giving notice in writing to Customer's Authorized Representative at the address for Customer specified above, Customer has not remedied the default within five (5) calendar days (the "Deadline"). Unless a different period is specified in Contractor's written notice of termination for Customer's default, the Contractor's termination shall be effective on the first business day following the Deadline. Customer shall be liable to pay Contractor for all services rendered by Contractor through the effective date of termination for Customer's default. Notwithstanding any other provision to the contrary, Contractor may, in its sole and complete discretion, terminate this Agreement for Contractor's convenience by giving notice in writing to Customer's Authorized Representative at the address for Customer specified above. Contractor may also provide Customer with a courtesy communication containing notice of termination via email or other method, but effective notice shall be only by written notice mailed to Customer as described herein. Unless a different period is specified in Contractor's written notice of termination for convenience, the Contractor's termination shall be effective twenty-one (21) days after the date of Contractor's written notice of termination for convenience. Customer shall be liable to pay Contractor for all services rendered by Contractor through the effective date of termination for convenience. In the event Contractor terminates this Agreement for Customer's default, and it is later determined that the Customer was not in default

or that the default was excusable under the terms of this Agreement, then, in such event, the Contractor's termination shall be deemed a termination for convenience as described herein.

2. **Performance:** The Parties agree that Contractor's performance of this Agreement can be, and often is, subject to weather conditions, which are beyond the Contractor's control. Contractor shall not be liable for any performance deficiency caused by weather conditions. The Parties also agree that Contractor is a contractor as that term is defined in Chapter 713, Florida Statutes, and that any and all work performed pursuant to this Agreement is an improvement to real property under Chapter 713, Florida Statutes.

3. **Adjustment:** This Agreement is subject to CPI adjustments annually effective the anniversary date or as otherwise agreed upon in writing by both parties.

4. **Fuel Surcharge:** Contract pricing is based on the Florida Regular Conventional Retail Gasoline Prices published every month. If the published monthly price shall increase by more than 10% than the cost of fuel at the time of bid and for 2 consecutive months upon commencement date, Contractor shall reserve the right to enact a fuel surcharge.

5. **Payments:** No finance charge will be imposed if invoices are paid in full within 30 days of invoice date. If not paid in full within 30 days, then a finance charge will be imposed from the invoice date on the balance due at a periodic rate of 1½% per month (18% per annum) until paid. Contractor shall have the right to elect to stop work under this Agreement until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. If paying by credit card, credit card processing fee will be 3% of the invoice total.

6. **Authorized Representative:** Customer agrees, simultaneous with the signing of this Agreement, to designate in writing an Authorized Representative or Authorized Representatives with whom Contractor can interface concerning this Agreement. In the event Customer desires to change its Authorized Representative(s), Customer shall provide written notice of the change to Contractor. By designating an Authorized Representative, Customer is representing to Contractor that the Authorized Representative has the authority to bind Customer to actions taken pursuant to this Agreement until that authority is revoked or changed by Customer.

7. **Order of Interpretation:** In the event other documents, terms, or conditions are annexed to or otherwise designed to amend or supplement this agreement, should there be a conflict between one or more provisions of the other documents, terms, or conditions and the terms of this agreement, the terms of this agreement will control.

8. **Collection:** In the event Contractor must collect past due amounts under this Agreement, Contractor shall be entitled to all expenses incurred as part of those efforts, including any attorneys' fees and costs.

9. **Subcontractors:** Contractor may, at its sole discretion, utilize subcontractors to provide specific services under this Agreement. Contractor will remain as the single and primary contact for all activities as related to this Agreement. Proof of insurance and necessary licenses will be provided if requested by Customer. Contractor will also provide workman's compensation and proof thereof on employees if requested by Customer.

10. **Acceptance:** This Agreement is withdrawn unless executed within ninety (90) days of the date of this document.

11. **Arbitrate the Sole Final Method of Dispute Resolution:** Any dispute, controversy, or claim arising out of or relating to this Agreement, or the breach of this Agreement, which the Parties have not been able to resolve through their own discussions or negotiations, shall be settled by arbitration administered by the American Arbitration Association. Such arbitration, no matter the size, number of parties, or amount in dispute, shall be conducted in accordance with the 2020 Fast Track Procedures ("Procedures") of the Construction Industry Arbitration Rules of the American Arbitration Association, as modified hereby unless the Parties agree otherwise. The arbitration shall be conducted before a single arbitrator. The final hearing is limited to one day, and it shall be held in person or, with the Parties' and the arbitrator's consent, via video conference. The final hearing shall be

held not more than ninety (90) days after the arbitrator is appointed, and the final decision shall be rendered not more than thirty (30) days after the conclusion of the final hearing unless otherwise agreed by the Parties. The arbitrator's decision shall be a reasoned award. Notwithstanding anything contained in the Procedures to the contrary, the Exchange of Information contemplated by the Procedures shall occur no later than 15 days before the final hearing unless the arbitrator orders an earlier deadline. Unless the Parties agree in writing and the arbitrator consents, no Party shall be entitled to conduct depositions or present experts in the arbitration proceeding. Florida Law shall be applied by the arbitrator in adjudicating any dispute. Except to the extent a different venue is required by law or the arbitration is by video conference as provided herein, venue for the arbitration proceeding shall be in Hillsborough County, Florida, to the exclusion of each and every other proper venue. Contractor shall be entitled to recover against the Customer all of Contractor's attorney's fees and costs, including fees and costs incurred in connection with proving up the amount and reasonableness of the fees and costs to be awarded, should Contractor prevail in arbitration. Judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction thereof.

Thank you for the opportunity to submit this agreement. We look forward to becoming part of your team. In witness whereof the parties of this agreement have signed and executed it this _____ day of _____ 2024.

LMP Representative Signature

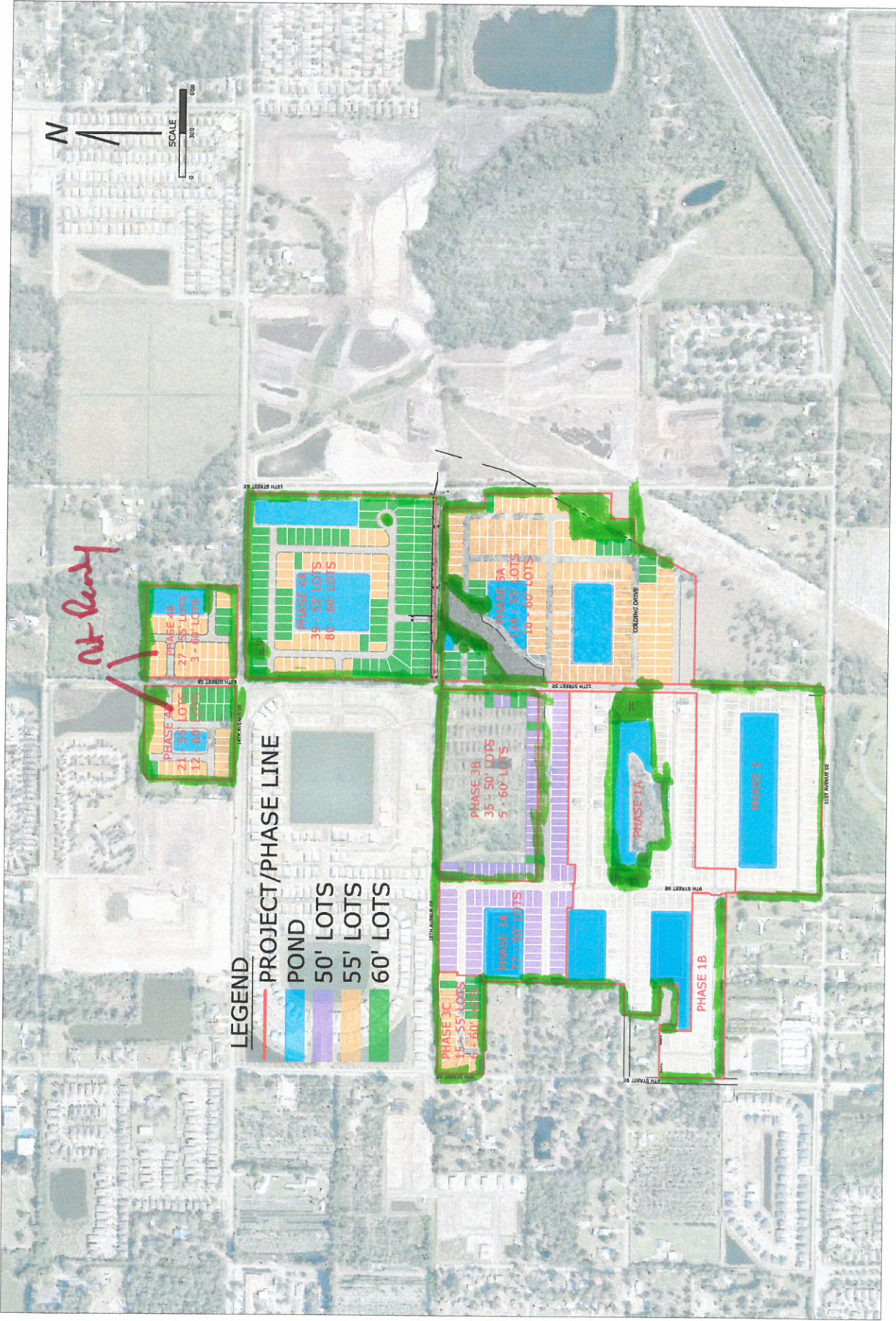
Sherwood Manor CDD Representative Signature

Scott A. Carlson
LMP Representative Printed

Sherwood Manor CDD Representative Printed

Title: _____ Chief Operating Officer

Title: _____



BROOKSIDE PHASE 5A 5B AND 5C

BEING A REPLAT OF LOTS 350 AND 351, PORTIONS OF LOTS 349, 352, 359, AND 360, AND A PORTION OF AN UNNAMED ROADWAY, RUSKIN COLONY FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT NOTES:

- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE EAST RIGHT-OF-WAY LINE OF 12TH STREET SOUTHEAST, AS BEING NORTH 00°22'43" EAST.
- STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "VD 224" (PID DF4688) NAD 83(2011).
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-1.1, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC). IN ADDITION, A 30-FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. PURSUANT TO FL. STAT. SEC. 373.421(3) (2021) AND CHAPTER 1-1.1 OF THE RULES OF THE EPC, WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE BOUNDARIES OF WETLANDS DURING THAT TIME. AFTER 5 YEARS, THE BOUNDARIES OF A WETLAND CONSERVATION AREA, ARE SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 30-FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.
- THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
- LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY A) RESOLUTION RECORDED IN DEED BOOK 722, PAGE 252, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. B) EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION, AS CONTAINED IN DEED BOOK 1752, PAGE 584, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. C) EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION, AS CONTAINED IN OFFICIAL RECORDS BOOK 2665, PAGE 984 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. D) RESOLUTION RECORDED SEPTEMBER 24, 1976, IN OFFICIAL RECORD BOOK 3162, PAGE 818, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. E) A MEMORANDUM OF LICENSE BY AND BETWEEN TAMPA ELECTRIC COMPANY AND FLORIDA POWER & LIGHT COMPANY RECORDED JANUARY 30, 1985 IN OFFICIAL RECORD BOOK 4492, PAGE 551, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. F) EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY AND FLORIDA POWER & LIGHT COMPANY RECORDED JULY 11, 1977 IN OFFICIAL RECORD BOOK 3256, PAGE 1400, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. G) NOTICE OF ESTABLISHMENT OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT RECORDED MARCH 5, 2018 IN OFFICIAL RECORD BOOK 25594, PAGE 1187; AS AMENDED BY THAT AMENDED NOTICE OF ESTABLISHMENT RECORDED MARCH 17, 2020 IN INSTRUMENT# 2020108937 AND AS FURTHER AMENDED BY THAT SECOND AMENDED NOTICE OF ESTABLISHMENT OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT RECORDED AUGUST 2, 2022 IN INSTRUMENT# 2022379256, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. H) AMENDED AND RESTATED COMMUNITY DECLARATION FOR SHERWOOD MANOR RECORDED AUGUST 8, 2023 IN INSTRUMENT # 2023350565 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. I) NOTICE OF ASSESSMENT RECORDED JULY 21, 2021 IN INSTRUMENT NUMBER 2021364074, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. J) AGREEMENT TO CONVEY OR DEDICATE (ASSESSMENT AREA TWO) RECORDED MARCH 22, 2023 IN INSTRUMENT NUMBER 2023120538, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. K) COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RELATING TO THE ASSESSMENT AREA TWO PROJECT RECORDED MARCH 22, 2023 IN INSTRUMENT NUMBER 2023120539, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. L) DECLARATION OF CONSENT TO JURISDICTION OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT IMPOSITION OF SPECIAL ASSESSMENTS, AND IMPOSITION OF LIEN OF RECORD (ASSESSMENT AREA TWO) RECORDED MARCH 22, 2023 IN INSTRUMENT NUMBER 2023120540, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



PLAT LEGEND

- FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
- EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (TAMPA ELECTRIC COMPANY)
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT
- 7/8" IRON LB 2610" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT "AGE PCP LB 2610"
- SET NAIL & DISK "LB 2610"
- NON RADIAL LINE
- EASEMENTS, SIZE AND TYPE AS NOTED
- N=XXXX.XX
E=XXXX.XX
S17-T315-R20E
- STATE PLANE COORDINATES
- SECTION, TOWNSHIP, RANGE
- OVERALL
- ENVIRONMENTAL PROTECTION COMMISSION
- RIGHT-OF-WAY
- PERMANENT REFERENCE MONUMENT
- WETLAND CONSERVATION AREA
- DEED BOOK
- PLAT BOOK
- PAGE
- SURVEYOR BUSINESS
- REFERENCE TIE LINE
- OFFICIAL RECORD BOOK
- LANDSCAPE EASEMENT
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- SETBACK
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FOUND OPEN PIPE
- CERTIFIED CORNER RECORD
- COMMUNITY DEVELOPMENT DISTRICT
- TAMPA ELECTRIC COMPANY
- PUBLIC DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- TYPICAL
- WETLAND CONSERVATION AREA SETBACK



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Arduura.com
License #2610



0 200' 400'
SCALE: 1" = 200'

SEE SHEET 2 OF 8 FOR KEY MAP
SEE SHEET 2 OF 8 FOR LEGEND

SHEET 2 of 8

PERATION OF
NSTRUCTION,
VICES SHALL
NE, GAS, OR
NANCE, AND
ADOPTED BY

WHICH ARE

URVE UNLESS

NOTICE OF
VT DISTRICT
NOTICE OF
VT DISTRICT
AND SECOND
COMMUNITY
ENT NUMBER
COMMUNITY
1260; FIRST
BOOK 27055,
DECLARATION
RECORDS OF
EASEMENTS
IT AREA TWO)
RECORDS OF
UMPTION OF
RECORDED IN
ILLSBOROUGH
E SHERWOOD
SMENTS, AND
IN OFFICIAL
UGH COUNTY,
IAL RECORDS
TY, FLORIDA.

KEY MAP PHASE 4A



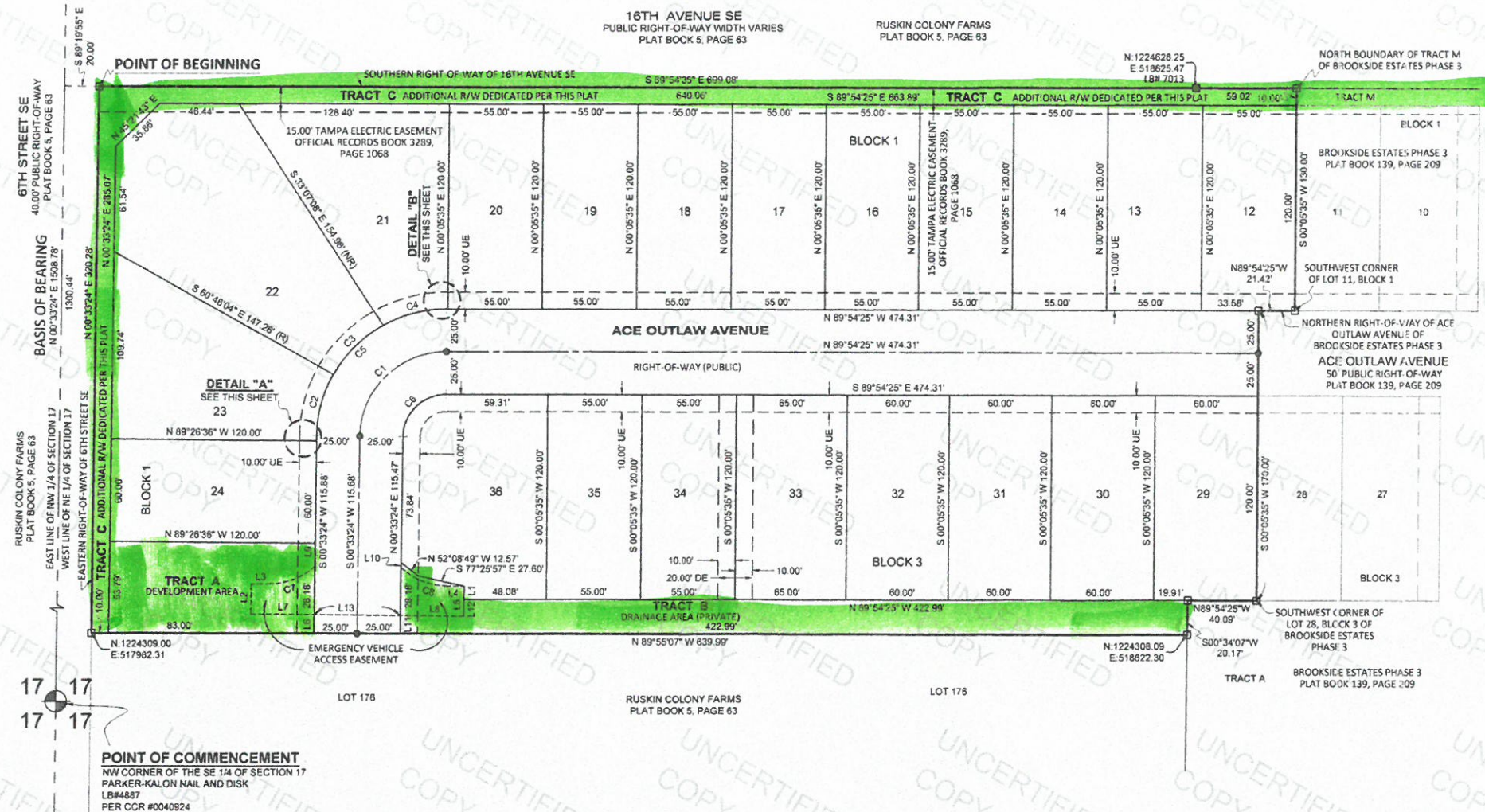
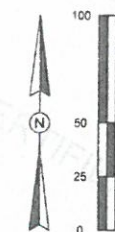
SHERWOOD PHASE 3C

BEING A REPLAT OF TRACT B AND TRACT K AND A PARTIAL REPLAT OF TRACT M AND OF ACE OUTLAW AVENUE OF BROOKSIDE ESTATES PHASE 3 AS RECORDED IN PLAT BOOK 139, PAGE 209 AND A REPLAT OF LOT 176 OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 146 PAGE 207

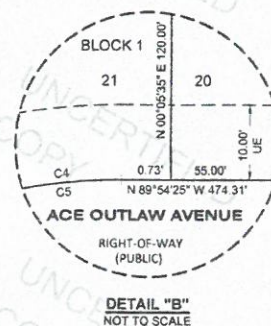
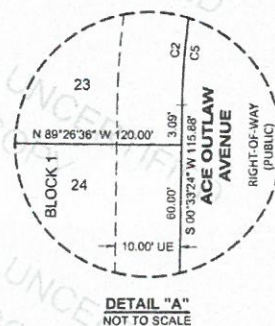
8 8
17 17

N 1/4 CORNER OF SECTION 17
FOUND RAIL ROAD SPIKE
PER CCR #0034829



LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4'X4' CONCRETE MONUMENT LB #9405 UNLESS NOTED OTHERWISE
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4'X4' CONCRETE MONUMENT LB #9405 UNLESS NOTED OTHERWISE
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #8405" UNLESS NOTED OTHERWISE
- BDRY = BOUNDARY
- CCR = CERTIFIED CORNER RECORD
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- DE = DRAINAGE EASEMENT (PRIVATE)
- LB = LICENSE BUSINESS
- LSA = LANDSCAPE AREA
- (NR) = NON-RADIAL LINE
- O/A = OVERALL
- (R) = RADIAL LINE
- R/W = RIGHT-OF-WAY
- UE = UTILITY EASEMENT



CURVE TABLE					
CURVE#	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	50.00'	89°32'11"	S 45°19'30" W	70.42'	78.14'
C2	75.00'	26°40'32"	N 14°53'40" E	37.15'	37.54'
C3	75.00'	31°27'16"	N 44°57'34" E	40.66'	41.17'
C4	75.00'	29°24'23"	N 75°23'24" E	38.07'	38.49'
C5	75.00'	89°32'11"	S 45°19'30" W	105.84'	117.20'
C6	25.00'	89°32'11"	S 45°19'30" W	35.21'	39.07'
C7	40.00'	42°27'15"	N 59°19'45" W	28.97'	29.64'
C8	40.00'	42°27'15"	N 68°12'59" W	28.97'	29.64'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 00°33'21" W	7.71
L2	S 00°33'24" W	17.69
L3	N 89°28'33" W	13.00
L4	N 89°28'37" W	10.00
L5	N 00°33'24" E	17.69
L6	S 00°33'27" W	10.99
L7	S 89°28'36" E	37.00
L8	S 89°01'31" E	37.00
L9	N 00°33'24" E	13.83
L10	S 00°33'24" W	2.87
L11	S 00°33'24" W	10.57
L12	S 00°33'21" W	9.99
L13	S 89°28'36" E	50.00



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #8405 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

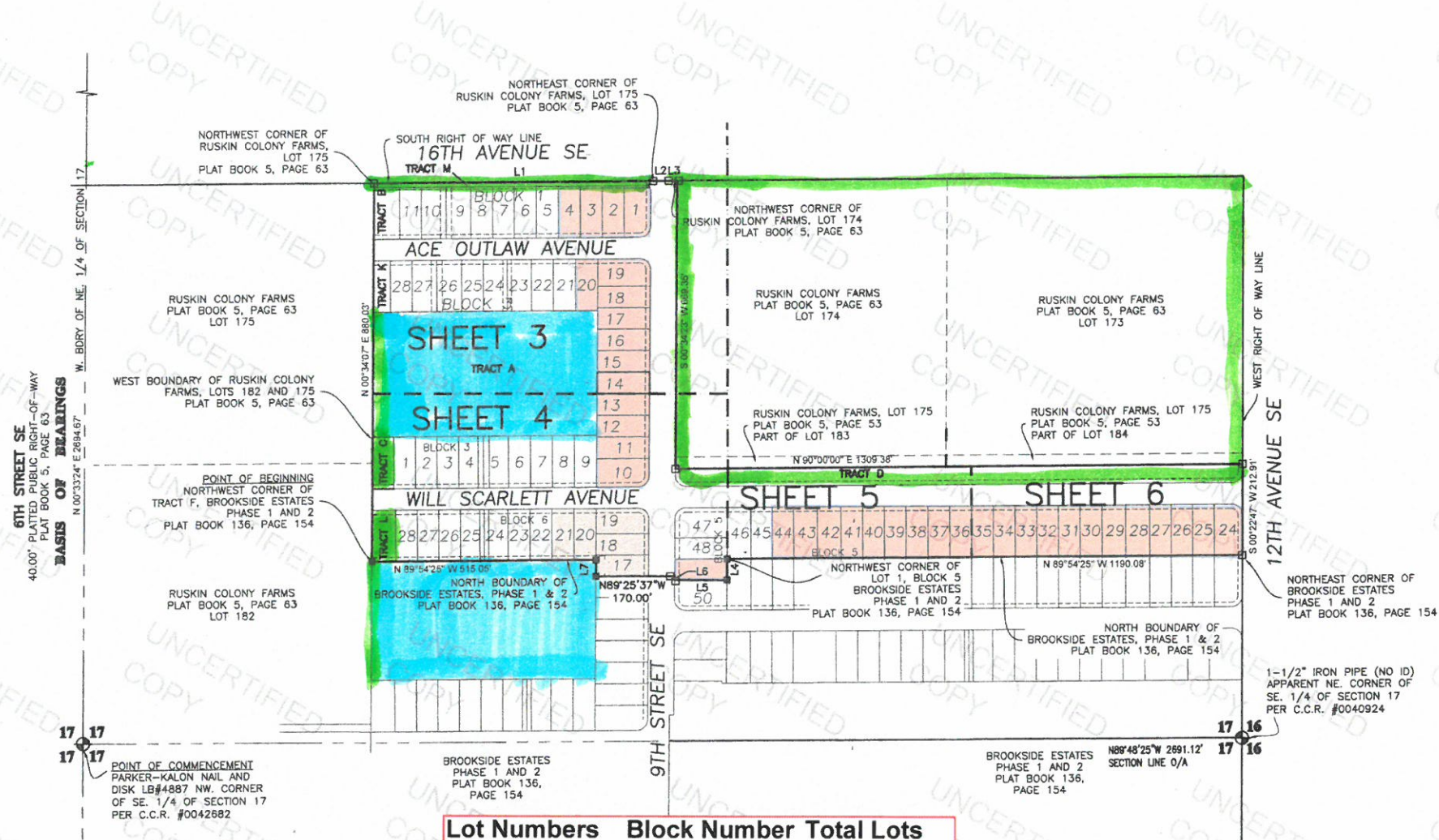
SHEET 2 OF 2

BROOKSIDE ESTATES PHASE 3

PLAT BOOK 139 PAGE 210

BEING A REPLAT OF PORTIONS OF LOTS 173, 174, AND 175, TOGETHER WITH PORTIONS OF THOSE PLATTED RIGHTS-OF-WAYS ABUTTING SAID LOTS OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63, LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

BOUNDARY AND KEY SHEET



Lot Numbers	Block Number	Total Lots
1 - 4	1	4
10-20	3	11
24-44 and 49	5	22
17-21	6	5
TOTAL LOTS		42

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 89°54'35" E	840.0
L2	N 89°59'39" E	40.0
L3	S 89°54'09" E	14.5
L4	S 00°34'23" W	50.0
L5	N 89°25'37" W	120.0
L6	N 00°34'23" E	9.1
L7	N 00°34'23" E	38.0

PREPARED BY:



HAMILTON

ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

TRACT TABULATION

TRACT A- DRAINAGE AREA (PRIVATE) AND DRAINAGE EASEMENT (PUBLIC)

TRACT B- OPEN SPACE (PRIVATE)

TRACT C- OPEN SPACE (PRIVATE)

TRACT D- DEVELOPMENT AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)

TRACT K-- OPEN SPACE (PRIVATE)

TRACT 1 - OPEN SPACE (PRIVATE)

TRACT M- ADDITIONAL RIGHT OF WAY FOR 16TH AVENUE SE.

LEGEND

LEGEND
 ○ = SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4"
 CONCRETE MONUMENT #LB37013
 ● = FOUND 4"x4" CONCRETE MONUMENT LB# 7013
 ■ = SET (PCP) PERMANENT CONTROL POINT PARKER-KALON
 NAIL AND DISC "HAMILTON LB#7013"
 LB = LICENSE BUSINESS
 BDRY = BOUNDARY
 O.R.B. = OFFICIAL RECORDS BOOK

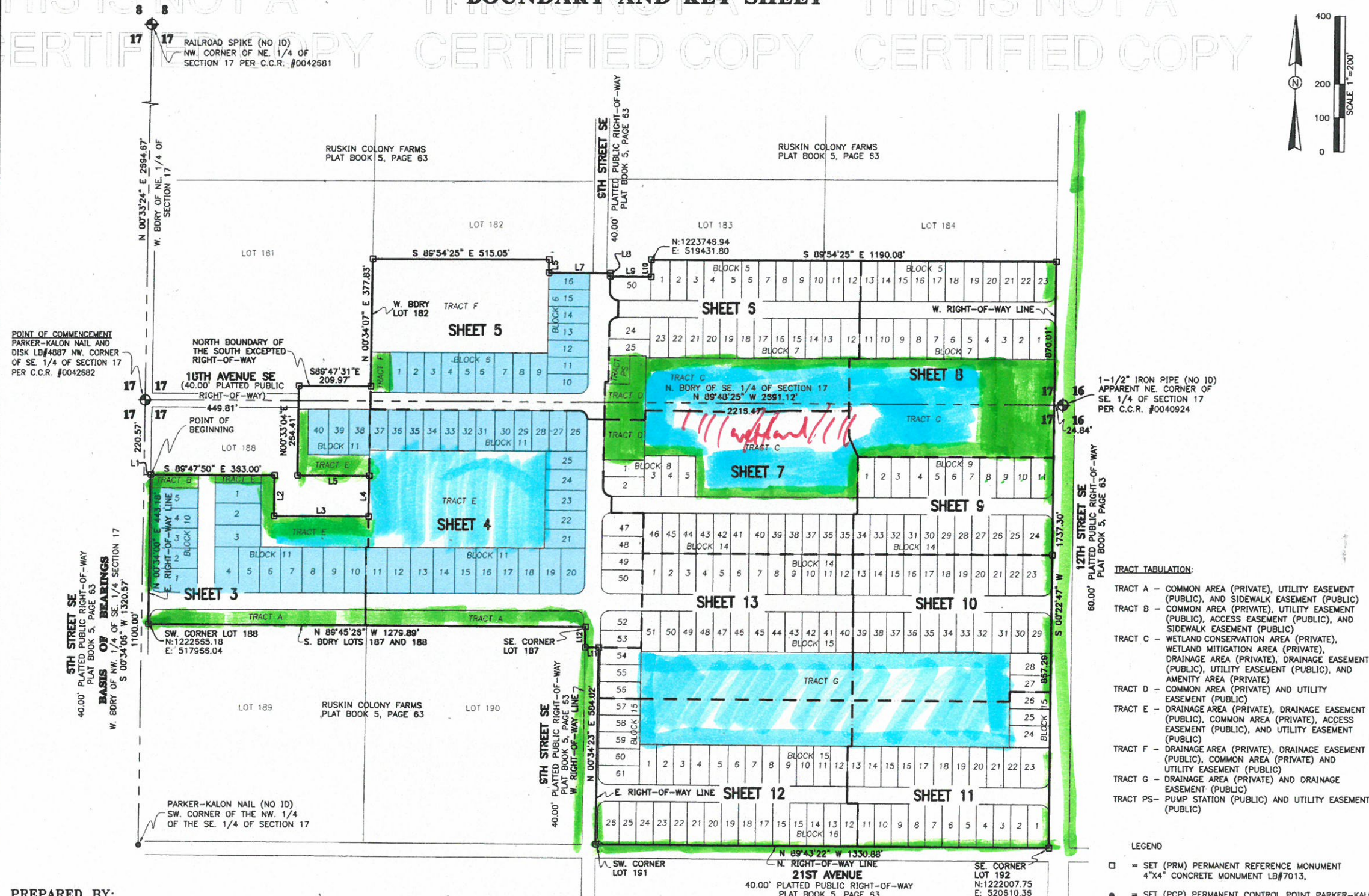
SHEET 2 OF 6

BROOKSIDE ESTATES PHASE 1 AND 2

BEING A REPLAT OF LOTS 185, 186, 187, 191, 192 AND A PORTION OF LOTS 181, 182, 183, 184, AND 188, TOGETHER WITH PORTIONS OF THOSE PLATTED RIGHTS-OF-WAY ABUTTING SAID LOTS OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63, LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

BOUNDARY AND KEY SHEET

PLAT BOOK 136 PAGE 155



PREPARED BY:



3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3535

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 89°23'20" E	19.02'
L2	S 00°34'00" W	120.05'
L3	S 89°48'08" E	277.08'
L4	N 00°33'15" E	120.03'
L5	N 09°47'50" W	210.00'
L6	S 00°34'23" W	38.43'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L7	S 09°25'37" E	180.00'
L8	S 00°34'23" W	9.14'
L9	S 89°25'37" E	120.00'
L10	N 00°34'23" E	50.00'
L11	N 89°34'11" W	40.03'
L12	N 00°34'23" E	91.28'

TRACT TABULATION:

- TRACT A - COMMON AREA (PRIVATE), UTILITY EASEMENT (PUBLIC), AND SIDEWALK EASEMENT (PUBLIC)
- TRACT B - COMMON AREA (PRIVATE), UTILITY EASEMENT (PUBLIC), ACCESS EASEMENT (PUBLIC), AND SIDEWALK EASEMENT (PUBLIC)
- TRACT C - WETLAND CONSERVATION AREA (PRIVATE), WETLAND MITIGATION AREA (PRIVATE), DRAINAGE AREA (PRIVATE), DRAINAGE EASEMENT (PUBLIC), UTILITY EASEMENT (PUBLIC), AND AMENITY AREA (PRIVATE)
- TRACT D - COMMON AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)
- TRACT E - DRAINAGE AREA (PRIVATE), DRAINAGE EASEMENT (PUBLIC), COMMON AREA (PRIVATE), ACCESS EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC)
- TRACT F - DRAINAGE AREA (PRIVATE), DRAINAGE EASEMENT (PUBLIC), COMMON AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)
- TRACT G - DRAINAGE AREA (PRIVATE) AND DRAINAGE EASEMENT (PUBLIC)
- TRACT PS - PUMP STATION (PUBLIC) AND UTILITY EASEMENT (PUBLIC)

LEGEND

- = SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB#7013,
- = SET (PCP) PERMANENT CONTROL POINT PARKER-KALON NAIL AND DISC "HAMILTON LB#7013"
- (R) = RADIAL LINE
- (NR) = NON-RADIAL LINE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- BDRY = BOUNDARY
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- WCASB = WETLAND CONSERVATION AREA SETBACK
- O/A = OVERALL
- (A) = ACCESS EASEMENT (PUBLIC)

**Thank you for allowing us to
showcase our landscape solutions
for your property.**

**We appreciate your time and consideration.
Please don't hesitate to reach out if you have any questions.**

**Scott Herman, Business Development Manager
Scott.Herman@LMPPRO.com | (813) 309-0163**

Uniting partners through exceptional
landscape services



UNITED
Land Services

Sherwood Manor Community Development District

RFP Landscape and Irrigation Services Proposal

May 2024

Sherwood Manor Community Development District
c/o Inframark

RE: Landscape Maintenance & Irrigation Proposal

Dear Sherwood Manor CDD Board,

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Kyle DuBois

Business Development Manager
United Land Services
kdubois@unitedlandservices.com



Company History, Experience & Services

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1400+

Our History

How It All Started

The Company was founded by Bob Blandford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1400 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Additional Areas Served

- Alabama
 - Montgomery
- Florida
 - Central Florida
 - Ocala
 - Ft. Peirce
 - Fernandina Beach
 - Tampa
 - Bradenton
 - Jacksonville,
 - Ft. Lauderdale
 - Panama City
 - West Palm
- North Carolina
 - Greensboro
 - Charlotte
 - Raleigh
- Georgia
 - Savannah
 - Atlanta



Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

Irrigation Experts

Your Team of Certified & Licensed Specialists



Installation, Maintenance & Repairs

- **Installation** - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.
- **Maintenance** - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.
- **Improvements** - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.



Agronomics Program

Certified Pest Control Operators



Fertilization, Pest Control & Agronomy Management

- **Fertilization** - We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast
- **Pest Control** - United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- **Agronomy Management** - We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.



Hurricane Preparedness

Plan of Action



Phase 1

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough-fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock-piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove "hangers",



Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing



Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.



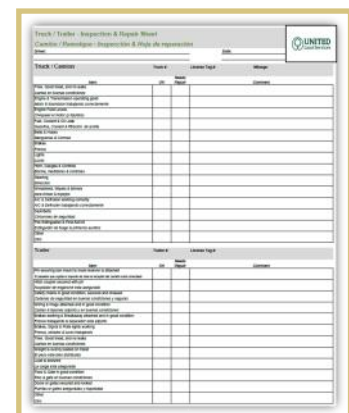
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public. This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.



Vehicle / Trailer Inspection & Dispatch Report		Date: _____	
Inspector: _____		Vehicle Type: _____	
Pre-trip inspection (Daily)	Post-trip inspection (Return)	Pass	Fail
Engine oil level	Engine oil level		
Engine coolant level	Engine coolant level		
Brake fluid level	Brake fluid level		
Washer fluid level	Washer fluid level		
Brake pedal	Brake pedal		
Clutch pedal	Clutch pedal		
Steering wheel	Steering wheel		
Seat belt	Seat belt		
Lighting	Lighting		
Wipers	Wipers		
Exhaust	Exhaust		
Other	Other		
Signature	Signature		

Exclusive Partnership



Exclusive Partnership



United Land Services References

Property: Lakewood Ranch Stewardship District
Name: David Del Vialle
Email: david.delvalle@lwrstewardshipdistrict.com
Location: Bradenton , Florida 34202
Service: Landscape maintenance consisting of mowing, detailing, selective hand pruning, arbor care, fertilization, agronomics and irrigation services.



Property: Country Club Champions Gate
Name: Kristina Inkrott
Contact : 407.619.6936
Email: Kristina.Inkrott@fsresidential.com
Address: 8977 Dove Valley Way Four Corners, Fl 33896
Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation and agronomics.



Property: Placido Bayou Master Association
Name: Fran Stiffel
Contact: 727-525-1147 x2
Address: St. Petersburg, Florida 33703
Service: Landscape maintenance and irrigation for the master association and neighbor hood homes



Property: Sullivan Ranch
Name: Kristi Chatburn– CAM
Contact : kchatburn@accessdifference.com
Address: Sullivan Ranch Blvd Mount Dora, Florida 32757
Service: Full service landscape maintenance on common areas and 100 single family homes.



Property: Town of Kindred CDD

Name: Richard Hernandez—District Manager
 Contact : RHernandez@rizzetta.com
 Address: 1508 Park Side Ave Kissimmee, FL 32738
 Service: Landscape installation and reoccurring landscape maintenance for common area.

**Property: Tahoqua CDD**

Name: Alan Sherer— General Manager
 Contact : 407-398-2890
 Location: Kissimmee, FL 34744
 Service: Landscape installation and reoccurring landscape maintenance for common area.

**Property: Harmony West CDD and HOA**

Name: Bill Fife
 Contact : 407-784-8327
 Email: williamfife@forestar.com
 Location: St Cloud, FL 34773
 Service: Servicing the landscape maintenance and irrigation for the CDD and HOA Clubhouse.





Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase I (Days 1-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.



Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase I results and modify “Plan of Action” if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.





Reporting

Closing the Communication Gap

Alignment, Execution & Building Partnerships

[illegible]

Agronomics and Irrigation Inspection Reports

Job Name: _____	Branch Location	
Job #: _____	Tech Name: _____	
Date: _____	ID Card: _____	

Turf Application?	☐	Scheduled Application?	☐
Ornamental Application?	☐	Service Call?	☐

TURF APPLICATION INFORMATION			
FERTILIZATION	WEED CONTROL	DISEASE & INSECT	
Liquid? ☐ Granular? ☐	Liquid? ☐ Herbicide Used _____	Liquid? ☐ Granular? ☐	
1) Product _____ Application Rate (#s/1000) _____	1) Product _____ Target Pest _____	1) Product _____ Target Pest _____	
2) Product _____ Application Rate (#s/1000) _____	2) Product _____ Target Pest _____	2) Product _____ Target Pest _____	
3) Product _____ Application Rate (#s/1000) _____	3) Product _____ Target Pest _____	3) Product _____ Target Pest _____	
Area Treated: _____	Area Treated: _____	Area Treated: _____	

ORNAMENTAL APPLICATION INFORMATION			
FERTILIZATION	DISEASE & INSECT		
Liquid? ☐ Granular? ☐	Liquid? ☐ Granular? ☐		
Plants ☐ Plants ☐ Annuals ☐ Annuals ☐	Plants ☐ Plants ☐ Annuals ☐ Annuals ☐		
1) Product _____ Application Rate (#s/1000) _____	1) Product _____ Target Pest _____		
2) Product _____ Application Rate (#s/1000) _____	2) Product _____ Target Pest _____		
Area Treated: _____	Area Treated: _____		

Yearly Service Calendar Guideline

[illegible]

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication through pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



**Sample Property- 4/5/21, 8:52
AM**

Bill (FGL), Tom (FGL)

Monday, April 5, 2021

Prepared For

11 Items Identified

Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1

Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape



Issue 2

Remove Mags on Cody Chase



Issue 3

Declining Washingtonian on Cody Chase



Issue 4

Remove staking kit



Issue 5

Queen Palm on 46A dead from Ganoderma



Issue 6

Possible irrigation issue on Podocarpus along 46A units



Issue 7

Replace declining Pittisporum with turf



Issue 8

Proposal for method to attach Jasmine to columns / pergola

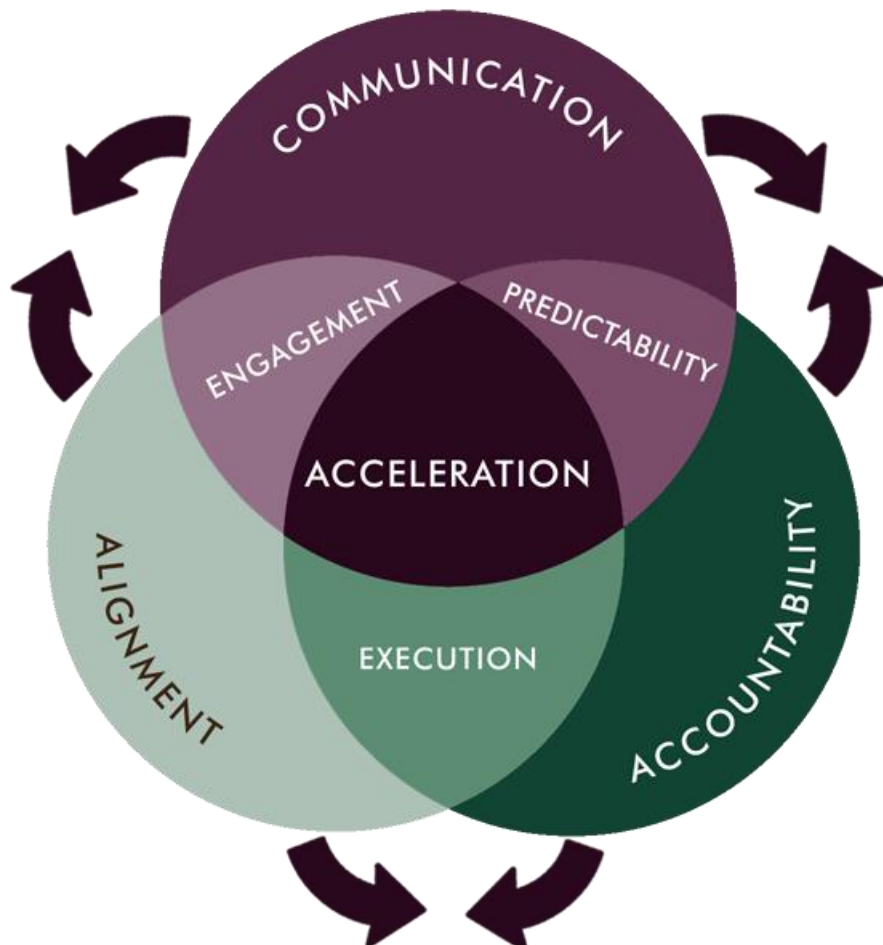
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals.
(Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.

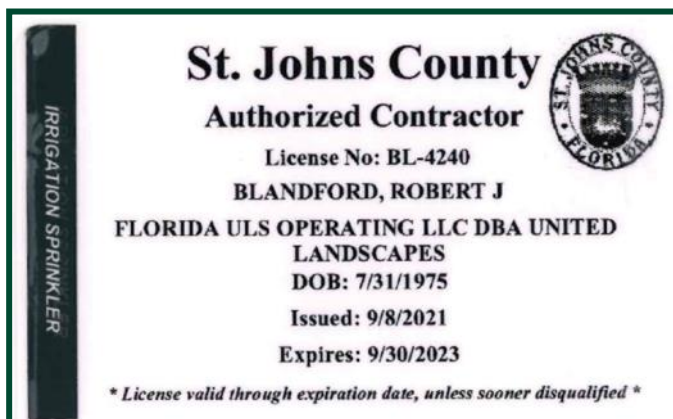
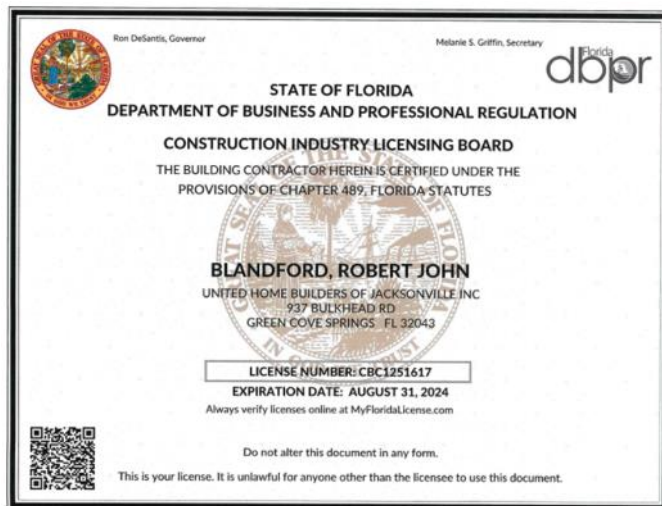
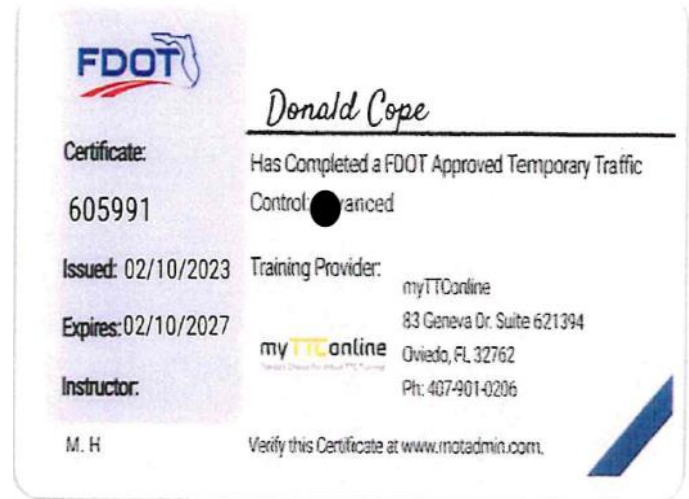
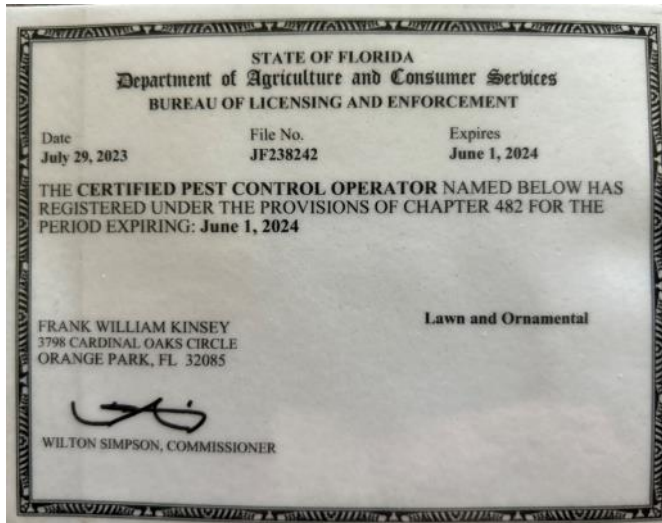




Certifications

Certification

Your Agronomics and Irrigation Specialists



Certification

Your Agronomics and Irrigation Specialists





UNITLAN-02

SANTHOSHCH

CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 3/26/2024

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

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

PRODUCER New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl New York, NY 10178	CONTACT NAME: Stephanie Kearney	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS: Stephanie.Kearney@alliant.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Federated Mutual Insurance Company	13935
INSURED United Land Services Operating LLC 12276 San Jose Blvd Suite 747 Jacksonville, FL 32223	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POL EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO JECT ☐ LOC ☐ OTHER:	X	X	1855494	3/31/2024	3/31/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	X	1855494	3/31/2024	3/31/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$	X	X	1855495	3/31/2024	3/31/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	1855496	3/31/2024	3/31/2025	☒ PER STATUTE ☐ OT+ ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

Workers Compensation Policy# for NC/ GA/ AL - 1855497. The same coverage limits apply

Auto Liability Policy# for NC - 1865264. The same coverage limits apply

Re: Orange Lake Resorts.

Holiday Inn Club Vacations Incorporated is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability. Insurance Provided by the General Liability Coverage SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

Holiday Inn Club Vacations Incorporated Attn: Vendor Management (Finance) 9271 S John Young Pkwy Orlando, FL 32819	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD



Key Management and Personnel

Locations

Greater Tampa Locations

United Land Services currently operates out of over thirty locations in the southeast. Those locations range from North Carolina to South Florida. Currently there are five locations for United Land Services in Greater Tampa. Those locations address are listed below.

Pinellas Park	Spring Hill	Seffner	Brandon	Bradenton
4195 62nd Avenue N.	12402 US Hwy 41	5659 Pine Street	4316 Hartford St.	5225 Caruso Rd.
Pinellas Park, FL 33781	Spring Hill, FL 34610	Seffner, FL 33584	Tampa, FL 33619	Bradenton, FL 34203
727-798-6484	352-593-5830	813-657-8159	727-798-6484	727-798-6484

United Land Services intention is use crews from the 3 acre shop in St Petersburg to manage the landscape maintenance at Sherwood Manor Community Development District. The St Petersburg shop will be supported and managed by Ben Graves.



Personnel

Sherwood Manor Community Development District

United Land Services intends to use the following personnel for the Landscape and Irrigation Maintenance at Sherwood Manor Community Development District. This personnel may change as needed through the term of the contract.

Position	Role	Number of Personnel	Percent of Time on Property
Account Manager	Oversee crews and work with Epperson Ranch CDD to ensure all needs are met.	1	25%
Production Manager	Assist account manager in overseeing crews. Ensure crew are operating at peak performance. Assist crew in completing task in a timely manner	1	50%
Irrigation Technician	Adjust and manage all automatic irrigation system during the length of the contract. Generate reports of operation of the irrigation system at Epperson Ranch.	1	100%
Agronomics Manager	Ensure all turf and shrubs are healthy by offering a detailed agronomics plan. Generate reports as to the health of the turf and shrubs for Epperson Ranch.	1	10%
Crewmen	Complete all maintenance in a professional manner provided in the RFP.	6	100%
Total		10	

*Additional crews may be called in to perform services such as: enhancement work, mulching, tree trimming, debris clean up, or other services.

Ben Graves

Branch Manager



Ben has been in the Green Industry for 10+ years. He has an extensive background and experience in landscape management. Ben takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023- Present

United Land Services – Branch Manager

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Tampa branches and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

2021-2023

Central Service West Tree and Landscape - Operations Manager

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts

2020-2021

FieldStone Landscape Services - Production Manager

- Manage all personnel needs, and HR related matters•
- Scheduling equipment maintenance, truck processes to maximize daily efficiencies, safety training, and company morale
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Created schedules for personnel, including PTO related matters•

2014-2020

US Lawns of East Chattanooga - Production Manager

Education

2010-20013

B.S. in Biology

Tennessee Wesleyan College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

904-544-0644

bgraves@unitedlandservices.com

Cristi Cochran

Account Manager



Cristi serves as the primary contact for United Land Services clients. She builds and sustains long-term relationships, focusing on both client retention and ancillary sales, while providing oversight for field operations. Cristi supervises the Production Manager, who directly manages all field operations and Associate Account Managers. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present

United Land Services *Account Manager*

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform “site walkthroughs” during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2020-2023

Merit Landscape Solutions of Texas – *Branch Manager*

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Manages the branch and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the operations, irrigation and fertilization departments

2019-2020

Rolling Green Landscape – *Operations Manager*

2016-2019

LandCare – *Branch Manager*

2015-2016

LandCare *Account Manager*

2012-2015

Brightview *Account Manager*

2010-2012

Brickman *Project Director*

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-557-6412

ccochran@unitedlandservices.com



Sherwood Manor CDD's Investment

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

REQUEST FOR PROPOSALS

BID PROPOSAL FORM

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance and Irrigation

\$ 121,356/Yr

 Yr.

PART 2**Fertilization (All labor and materials)****\$ 13,715 Yr.**

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-10 (Pre M)	4 lb	2,316 lbs.	
April	46-0-0	2 lb.	1,158 lbs.	
May	21-0-10 (Crosschek) 50% SCR	1 lb.	574 lbs.	
July	T&O Chelated Micronutrients	2 oz. /1000 SqFt.	1158 oz.	
August	T&O Chelated Micronutrients	2 oz./1000,sqft..	1158 oz.	
October	A complete fertilizer	4 lb.	2,316 lbs.	

PASPALUM (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	n/a			

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
	Following the FL Best Management Practices; we would not recommend fertilizing the			
	non-irrigated Bahia turf near pond banks.			

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	10-4-12	15 lb.	510 lbs.	
June	10-4-12	15 lb.	510 lbs.	
October	10-4-12	15 lb.	510 lbs	

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3**Pest Control** (All labor and materials)**\$ 7,384 Yr.**
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)\$ n/a (based on quantities below)**(OTC injections per specs - do not include in Grand Total)**

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
n/a				

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$ 0.009/sqft

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4**Irrigation** (All labor and materials)\$ 7,544 /Yr.

--

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

312 CY Medium Pine Bark Mulch per specs for top-dressing at \$ 58 /CY

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ \$ 18,096 /Yr.
(do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 6**Annual Installation** (All labor and materials)**The District reserves the right to subcontract any annual installation event to an outside vendor**

Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at \$ not correct count /annual

\$ 2.25/ 4" Unit /rotation

\$ TBD /Yr. (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written**for) \$ 149,999** _____ **/Yr.**FIRST ANNUAL RENEWAL \$ **154,498** _____ /Yr.SECOND ANNUAL RENEWAL \$ **159,132** _____ /Yr.THIRD ANNUAL RENEWAL \$ **163,905** _____ /Yr.Contractor Name: Florida ULS Operatings, LLC DBA United Land ServicesFirm Address: 12276 San Jose Blvd. Suite 747City/State/Zip: Jacksonville, FL. 32233Phone: 904-544-0648 Fax Number: n/aName and Title of Representative: Ben Graves, Branch Manager

(please print)

Representative's Signature: Ben Graves .Date: 5.21.2024

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. n/a 2. _____ 3. _____ 4. _____ 5. _____Dated this 19th day of June, 2024

Scope of Services: Service Maps



SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½”) to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor’s mowing equipment within forty-eight hours from the time the damage is caused at the contractor’s sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the North Park Isle Landscape Maintenance and Irrigation Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING (if applicable) - All ponds (if applicable) identified as such on the overall North Park Isle Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water’s edge. Line trimming at water’s edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention

must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, THE CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep streetlights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of North Park Isle. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned

into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times.

The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. The condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines, and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) CLEAN UP – At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2

FERTILIZATION

The contractor shall follow all provisions of the Hillsborough County Fertilizer Ordinance and Regulation (Fertilizer Ordinance 21-42), as they may be amended from time to time, in addition to the Environmental Protection Commission (EPC) Rules 1-15. It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Apply Supplemental Iron sulfate or chelated iron in liquid applications
October	A complete fertilizer based on soil tests

All Paspalum Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

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

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P₂O₅-12K₂O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf. Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants. The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum

clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded the contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately sixty five hundred (6500) annuals in 4" containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.



*Uniting partners through exceptional
landscape services*



Landscape Maintenance Proposal

Sherwood Manor CDD

1801 12th St SE, Ruskin, FL 33570

Sherwood Manor Board,

Thank you for allowing Sunrise Landscape the opportunity to bid on the landscape maintenance for the Sherwood Manor Community. Drawing from our 40+ years of local experience, we believe we can establish a lasting partnership and be a great asset to both the appearance and health of the landscape.

At Sunrise, we believe in more than just maintaining landscapes - we strive to be true partners in enhancing and preserving the beauty of your community. Our approach is rooted in a deep understanding of your property's unique needs, ensuring that we tailor our services to meet your specific requirements.

As Sherwood Manor continues to grow and phases continue to open, a partnership with a professional and experienced company will be extremely important. Sunrise's vast experience with CDDs and with communities that are in the process of growing provide us with the operational "know-how" to continue to grow with you. Addendums, recommendations, and landscape installation support are all very important and are also very familiar to us.

Furthermore, Sunrise aims to not just be a service provider but a trusted advisor when it comes to budget decisions. We understand the importance of fiscal responsibility and are dedicated to helping you make informed decisions that align with Sherwood Manor's financial goals and priorities. Whether it's recommending cost-effective solutions or offering insights into long-term, multi-year maintenance strategies, we are here to support you every step of the way.

In short, we believe the execution of the maintenance is important, but not where the partnership should end. The details and budget of the above mentioned program are outlined in the following pages of this document. Thank you for the consideration, and we look forward to being long-term stewards of the Sherwood Manor Community landscape.

Cory Fenech - Business Development



Cell: 813-459-7220

CFenech@SunriseLandscape.com

About Sunrise

Sunrise Landscape was founded in 1978 with a mission to provide an elevated customer experience through the tenets of **Professionalism, Accountability, and Partnership**. We provide a full suite of commercial landscape, irrigation, and horticulture services through our maintenance and installation divisions.

We are Local

With over **four decades** of local experience, we are intimately knowledgeable of our local flora. Our entire company lives, works, and gives back to our community.

We are Knowledgeable

Sunrise proudly staffs subject matter experts with the following **licenses** and **certifications**:

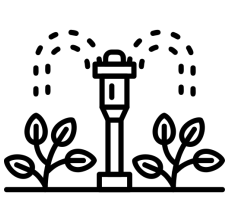
- Florida State Irrigation License
- Florida General Contractor
- Certified Pest Control Operator
- ISA Certified Arborist
- FNGLA Certified Horticulture Professional
- Florida Dept. of Agriculture Train the Trainer

We are Capable

Sunrise currently services all varieties of commercial properties **from Lakeland to Sarasota** including: CDD's, HOA's, hospitals, medical offices, multifamily complexes, retail centers, industrial facilities, office parks, corporate campuses, churches, and more. With **450+ employees** and over **400+ managed properties**, Sunrise is prepared for a job of any size and complexity.

In-House Teams

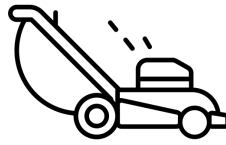
Sunrise currently has over **450 full time employees** across all of its divisions.



Irrigation



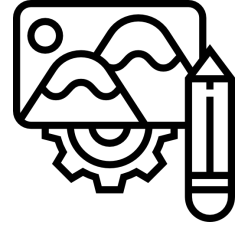
Horticulture



Maintenance



Installation



Design

One Account Manager - One Point of Contact

Every property managed by Sunrise is assigned an account manager at contract signature. The account manager collaborates with Sunrise in-house teams to facilitate all work performed on site. This landscape expert is also the customer's one point of contact - eliminating frustrating communication issues.

E-Verify

All Sunrise employees are screened through the US Government's E-Verify System. E-verify is an internet-based system that compares information from the I-9 form, Employment Eligibility Verification, US Department of Homeland Security records, and Social Security Administration records to confirm that an employee is authorized to work in the United States.

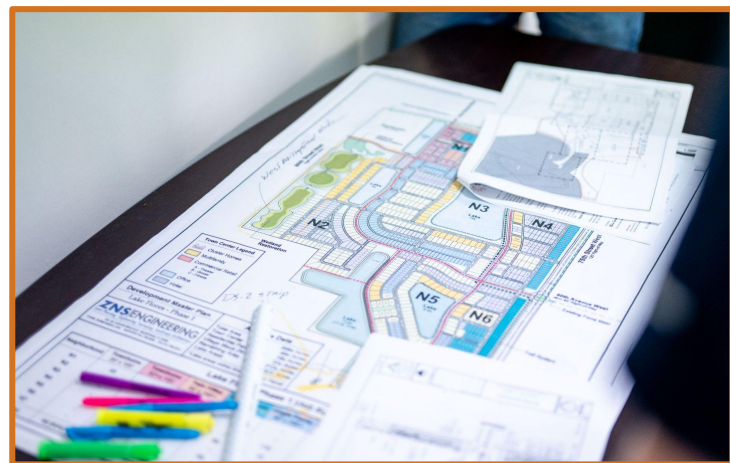


Sunrise Construction & Enhancement Capability

In addition to providing excellent landscape maintenance services, Sunrise Landscape has become one of Tampa Bay's preeminent landscape construction companies.

Our 8-acre private nursery is fully stocked with Florida friendly plant material ready for your construction project. We staff a full team of designers, engineers, project managers, and crew members that perform design-build landscape projects for the country's largest homebuilders and construction companies.

This expert team is available to our maintenance customers to bid and perform enhancement projects!



References & Experience

Del Webb Bayview

8810 Barrier Coast Trl, Parrish, FL 34219

Deborah Mason (309) 241-8682
DMason@accessdifference.com

Sunrise provides all aspects of maintenance to the Del Webb Bayview Community's common areas as well as the resident's Homes. This includes maintenance, irrigation, landscape enhancements, and horticultural services.

North River Ranch CDD

Little River Way Parrish, FL 34219
Charles Varah (941) 928-2349
cvarah@nealland.com

North River Ranch is a master planned community that currently has ~2,000 homes with an additional ~6,000 in various stages of planning and development. Sunrise is contracted to design and install all landscape on site. Sunrise also provides full service landscape maintenance services to all common areas in the community.

Hawkstone CDD

12580 Hawkstone Trail Blvd,
Lithia, FL 33547
Matthew Huber (813) 533-2952
MHuber@rizzetta.com

Hawkstone is a master-planned community with resort-style amenities and homes. Sunrise conducts full maintenance, irrigation, landscape enhancements, and horticulture services for the CDD and multiple different phases within the community.

Harrod Properties

44 Class A commercial office buildings and parks

8031 114th Ave. Largo, FL 33773
Sara Usselman (813) 944-8099
SUsselman@harrodproperties.com

Sunrise has provided installation and maintenance services to Harrod Properties for 15+ years. Harrod is a real estate development group that specializes in Class A commercial and medical space. Currently, Sunrise manages 44 properties for Harrod.

Leadership



Alex Gonzalez has a BA in Business Administration from King University. In 2016, Alex joined Sunrise as an account manager and quickly became a critical asset to the company's operations. In 2022, Alex was promoted to Branch Manager of Sunrise's Manatee Branch, providing an excellent customer experience to our partners in Manatee and Sarasota Counties. Alex oversees all aspects of operations for the Manatee Branch, and takes a partnership approach with his customer base to ensure the best possible work product.

Alex Gonzalez, General Manager - Manatee Branch Maintenance



John Ridgeway is the Irrigation Division Manager and has held this role since January of 2018. John has over 10 years of experience in new installs of commercial properties as well as 8 years of experience specifically in irrigation maintenance. John is an expert at diagnosing and troubleshooting systems. He is focused on high level of customer service while providing top quality irrigation maintenance.

John Ridgeway - Irrigation Manager

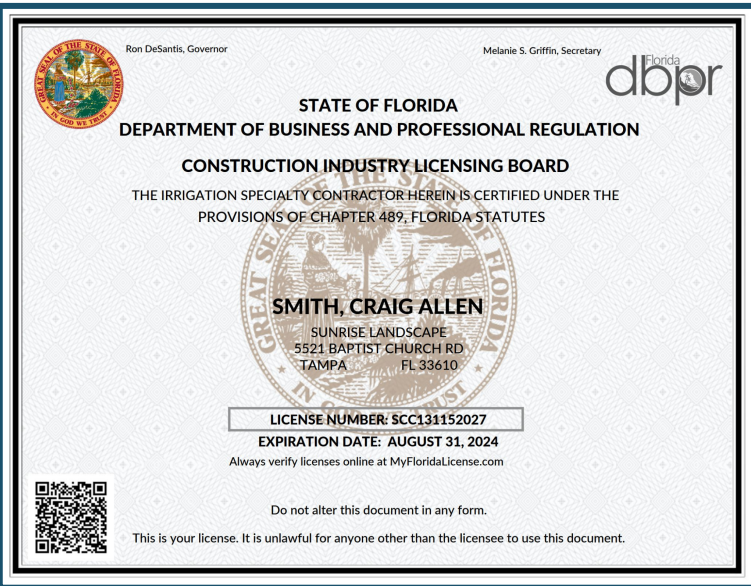


Guillermo (Willie) Ishida has a BS in Agronomy/Plant Pathology from the University of Monterrey. Willie has been in the green industry for over 25 years, 20 of which has been with Sunrise. He manages our Horticulture Division, focusing on Fertilization & Horticultural Services. Willie's expert attention to detail assures that your plant material is always healthy and looking best in class. Willie is a Certified Arborist and Certified Pest Control Operator.

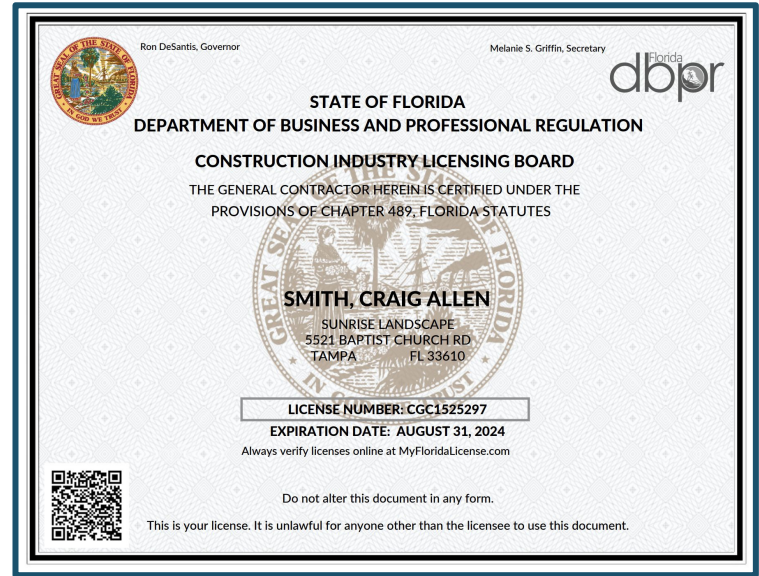
Guillermo Ishida, Branch Manager - Agronomy & Pathology

Licenses & Certifications

Florida State Irrigation License



Florida General Contractor



Certified Pest Control Operator



ISA Certified Arborist



Licenses & Certifications

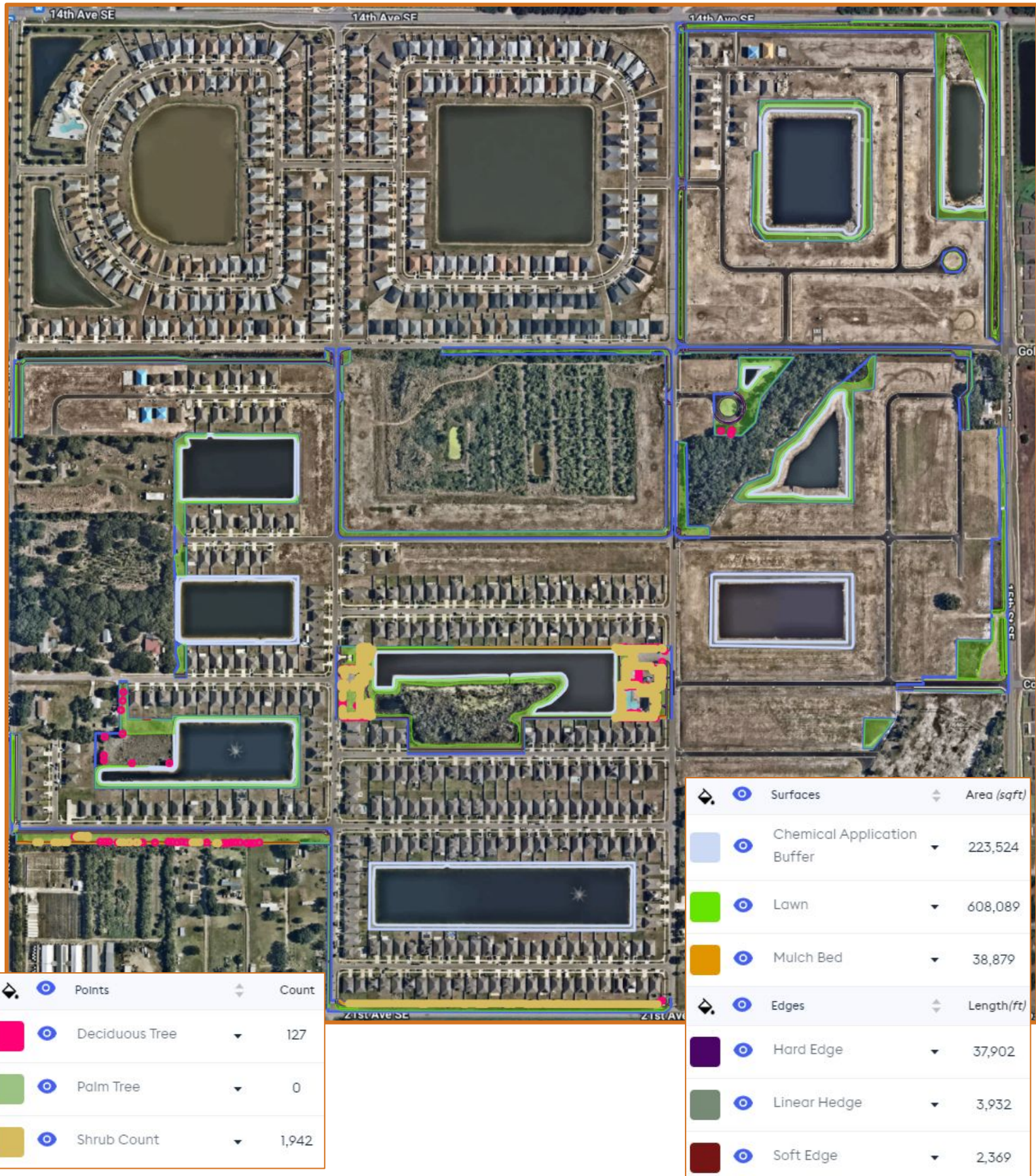
Certified Horticulture Professional



Florida Dept. of Agriculture "Train the Trainer" Program



Property Map - The Data



General Landscape Maintenance

General Landscape Maintenance

\$ \$72,560 /Year

❖ Landscape Maintenance

- Mowing - 38 cuts annually
 - All turf shall be maintained within a two-inch to five-inch range, depending on turf type and frequency allowed. At no time will mowing height be reduced so that more than one third of the blade of grass is removed at any cutting.
 - Includes bahia grass and ponds.
- Hard Edge, Soft Edge, Line Trim, Blowing, Cleanup
 - Edging shall be conducted on a consistent basis and will include walks, drives, curbs, bed perimeters, tree wells, and trees. Sunrise shall line trim around posts, lights, signs, trees, utility installations, and pond banks as required to keep a neat and clean appearance throughout the property.
 - Blowing of all traffic areas and walkways to be conducted after each maintenance visit.
 - Cleanup of any excessive debris generated by the crew during service will be picked up and removed.
- Maintenance Pruning of Shrubs, Hedges, and Trees
 - All shrubs, hedges, tree branches and palm fronds up to eight feet in height will be sheared in a consistent manner and on a regular schedule to maintain optimum shape and size as growth habit and plant health dictates. Trees over sidewalks, trails, parking and roadways to maintain a clearance of 10-15 ft.
 - Sucker growth at tree bases to be taken care of throughout the year.
- Weed Control
 - Beds, groundcover, paved areas, turf, and tree wells are to be weeded to avoid competition with desirable plants, as well as to enhance the appearance of the property. This will be completed by manual (hand pulling) and chemical means..

Storm Cleanup: \$85/hr

Freeze Protection: Cover all plants that are subject to frost with frost cloth. Cost per application depends on number of plants and size of area.

Hand Watering:

\$65/hr for employee with hand-held hose

\$150/hr for water truck/tanker

Informational pricing only and not included in General Landscape Maintenance Cost

Fertilization and Pest Control

Fertilizer and Pest Control
(All labor and materials)

\$ \$16,560 Yr.

❖ Horticulture Program (Fertilization and Pest Control)

➤ Soil Tests

- To be conducted at different locations on property to get an accurate picture of the entire landscape. Results may change chemicals applied.

➤ **A complete turf and bed fertilization program** In compliance with FNGLA guidelines. Sunrise will follow (UF/IFAS) evidence-based recommendations for turfgrass species, soil properties, time of year, and other factors. These factors may warrant a change in chemicals applied.

■ **St. Augustine Turf**

- 6 applications of fertilizer
 - ◆ Feb: 15-0-15 + Pre M
 - ◆ April: 21-00-00
 - ◆ May: 24-0-11
 - ◆ July: 0-0-6 + FeMN
 - ◆ August: 16-0-8
 - ◆ October: 15-0-15 + Pre M

■ **Bahia Grass**

- 5 applications of fertilizer
 - ◆ March: 15-0-15 + Pre M
 - ◆ April: 21-00-00
 - ◆ June: 24-0-11
 - ◆ August: 0-0-6 + Pre M
 - ◆ October: 16-0-8

■ **Shrub, Tree, and Groundcover Fertilization**

- 3 applications of fertilizer
 - ◆ March: 8-10-10
 - ◆ June: 8-10-10
 - ◆ October: 8-10-10

➤ **Pest Control**

- Turf and shrub bed areas will be inspected monthly for indications of pest problems such as insects, disease, and invasive weeds. Upon confirmation of a concern requiring pesticide, herbicide, or fungicide treatment, such products will be applied on an as needed or spot treatment basis.

The estimated cost to apply Top Choice for the control of fire ants in all finished landscaped areas is \$795.

Informational pricing only and not included in General Landscape Maintenance Cost

Irrigation

Irrigation (All labor and materials)

\$ \$7,200 /Yr.

❖ Irrigation

➤ Inspections

- Sunrise shall inspect and diagnose the current state of the irrigation system upon contract signature.
- Monthly inspections will then take place.
 - Irrigation Controller
 - ◆ Inspection of irrigation controller for proper operation
 - ◆ Ensure proper operation of each automatic zone timing
 - Irrigation Systems
 - ◆ Manual test and inspection of each zone
 - ◆ Clean and monitor proper placement of heads/lines
 - ◆ Assess/adjust PSI

➤ Reports

- Sunrise will provide reports on a regular basis
 - Irrigation operation time
 - Maintenance items performed
 - General comments and recommendations

➤ Adjustments

- Watering time adjustments and head direction/PSI adjustments to provide optimal coverage and usage.

Grand Total – Annual Contract Summary

Landscape Maintenance Program

Landscape Maintenance (38)	\$	72,560.00
-----------------------------------	----	-----------

Mowing / Edging / Trimming / Blowing / Cleanup

*Includes Ponds

Maintenance Pruning of Shrubs / Hedges / Trees

Tree Elevations

Spot Treatment of Weeds (manual and chemical)

Irrigation	\$	7,200.00
-------------------	----	----------

Monthly Irrigation Inspections

Monthly Irrigation Adjustments

Monthly Irrigation Report

Horticulture Program	\$	16,560.00
-----------------------------	----	-----------

Complete turf and bed fertilization program in compliance with statewide Green Industries Best Management Practices (GI-BMPs) and/or Florida Nursery, Growers, and Landscape Association (FNGLA) guidelines.

Pesticide, herbicide, or fungicide treatment will be applied on an as needed or spot treatment basis, whenever possible using the least toxic effective means of control.

Total Annual Landscape Maintenance Cost:	\$ 96,320.00
---	---------------------

Monthly Cost:	\$8,027
----------------------	----------------

Optional Electable Services:

*Electable services may be requested during the term of the contract. These services will be invoiced individually and separate from the Landscape Maintenance Program above. Prices shown reflect the real time price as of proposal date, and is subject to change per market conditions.

Mulch	\$	70.00
--------------	----	-------

*Price Per Cubic Yard Installed

*Total Area TBD between Customer and AM

*Current estimate on Property - 236 cubic yards

Annual Flowers	\$	4.50
-----------------------	----	------

*Price per Unit

*Includes all aspects of installation and maintenance

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/17/2023

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

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

PRODUCER		CONTACT NAME: Chayla Deitz, CISR, CIC	
Stahl & Associates Insurance, Inc.		PHONE (A/C, No, Ext): (727) 391-9791	FAX (A/C, No): (727) 393-5623
110 Carillon Parkway		E-MAIL ADDRESS: certificates@stahlinsurance.com	
St. Petersburg FL 33716		INSURER(S) AFFORDING COVERAGE	
		INSURER A: FCCI Insurance Group	NAIC #: 10178
INSURED		INSURER B: National Trust Insurance Co	20141
SR Landscaping, LLC DBA: Sunrise Landscape		INSURER C: Monroe Guaranty Ins Co	32506
5521 Baptist Church Rd.		INSURER D:	
Tampa FL 33610		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 2022 SR Landscaping

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	Y	GL10007322901	10/01/2022	10/01/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	CA10007328201	10/01/2022	10/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
A/B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0	Y	Y	10008019500 / 78190775	10/01/2022	10/01/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC010007323101	10/01/2022	10/01/2023	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equipment			CM10007323001	10/01/2022	10/01/2023	Max Per Item \$200,000 Occurrence \$200,000 Deductible \$5,000

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

CERTIFICATE HOLDER

CANCELLATION

For Informational Purposes XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

W-9

Form W-9
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

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

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

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

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

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

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

☐ Other (see instructions) ►

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

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

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

5 Address (number, street, and apt. or suite no.) See instructions.
5521 Baptist Church Road

6 City, state, and ZIP code
Tampa, FL 33610

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

			-						
--	--	--	---	--	--	--	--	--	--

or

Employer identification number

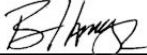
8	4	-	2	7	8	8	1	0	7
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ► 

Date ► May 23, 2023

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

Thank you



Let's Grow
Together!



Cory Fenech

Business Development

CFenech@sunriselandscape.com | 813-459-7220



415 27th St SE, Ruskin, FL 33570

Phone : 813-641-3672

Email: Todd.Walters@brightview.com

Custom Landscaping Services for Sherwood Manor CDD



Prepared for:

Bryan Radcliff

Proposal Issued: 5-21-24

An aerial photograph of a residential neighborhood with many houses and trees, used as a background for the letter.

Dear Bryan,

On behalf of the Sun City BrightView team, I would like to personally thank you for the opportunity to submit our proposal to provide professional landscaping for Sherwood Manor CDD.

We have carefully reviewed your specifications and have taken the time to ensure we have developed a thorough and comprehensive proposal that will suit your specific needs. There are a few key areas we have dedicated thought towards, including beautifying the property and strong communication.

We understand that your landscape is an expression of your community that can instill pride throughout the community. From day one, BrightView provides you with a beautiful, safe, and healthy landscape that will maximize your investment, support your needs, and provide a welcoming environment for everyone.

The enclosed proposal;

- Will demonstrate how our experienced and skilled team plan to aid in transitioning the community to a new landscape partner.
- Highlight how our Team will give pro-active advice, communicate effectively, and achieve your landscape goals.

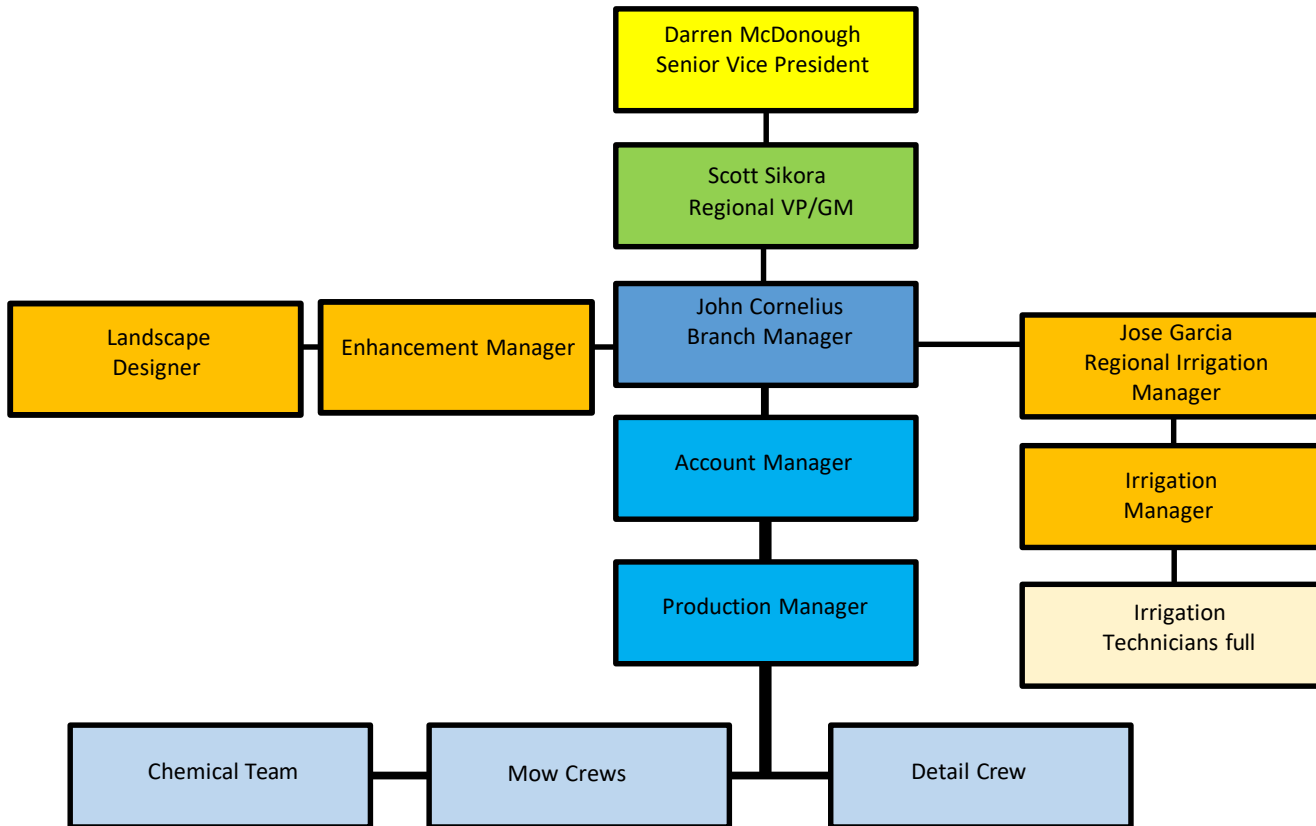
Sherwood Manor is an exceptional property, and it is understood that the quality of our landscape maintenance and the thoroughness of our plan are an integral to ensuring that you keep all your residents happy with the result. We appreciate the opportunity to get to know you, the site, and present you with our custom service solution.

Sincerely,

Todd Walters

Todd Walters
Business Developer

THE BRIGHTVIEW TEAM



Customers Sold on BrightView

Brightview Customers near you



Sereno CDD

- 10550 Emerald Blossom Blvd, Wimauma, FL
- Client Since 2015
- Landscape Maintenance, Landscape Design, Landscape Enhancement and Palm Tree Pruning
- Michael Sakellarides 813.564.6422
Michael@Breezehome.com



Caloosa Point II POA

- E Del Webb Blvd Sun City, FL (Bermuda Turf)
- Client Since 2020
- Services Include: Landscape and Irrigation Maintenance, Landscape Design, Landscape Enhancement.
- Kathy Trimmer PM 813.333.1047
Kathy@cfirstam.com



Waterleaf CDD

- 13151 Waterleaf Vista, Riverview, FL
- Client Since 2015
- Services Include: Landscape and Irrigation Installation and Maintenance, Landscape Design, Landscape Enhancement.
- Michael Sakellarides PM 813.564.6422



Caloosa Point I POA

- E Del Webb Blvd, Sun City, FL
(Bermuda Turf)
- Client Since 2020
- Services Include: Landscape Maintenance, Landscape Design, Landscape Enhancement, Palm Tree Pruning and Irrigation Maintenance
- Kathy Trimmer 813.333.1047
Kathy@cfirstam.com



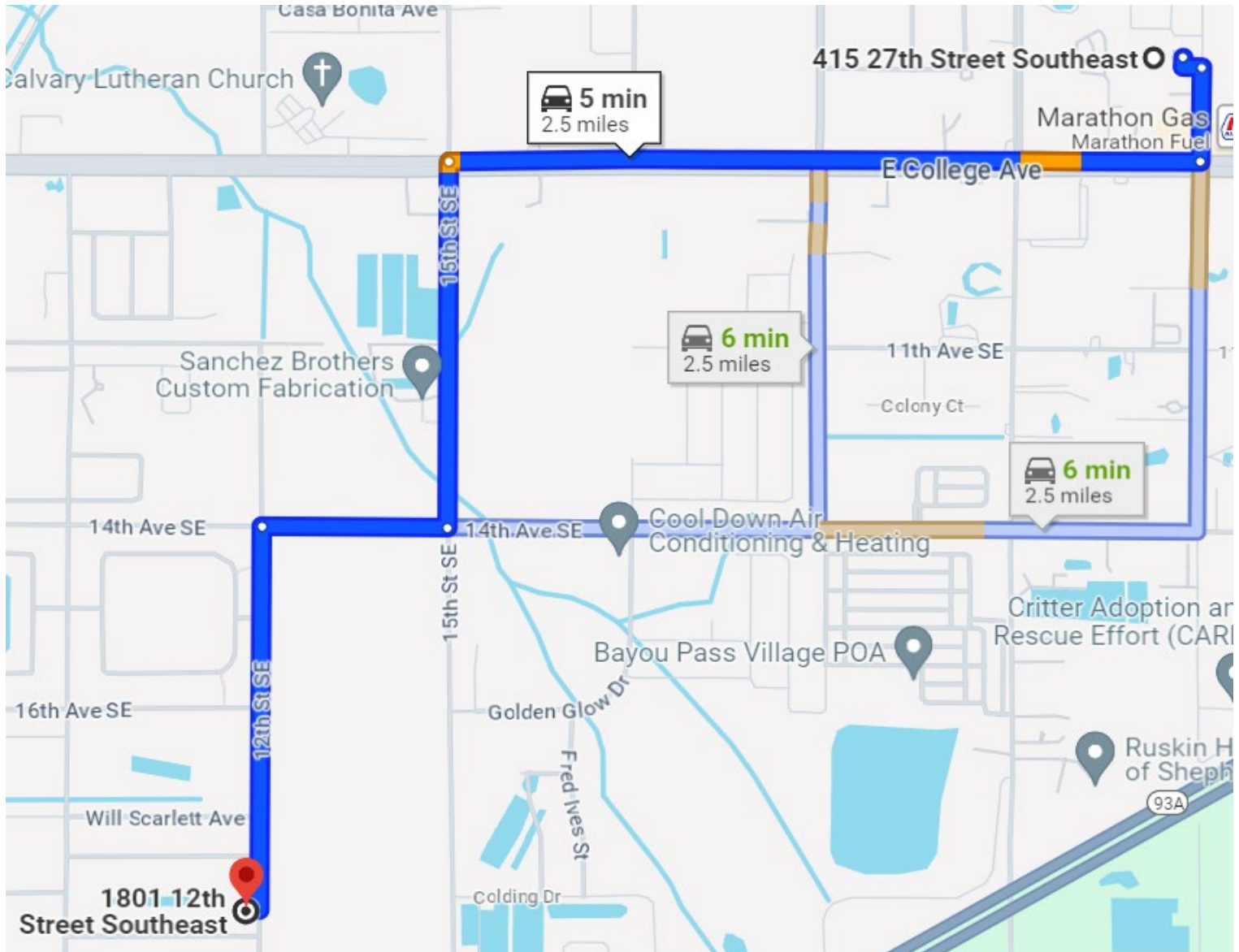
Kings Point 19 Associations

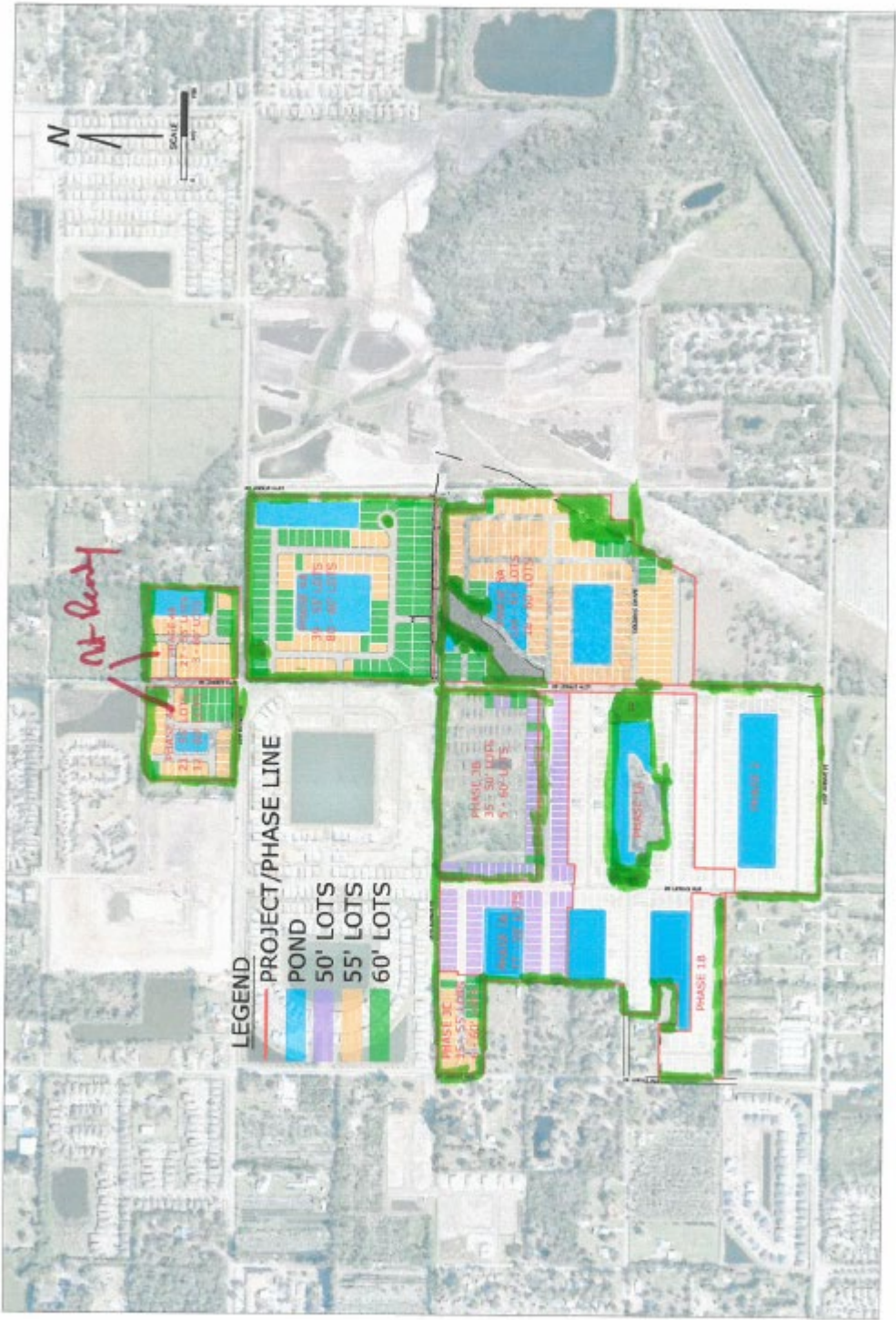
- 1900 Clubhouse Dr, Sun City, FL
- Client Since 1990
- Landscape Maintenance, Landscape Design, Landscape Enhancement and full Agronomic Program
- James Gundry 813.310.4023



Directions from BrightView

Sherwood Manor CDD is only 2.5 miles from our branch.





BEING A REPLAT OF LOTS 350 AND 351, PORTIONS OF LOTS 349, 352, 359, AND 360, AND A PORTION OF AN UNNAMED ROADWAY, RUSKIN COLONY FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 147 PAGE 28

1. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

2. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE EAST RIGHT-OF-WAY LINE OF 12TH STREET SOUTHEAST, AS BEING

4. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NAD83) CONTROL STATIONS "VD 224" (NAD 83 EPOCH 100, NAD 83 EPOCH 101).

5. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DETECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY AFFECT YOUR RIGHTS IN THE LAND.

6. ALL PLANTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ANY PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 220.01, F.S.; AND THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 220.02, F.S. (HCP) PROTECTION. IN ADDITION, A 30-FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 220.01, F.S. SEC. 373.32(1)(a) [220] AND CHAPTER 1-11 OF THE RULES OF THE SPC. WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE LOCATION OF THE WETLAND CONSERVATION AREA. SURVEYS OF THE WETLAND CONSERVATION AREA, ARE SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 30-FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA.

8. THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NOTHED OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.

10. ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NRR).

[illegible]

KEY MAP



SEE SHEET 2 OF 8 FOR KEY MAP
SEE SHEET 2 OF 8 FOR LEGEND

SHEET 2 of



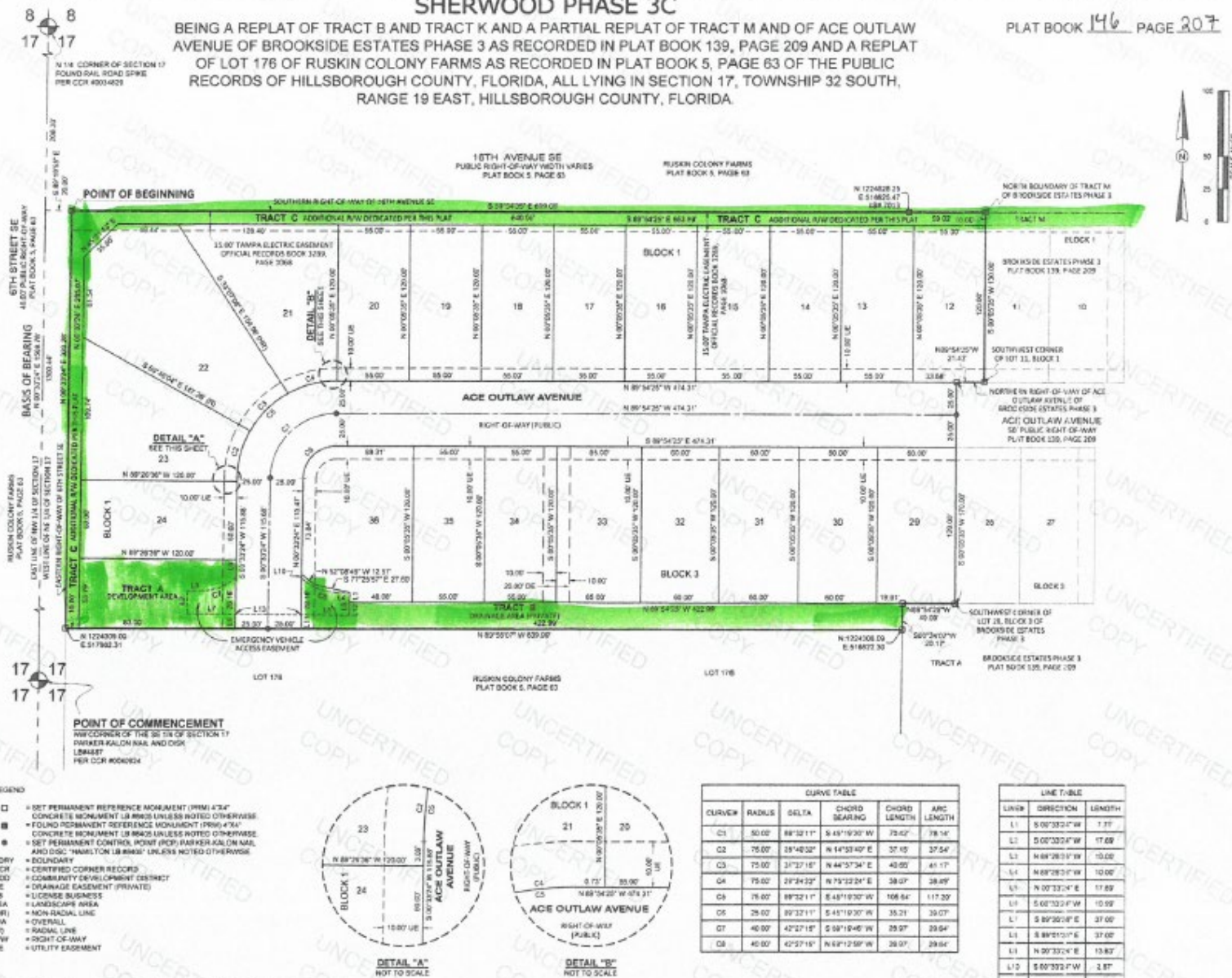
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Arduin.com
License: 62610



SHERWOOD PHASE 3C

BEING A REPLAT OF TRACT B AND TRACT K AND A PARTIAL REPLAT OF TRACT M AND OF ACE OUTLAW AVENUE OF BROOKSIDE ESTATES PHASE 3 AS RECORDED IN PLAT BOOK 139, PAGE 209 AND A REPLAT OF LOT 176 OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PLAT BOOK 146 PAGE 207



HAMILTON
ENGINEERING & SURVEYING, LLC

3409 WILSON ST
TAMPA, FL 33609
TEL: 813-255-3535

12000 CH 19074
www.hamiltonengineering.us

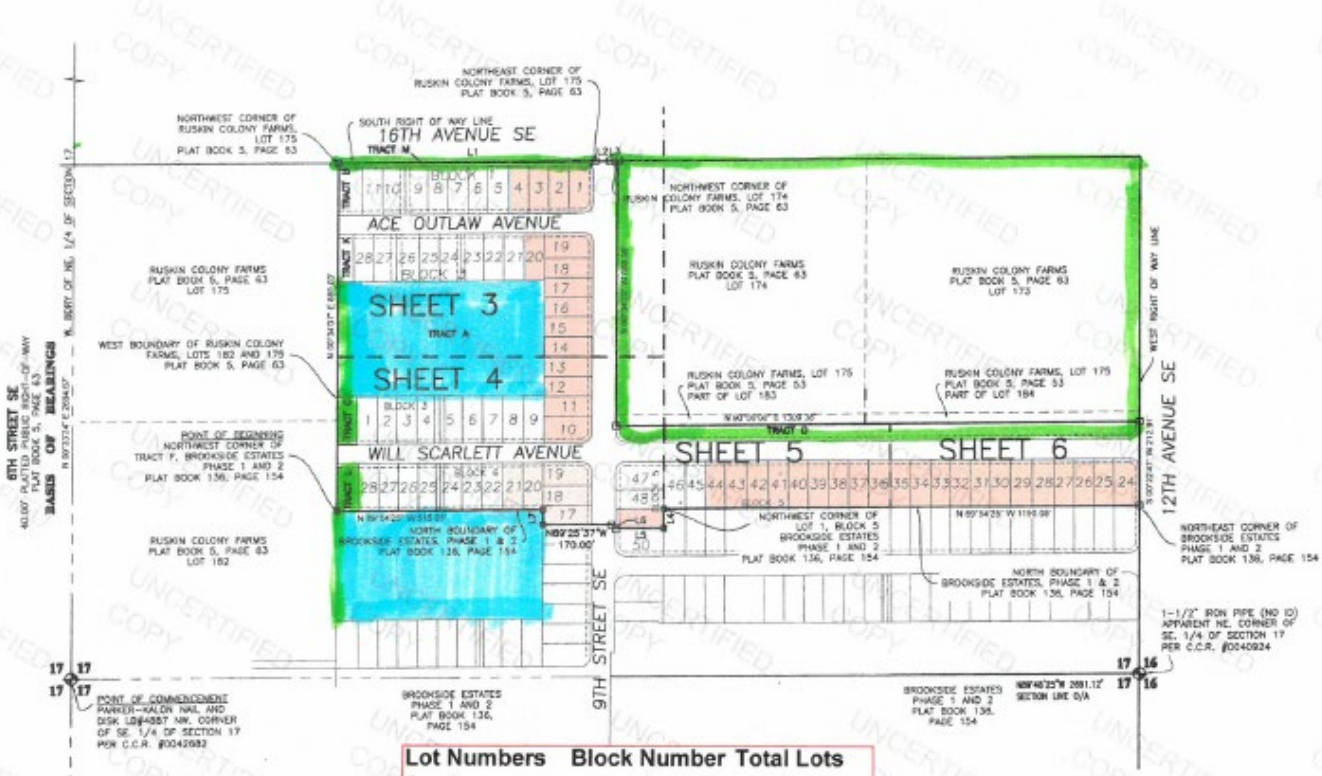
775 PARKER LANE
ORLANDO, FL 32815
TEL: 407-365-5526

BROOKSIDE ESTATES PHASE 3

PLAT BOOK 139 PAGE 210

BEING A REPLAT OF PORTIONS OF LOTS 173, 174, AND 175, TOGETHER WITH PORTIONS OF THOSE PLATTED RIGHTS-OF-WAYS ABUTTING SAID LOTS OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63, LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

BOUNDARY AND KEY SHEET



Lot Numbers	Block Number	Total Lots
1 - 4	1	4
10-20	3	11
24-44 and 49	5	22
17-21	6	5
TOTAL LOTS		42

LINE#	DIRECTION	LENGTH
L1	S 89°54'30" E	840.00'
L2	N 89°59'30" E	40.07'
L3	S 89°54'08" E	14.97'
L4	S 90°34'23" W	30.08'
L5	N 88°25'27" W	120.00'
L6	N 00°34'23" E	9.14'
L7	N 00°54'23" E	38.43'

PREPARED BY:



3400 W. LEMON STREET
TAMPA, FLORIDA 33609

LS#7013

TEL (813) 250-3505
FAX (813) 250-3430

TRACT TABULATION

TRACT A- DRAINAGE AREA (PRIVATE) AND DRAINAGE EASEMENT (PUBLIC)
TRACT B- OPEN SPACE (PRIVATE)
TRACT C- OPEN SPACE (PRIVATE)
TRACT D- DEVELOPMENT AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC)
TRACT K- OPEN SPACE (PRIVATE)
TRACT L- OPEN SPACE (PRIVATE)
TRACT M- ADDITIONAL RIGHT OF WAY FOR 16TH AVENUE SE.

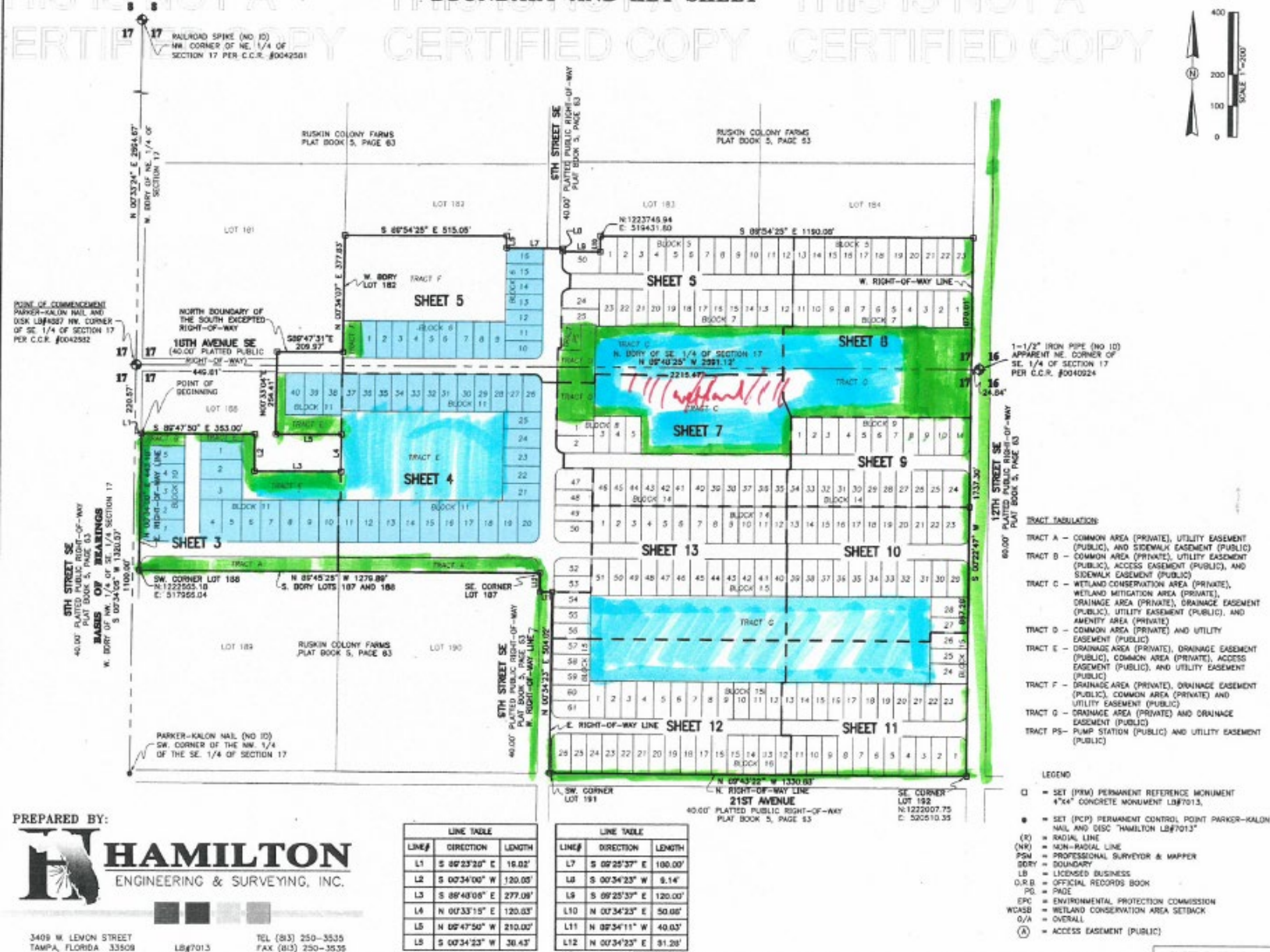
LEGEND

□ = SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT #187013
● = FOUND 4"x4" CONCRETE MONUMENT L# 7013
■ = SET (PCP) PERMANENT CONTROL POINT PARKER-KALON
■ = NAIL AND DISC "HAMILTON LB#7013"
LB = LICENSE BUSINESS
B.O.P. = BOUNDARY
O.R.B. = OFFICIAL RECORDS BOOK

SHEET 2 OF 6

PLAT BOOK 136 PAGE 155

BOUNDARY AND KEY SHEET





The Bright View Difference

Our people create and maintain the best landscapes on Earth.

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unparalleled responsiveness.

Our ability to offer industry leading standards to our customers is attributed to our quality assurance and continuous improvement programs we have developed over our history.



Our Mission

To create customer value through engaged local teams, providing industry-leading landscape services.

DESIGN

Forward-thinking, constructible design that considers future operating costs.

Landscape Architecture & Planning
Design Build
Program Management

DEVELOP

Seamless project delivery that meets your goals, on-time and on-budget.

Planting
Hardscaping
Pools & Water Features
Tree Growing & Moving

ENHANCE

Thoughtful improvements to enrich your landscape's appearance and sustainability.

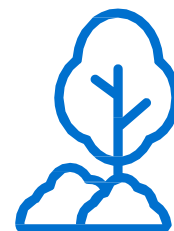
Enhancements
Sustainability
Water Management

MAINTAIN

Consistent service delivery and proactive solutions that keep your property at its best, now and in the future.

Landscape & Tree Care
Exterior Maintenance





Dependable, Quality Service

Our team members participate in strict quality standards and continuous improvement training to ensure the service you receive is impeccable, efficient, and always excellent.

BrightView Standards of Excellence

Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

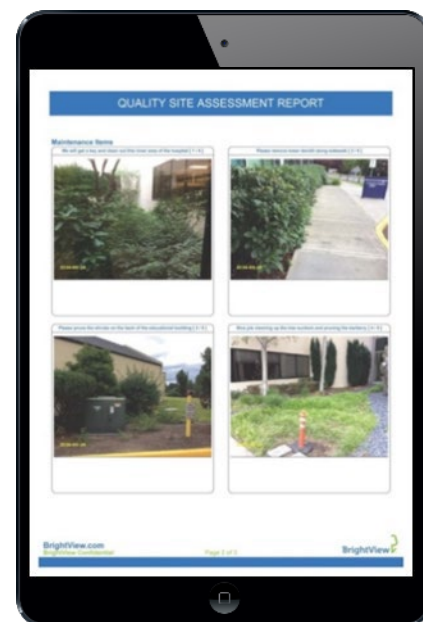
Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs

Quality Site Assessments

Your partnership with BrightView begins with a promise: quality landscape and client centric customer service. BrightView's formal Quality Site Assessments ensure we keep that promise. Our QSAs deliver:

- A forum for you to share feedback
- Progress updates on our work
- Time set aside to discuss opportunities
- A stronger partnership with you in the management of your landscape
- Accountability that ensures your landscape's success





Delivering on Our Promise

We consider **communication to** be the key component of success with all our clients. That is why we take it very seriously.

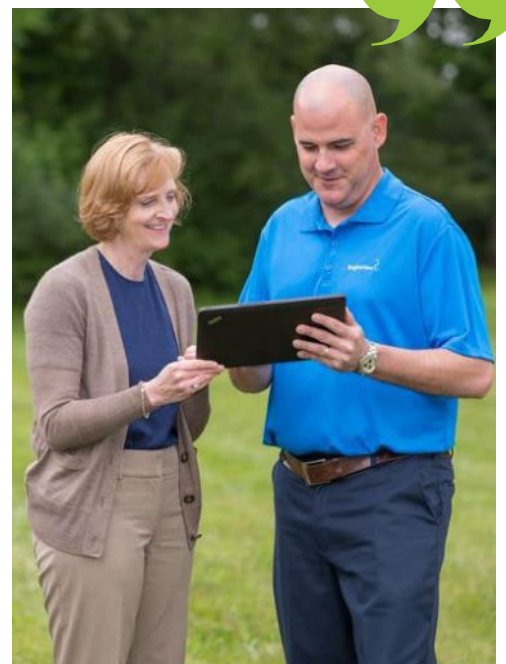
Throughout a partnership with BrightView, you can expect that we will deliver effective and proactive communications with you.

We have developed a systematic approach to ensuring that our clients are kept in the loop with all aspects of their landscaping services. We have several resources that we leverage to make sure we keep lines of communication flowing.



We make communication a priority and believe it is the key to delivering you the highest quality service, but also building a strong and lasting partnership. Our tools were created to ensure we maintain proactive and transparent lines of communication.

Maria Adams
Account Manager



DEDICATED ACCOUNT MANAGER

- Your go-to person for everything pertaining to your landscaping
- A knowledgeable and trained professional to help ensure your property shines



REGULAR VISIBILITY

- Review expectations
- Business reviews
- Scheduling and mapping services
- Regular visibility with your key stakeholders

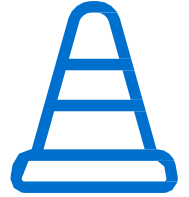


CUSTOMER SATISFACTION SURVEYS

- Two times a year to drive engagement
- Understanding how we are performing
- Survey results help us have learn make changes to meet your expectations



Committed to Safety, Everyday



BrightView is committed to operating our business in a responsible manner. The opportunity to deliver world-class professional services and create inspiring and safe landscapes for our clients and customers is a privilege and responsibility that we work hard to protect and advance every day.

Our employees are regularly trained on their responsibilities and are held accountable to following all safety regulations. It is their responsibility to report unsafe conditions, which makes a safer environment for your employees.

At BrightView, we believe that safety is more than putting on a vest, safety glasses and gloves—it is woven into the fabric of our company.

Maria Adams
Branch Safety Leader



EXTENSIVE TRAINING

BrightView crews receive ongoing formal and hands on field training to ensure we meet the highest safety standards in the business.



EMPLOYEE VERIFICATION PROCESS

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

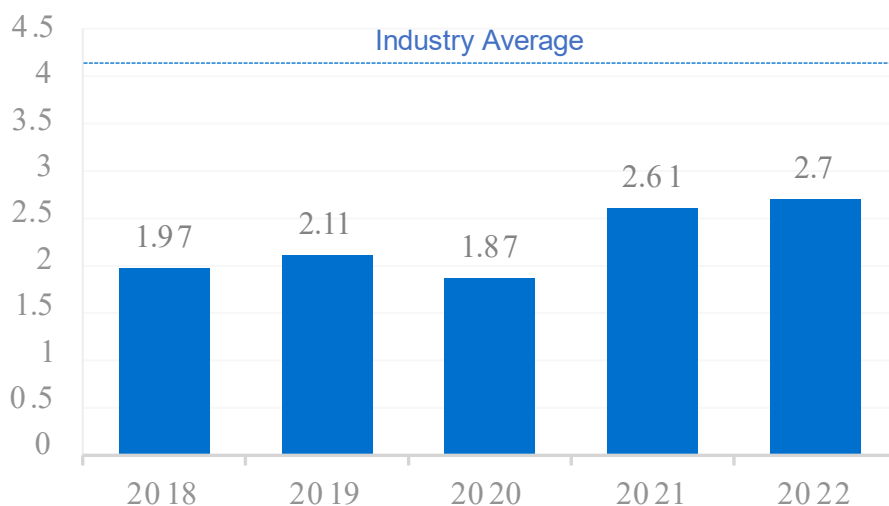


PERSONAL PROTECTIVE EQUIPMENT

Proper PPE is required of all team members engaged in jobsite production activities.

OSHA Recordable Performance

Industry Average: 4.20



BrightView regularly performs better in safety than other landscape service providers.



Your Transition to BrightView

By selecting BrightView, you will find an experienced partner who will provide experts in many disciplines, each dedicated to your needs. In your first 180 days of service, you can reliably expect the following:

PRE-SERVICE

- Branch planning meeting
- Identify and mitigate any safety hazards
- Meet your Client Service Team
- Establish communication, reporting expectations & preferences
- Individual site planning

30 DAYS

- Initial site walk-through
- Week 1 Alignment Check
- Week 2 Alignment Check
- 30 Day Alignment Check
- Receive first invoice

60 DAYS

- Site walk of facility
- Receive Customer Satisfaction Survey
- Review survey responses with your Client Service Team
- Align and strengthen areas in need of improvement

90 DAYS

- Site walk of facility with your Client Service Team
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives

180 DAYS

- Business Review: Client, Account Manager, Branch Manager
- Confirmation of team exceeding expectations, developing partnership
- Review/Update Client Partnership Plan for following season



It is my job to ensure a smooth transition for our Clients and our Team. With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.

John Cornelius
Branch Manager



We Value Safety



**U.S. Citizenship
and Immigration
Services**



- To ensure 100% compliance with all labor and immigration laws, we are voluntarily enrolled in E-Verify in all states in which we operate.
- The organization's participation in E-Verify improves our ability to ensure the individuals we hire and who are working on our clients' sites are authorized to work in the United States.
- E-Verify is only part of our robust employment verification program. The program includes a consistent policy and process enterprise-wide, as well as regular training of our staff and semi-annual auditing to maintain compliance with labor and immigration regulations.
- BrightView also participates in the United States Citizenship and Immigration Services (USCIS) H-2B Visa program during seasonal periods when additional workforce is required.

[illegible]



Our Community is Important to Us...

When a catastrophe occurs such as most recently with Hurricane Ian, we have the capabilities and manpower to respond immediately. With 47 locations throughout the Southeast alone, we leverage our local and national resources to bring in additional teams and equipment from outside the area. This allows us to ensure the site is safe and free from hazards.

Resources from branch offices will be available in the event of an emergency to ensure our customers have access to crews and equipment quickly. We partner with generator-powered area hotels to provide accommodations for our staff. We have no FEMA obligations that would impact our ability to clean up your site in a prompt manner.



Your Account Manager will personally draw on resources and pull equipment from within the BrightView network to ensure your property is quickly, properly and safely serviced.





BrightView's Got Florida Covered

BrightView's dedication goes beyond our local communities, with branches spread throughout the entire state, we can assure we have the state of Florida covered!





BrightView is a Trusted Partner

All BrightView customers can rest assured knowing that the landscapers hard at work on their property maintain the proper qualifications to get the job done right.



LICENSES

Maintenance

- FNGLA Certified Maintenance Technicians
- BMP Train the Trainer

Irrigation

- Florida Certified Plumbers
- Irrigation Association Member
- Smart Water Irrigation

Pest & Disease

- Florida Certified Operators
- Florida Certified Applicators
- Florida Certified Ag Products

Tree Trimming

- ISA Certified Master Arborist
- ISA Certified Arborist
- TCIA Certified

FACTS

Years in Business

- Since 1939
- Over 80 years

Florida Corporation

- BrightView Landscape Services, Inc.
- FEIN #: 95-419223

Insurance

- Aon Risk Services General Commercial
- Auto & Workman's Comp

Bonding Ability

- Aon Risk Services
- Excess of \$200 Million
- \$25 million for single project

CERTIFICATIONS

FDOT

- Setup Certified
- Competent Trainer

CPR

- First Aid
- Instructor

OSHA

- Hi Lift Certified
- Osha – 10 card

Horticulturalist

- FNGLA Certified Technicians

SERVICES

Design

- Landscape Arch. & Planning
- Design-Build
- Program Management

Develop

- Planting
- Hardscapes
- Pools & Water Features
- Compliance
- Tree Growing & Moving

Maintain

- Landscape
- Tree Care
- Specialty Turf
- Exterior Maintenance

Enhance

- Enhancements
- Sustainability
- Water Management



Insurance Summary and Certificate

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE(MM/DD/YYYY) 09/22/2022			
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER Aon Risk Services Central, Inc. Philadelphia PA office 100 North 18th Street 15th Floor Philadelphia PA 19103 USA			CONTACT NAME: PHONE: FAX: E-MAIL: ADDRESS:				
INSURED Brightview Landscapes, LLC 980 Jolly Road Suite 300 Blue Bell PA 19422 USA			INSURER(S) AFFORDING COVERAGE		NAIC #		
			INSURER A: ACE American Insurance Company		22667		
			INSURER B: American Guarantee & Liability Ins Co		26247		
			INSURER C:				
			INSURER D:				
			INSURER E:				
			INSURER F:				
COVERAGES		CERTIFICATE NUMBER: 570095477626		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested							
INSR	TYPE OF INSURANCE	AUTO INSR	SUBR WTD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			XSLG47318397 SIR applies per policy terms & conditions	10/01/2022	10/01/2023	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea accident) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMP/OP AGG \$5,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			TSA H1071333A	10/01/2022	10/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$5,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION			AUC508596818	10/01/2022	10/01/2023	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/ PARTNER/ LOU-OUTING OFFICER/ MEMBER EXCLUDED? Mandatory in NJ If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLRC50687302 WC - AOS SCFC50687405 WC - WI	10/01/2022	10/01/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE-EA EMPLOYEE \$2,000,000 E.L. DISEASE-POLICY LIMIT \$2,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Evidence of Insurance.							
CERTIFICATE HOLDER Brightview Landscapes, LLC 980 Jolly Road Suite 300 Blue Bell PA 19422 USA				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Aon Risk Services Central, Inc.			

Holder Identifier :

Certificate No : 570095477626



General Insurance

Insurance Broker for all except Crime: Aon

Insurance contact person: Tamara Fatilua: tamara.fatilua@aon.com and 847.442.9796

AON Production Team: acs.chicago@aon.com

Surety Bond

BOND INFORMATION

Bonding Company: Travelers Property Casualty Group

A.M. Best Rating: A++ XV (U.S. Treasury listed)

Fidelity and Deposit Company of Maryland

A.M. Best Rating: A+ XV (U.S. Treasury listed)

Liberty Mutual Insurance Company

A.M. Best Rating: A XV (U.S. Treasury listed)

Aspen American Insurance Company

A.M. Best Rating: A XV (U.S. Treasury listed)

Westchester Fire Insurance Company

A.M. Best Rating: A++ XV (U.S. Treasury listed)

Bonding Agent: Aon Risk Insurance Services West, Inc.

*Contacts:

George Gionis Email: george.gionis@aon.com Phone: 1.215.255.1727

Meghan Hanes Email: meghan.hanes@aon.com Phone: 1.213.620.1355

Performance and/or Payment Bond Working Line of Credit (requires underwriter approval):

Aggregate Amount \$750,000,000.00

Single Project \$100,000,000.00

Open Face Value of Current Bonds: \$500,000,000.00

▲ Sherwood Manor CDD Pricing Sheet

Mowing X 38.....	\$47,880.00
Prune/ Detail X10.....	\$22,400.00
Bed Weed Control X12.....	\$10,500.00
St Augustine Turf Apps X5.....	\$391.00
Bahia Turf Apps X2.....	\$17,322.00
Shrub Applications X3.....	\$1532.93
Irrigation Inspections and Reports X12....	\$7920.00

Total Base Services \$107,946.81

Additional Services

- Mulch (per application) 210 CY \$12,180.00

Total Job Estimate \$ 120,126.81



Thank you for the
opportunity to
present our
landscape solution.

Should you have any questions, please
don't hesitate to reach out.



Todd Walters, Business Developer

todd.walters@BrightView.com

941-224-0031



Proposal #3838

Sherwood Manor CDD Maintenance Proposal 6.17.24

Date 6/17/2024
Customer Bryan Radcliff | 2005 Pan Am Circle Ste 300 | Tampa, FL 33607
Property Sherwood Manor CDD | 1801 12th st SE | Ruskin, FL 33570

Dear Bryan,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team
(813) 948-4736

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
General Maintenance	38	\$3,844.26	\$146,081.88
Irrigation Inspection	12	\$977.72	\$11,732.64
Fertilizer and Pest Control	12	\$1,031.25	\$12,375.00
Annual Maintenance Price			\$170,189.52

Optional Services

Initial next to optional services you would like added to your contract.	Frequency	Cost per Occ.	Annual Cost
_____ Mulch Application	1	\$13,125.00	\$13,125.00
_____ Spring Color	1	\$250.00	\$250.00
_____ Summer Color	1	\$250.00	\$250.00
_____ Fall Color	1	\$250.00	\$250.00
_____ Winter Color	1	\$250.00	\$250.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
July	\$14,182.46	\$0.00	\$14,182.46
August	\$14,182.46	\$0.00	\$14,182.46
September	\$14,182.46	\$0.00	\$14,182.46
October	\$14,182.46	\$0.00	\$14,182.46
November	\$14,182.46	\$0.00	\$14,182.46
December	\$14,182.46	\$0.00	\$14,182.46
January	\$14,182.46	\$0.00	\$14,182.46
February	\$14,182.46	\$0.00	\$14,182.46
March	\$14,182.46	\$0.00	\$14,182.46
April	\$14,182.46	\$0.00	\$14,182.46
May	\$14,182.46	\$0.00	\$14,182.46
June	\$14,182.46	\$0.00	\$14,182.46
	\$170,189.52	\$0.00	\$170,189.52

Customer Initials _____

Terms & Conditions

General Contract Terms

A. The term of this contract:

From start date _____ To end date: _____

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

D. Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Edging:

- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.

Customer Initials _____

- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post- emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of twelve (12') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 12' will be trimmed once a year, palms over 12' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

Fertilization:

- St. Augustine turf will be fertilized four (4) times per year using a fertilizer formulated to meet specific turf and seasonal requirements, or as needed based upon seasonal conditions.
- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.

Customer Initials _____

- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

Weed Control:

- Turf weed control will require spot treatment in all grasses.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized two (2) times per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

Section B: Additional Services

Customer Initials _____

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

Part 1: Additional Options if selected

Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows:
Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and

Customer Initials _____

comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a

Customer Initials _____

deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

Customer Initials _____

By _____
Shannon Dyer
Date 6/17/2024

Pine Lake Services, LLC

By _____
Bryan Radcliff
Date _____