



Rizzetta & Company

Preserve at Wilderness Lake Community Development District

Board of Supervisors' Meeting February 2, 2022

District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001

www.wildernesslakecdd.org

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

The Preserve at Wilderness Lake Lodge
21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637

District Board of Supervisors	Holly Ruhlig Bryan Norrie Heather Evereth Beth Edwards Scott Diver	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
General Manager	Tish Dobson	Rizzetta & Company, Inc.
District Attorney	John Vericker	Straley Robin & Vericker
District Engineer	Greg Woodcock	Cardno Engineering

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.wildernesslake.org

January 25, 2022

**Board of Supervisors
Preserve at Wilderness Lake
Community Development District**

Dear Board Members:

The first audit committee meeting and the regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, February 2, 2022 at 6:30 p.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637. The following is the agenda for this meeting:

AUDIT COMMITTEE MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **BUSINESS ADMINISTRATION**
 - A. Presentation of Audit Proposal Instructions.....Tab 1
 - B. Presentation of Audit Evaluation Criteria.....Tab 2
3. **ADJOURNMENT**

BOARD OF SUPERVISORS MEETING:

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **AUDIENCE COMMENTS / BOARD & STAFF RESPONSES**
3. **BOARD SUPERVISOR REQUESTS AND WALK ON ITEMS**
4. **GENERAL INTEREST ITEMS**
 - A. Landscaping Reports.....Tab 3
 - B. District Engineer Report.....Tab 4
 - C. District Counsel Report
 - D. GHS Environmental Report.....Tab 5
 - E. Lodge Manager's Report.....Tab 6
5. **BUSINESS ITEMS**
 - A. Reserve 101 Presentation by Florida Reserve Study and Appraisal, Inc.
 - B. Presentation of the Final Staffing Matrix
 - C. Consideration of Proposals Received for Pool Maintenance Services (under separate cover)
 - D. Review of Claim Reporting DocumentTab 7
 - E. Discussion Regarding Tennis Court Lighting Upgrade..... Tab 8

- F. Consideration of Proposals for Re-Painting Project.....Tab 9
- G. Consideration of Proposal for Woodline Pruning..... Tab 10
- H. Discussion Regarding Ranger Station Structural Assessment Tab 11
- I. Consideration of Recommendation of Audit Committee Regarding Audit Proposal Instructions and Evaluation Criteria
- J. Consideration of Proposal for Lap Pool Pumps Tab 12
- K. Consideration of Proposals for Sidewalk Remediation..... Tab 13
- L. Consideration of Proposals for Going Green Media Upgrade Tab 14
- M. Consideration of Landscape Renovation Proposal for First Two Islands in Front of Dunkin Donuts Tab 15
- N. Consideration of Proposals to Pressure Wash, Sand and Reseal Campus Pavers Tab 16
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on January 5, 2022 Tab 17
 - B. Consideration of Operation and Maintenance Expenditures for December 2021 Tab 18
- 7. REVIEW OF MONTHLY FINANCIALS & RESERVE STUDY**
 - A. Financial Statements for December 2021 Tab 19
 - B. Reserve Study Report..... Tab 20
- 8. STAFF REPORTS**
 - A. General Manager's Update.....Tab 21
- 9. AUDIENCE COMMENTS/SUPERVISOR REQUESTS**
- 10. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 995-2437.

Sincerely,
Tish Dobson
General Manager

cc: John Vericker, Straley & Robin
Greg Woodcock, Cardno
Matthew Huber, Regional District Manager

* **Disclosure:** Copies of invoices and proposals are available by contacting Rizzetta and Company at (813) 933-5571 and / or by email to Tish Dobson at tdobson@wplodge.com.

Tab 1

**PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2022-2026
Pasco County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **February 16, 2021 at 12:00 p.m.**, at the offices of District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy and one (1) digital copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Preserve at Wilderness Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7)

calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

Tab 3

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management

“Protecting Your Landscape Investment”

925 Florida Avenue, Suite D
Palm Harbor, FL 34683

LANDSCAPE INSPECTION RESULTS

Date:	January 13, 2022
Client:	Preserve at Wilderness Lake Community Development District
Attended by:	CDD Management-Tish Dobson RedTree Landscape Systems- RJ Johnson PSA Horticultural-Tom Picciano

This landscape inspection report and subsequent ones will serve as a both a benchmark of current landscape maintenance concerns and the progress toward corrective actions. It will also serve as a deficiency list of items that should be addressed under the current landscape agreement.

These items must be completed by February 1, 2022 Notify PSA in writing upon their completion, via fax or email, on or before 9 am on February 2, 2022. Contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf is being mowed and trimmed in accordance with the specifications. There were no indications of scalping or the use of dull blades. Only mow turf that is actively growing. Allocate any unused mowing time to other contractual task such as tree pruning and wood line cutbacks.

Corcoran Cove doc- remove leaf drop.

Waverly Shores at Kendall Heath- remove leaf drop.

Eleanor Wood pond- remove leaf drop.

Lodge lawn- remove leaf drop.

The front and backsides of beds were neatly defined and weeded. *Photo below.*



3 WOOD LINE MAINTENANCE

Most of the wood lines were properly maintained.

Wilderness Lake Blvd. across from Americus- cut back woodline.

2 TURF COLOR

Boulevard from Lodge to main entry- turf color remained a mottled medium green.

Citrus Blossom park common area- turf color was a mottled medium green.

Citrus Blossom park- turf color was a lightly mottled medium green.

Stoneleigh park- turf color of the common Bermudagrass color remained a mottled light to a mottled medium green. It is now in its dormant period which is affecting both color and density.

Lodge- turf color of the main lawn ranged from a lightly mottled medium green to a consistent medium green.

Oakhurst park- turf color of the common Bermudagrass turf color remained a mottled light to a mottled medium green. It is now in its dormant period which is affecting both color and density.

Kendall Heath/Waverly Shores- turf color of the common Bermudagrass turf color remained a mottled light green. It is now in its dormant period which is affecting both color and density. The St. Augustine turf color was a mottled medium green. Some of the mottling was due to patch disease.

Night Heron/Caliente intersection- turf color was a mottled medium green.

Roundabout- turf color remained a lightly mottled medium to a consistent dark green.

January



January



January



December



December



November



November



November



October



October



October



3 TURF DENSITY

Kendall Heath/Waverly Shores- the density of the common Bermudagrass ranged from poor to fair. It is now in its dormant period which is affecting both color and density. The density of the St. Augustine was good along the parkway

Boulevard from Lodge to main entry- the density was good.

Citrus Blossom park- the density was good.

Citrus Blossom common area- the density was good.

Stoneleigh park- the common Bermudagrass density remained fair. It is now in its dormant period which is affecting both color and density.

Oakhurst park- the common Bermudagrass density remained fair.

Night Heron/Caliente intersection- the density was good.

Lodge- the density of the main entry lawn, front lawn, nature center lawn and rear lawn was good.

Tennis court- the density around the tennis court remained strong along the backside of the court and fair along the boulevard.

The Bahia turf density ranged from fair to good throughout the property. It is now in its dormant period which is affecting both color and density.

2 TURF WEED CONTROL

Oakhurst Park- continue to spot treat broadleaf weeds by the pines.

Lodge playground- continue to spot treat broadleaf weeds.

Caliente/Night Heron intersection- continue to spot treat broadleaf weeds.

Stoneleigh park- continue to spot treat broadleaf weeds along sidewalk.

Main entry and exit parkway- continue to spot treat broadleaf weeds.

Water's Edge exit- continue to spot treat broadleaf weeds.

Pre-emergent herbicides must be applied at the appropriate time in order to suppress grassy weed growth.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Pine Knot- patch disease is still present but subsiding. *Photo below.*



Woods Bay- treat patch disease by stop sign.

Americus- treat patch disease.

Egret Glade monument- treat patch disease.

Waverly Shores at Kendall Heath- treat patch disease along parkway.

Only mow turf that is actively growing. The Bahia and common Bermudagrass turf have lost more color and density as they are now in their dormant period. The color and density of the St. Augustine turf was generally good throughout the grounds. The volume of broadleaf weeds remained stable and can be eradicated by spot treatments with herbicide. Contractual pre-emergent herbicide should be applied when the soil temperature is appropriate in order to help suppress grassy weeds. There was no insect activity but patch disease was still present in a number of turf panels. Be certain that fungicide is applied on a proactive basis in the spring to areas that are prone to take all rot.

3 SHRUB-TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Sparrow Wood median-replace dead fox tail ferns. **WARRANTY WORK.**

Butterfly garden- the plants were healthy. *Photo below.*

January



Natures Ridge monument- remove dead duranta.

Most of the plants were healthy, but some of the plants such as sage, Walters viburnum and duranta are in decline from age and root knot nematode and should be considered for replacement.

3 BED / CRACK WEED CONTROL

Bed and crack weeds were well managed.

Stoneleigh Park- treat crack weeds along street.

Main entry/edit- remove vines from cootie palms.

3 IRRIGATION MANAGEMENT

Deerfield berm- new viburnum is dry.

Natures Ridge entry- lorapetalums are dry.

Pool deck- check operation of entire system including irrigation to pots. Many plants appear dry.

Pool deck-check irrigation to Little John bottlebrush. *Photo below.*



Lodge patio- check irrigation by activity center. Plants are dry and some heads are buried, resulting in flooded areas.

The landscape appears to be receiving sufficient irrigation. Monitor irrigation in areas prone to patch disease.

3 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having “holes” in it, and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit)

Grasmere berm- cut back Fakahatchee grass.

Ranger station- prune around landscape light for sign.

Behind Ranger station- prune palmetto to improve line of sight.

Tawny Owl median- cut back Muhly grass.

Minnow Brook median- cut back Muhly grass.

Grasmere at Wilderness Boulevard median- prune firebush to a consistent height.

Osprey Point- cut back Muhly grass.

Quail Trace- cut back Muhly grass.

Herons Wood monument- cut back Fakahatchee grass.

Herons Glen median- cut back Muhly grass.

General work- cut back all Muhly grass.

Lakewood Retreat entry gate- prune large viburnum hedge.

2 TREE PRUNING

Draycott berm and cul de sac- remove moss from all trees.

Main exit monument- prune crape myrtle and remove moss.

Lodge entry drive- remove low hanging oak limb by magnolia.

Roundabout- prune crape myrtles and remove moss. All sucker growth, dead wood, crossing branches and water sprouts should be removed.

Water's Edge gate median- remove moss from crape myrtle.

Across Wilderness Boulevard from Lakewood Retreat- prune all crape myrtles and remove moss. All sucker growth, dead wood, crossing branches and water sprouts should be removed. These trees are currently unsightly and affect the overall esthetics of this area.

3 CLEANUP/RUBBISH REMOVAL

There was not a significant amount of litter or vegetative debris that needed to be removed.

2 APPEARANCE OF SEASONAL COLOR

The seasonal color display of petunias and Dusty Miller was providing a fair display in all locations. Many of the petunias were dead or in decline. The Dusty Miller was still thriving and needed to be pinched back to a consistent height until the next flower changeout. *Photo below.*

January

January



January

December



December

December



Butterfly garden- at the next flower changeout remove some sage plants to increase and balance the size of flower bed.

(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 34 of 39–PASSED INSPECTION. Passing score is 33 of 39 or 30 of 36 (w/o flowers). Payment for January services should be released after the receipt of the DONE REPORT.

FOR MANAGER

Recommend putting a physical barrier at basketball court to contain mulch.

PROPOSALS

Submit a proposal to add soil and seed along portion of Cormorant Cove sidewalk.

Submit a proposal to add soil and seed along portion of Grasmere/Eleanor Wood pond.

Submit a proposal to add seed along fence line on Garden Walk.

SUMMARY

RedTree performed to contractual standards for this inspection. The turf is being properly mowed and trimmed. The St. Augustine turf maintained the majority of its color and density while the Bahia and common Bermudagrass lost some due to being in their dormant period. The broadleaf weeds can be spot treated. Patch disease was still present in a number of turf panels. The wood lines were neatly maintained. The shrub health was good but some are in the process of “aging out” or in decline from root knot nematode. Crape myrtle pruning and moss removal was necessary in some high visibility portions of the landscape. The bed and crack weeds were well managed. The landscape appeared to be receiving adequate irrigation. A few concerns need to be addressed. The seasonal color display was providing a fair display as many of the petunias have died off leaving only the Dusty Miller in place.

RedTree Landscape Systems certifies that all work on this list has been completed in the 14-day timeframe specified in the contractual agreement and provided to PSA within the same period.

Signature_____

Print Name _____

Company_____

Date_____

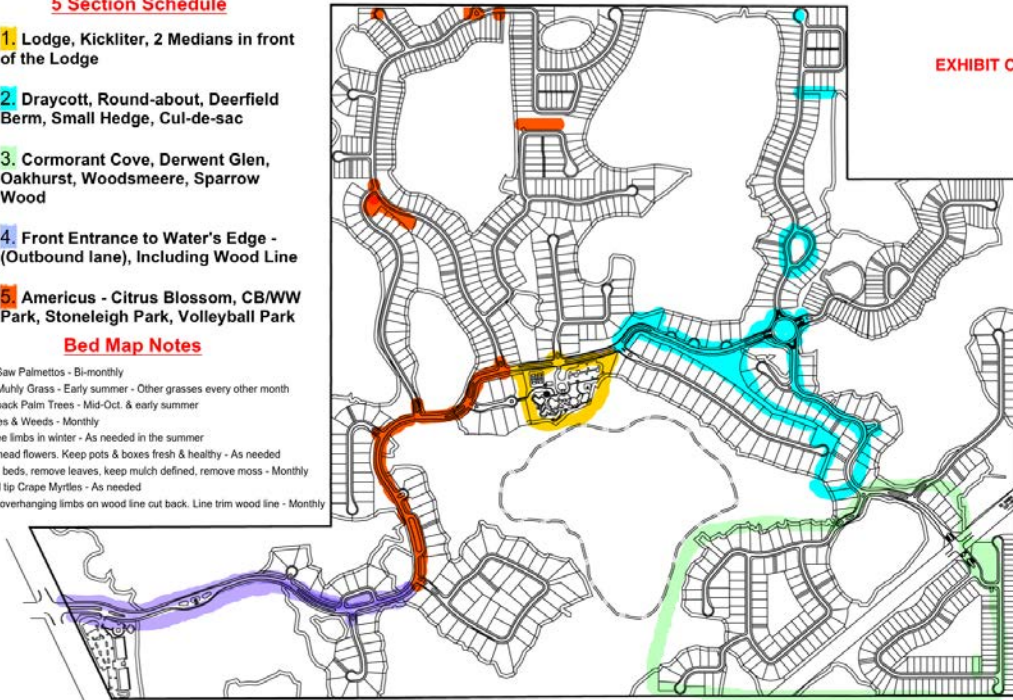
5 Section Schedule

- 1.** Lodge, Kickliter, 2 Medians in front of the Lodge
- 2.** Draycott, Round-about, Deerfield Berm, Small Hedge, Cul-de-sac
- 3.** Cormorant Cove, Derwent Glen, Oakhurst, Woodsmeere, Sparrow Wood
- 4.** Front Entrance to Water's Edge - (Outbound lane), Including Wood Line
- 5.** Americus - Citrus Blossom, CB/WW Park, Stoneleigh Park, Volleyball Park

Bed Map Notes

Thin Saw Palmettos - Bi-monthly
Trim Muhly Grass - Early summer - Other grasses every other month
Trim back Palm Trees - Mid-Oct. & early summer
Hedges & Weeds - Monthly
Lift tree limbs in winter - As needed in the summer
Deadhead flowers. Keep pots & boxes fresh & healthy - As needed
Clean beds, remove leaves, keep mulch defined, remove moss - Monthly
Pencil tip Cape Myrtles - As needed
Keep overhanging limbs on wood line cut back. Line trim wood line - Monthly

EXHIBIT C



Tab 4

Wilderness Lake Preserve Community Development District Engineer's Report:**Ranger Station**

Wekiva Engineering has completed the initial evaluation and the report is included in the agenda for your reference. Wekiva Engineering is currently working on preparing the plans for the repair. They are going to provide alternative material for the beam due to the availability. When plans are received, Cardno will assist in obtaining proposals and present the proposals to the board as soon as possible.

Pool Drainage Review

Included in your agenda is our report that we sent out to contractors to obtain proposals to install drainage in the pool deck area. Proposals will be provided to the District Manager for distribution to the board as soon as we receive them.

Review of Drainage between Woods Bay Ct and Pine Knot Ln

Cardno met Tish onsite last week and reviewed the drainage swale in the open area located on the north side of Wilderness Lake Blvd between Woods Bay Ct and Pine Knot Ln. Cardno is currently reviewing the plans associated with this area and will have a report prepared outlining our findings for the March meeting.

Stormwater Needs Analysis

Proposal is provided in the agenda to prepare the Stormwater Needs Analysis for the Community. This is a new requirement for all governmental agencies and special districts per Florida Statutes.



SCOPE OF SERVICES
Wilderness Lake Preserve Community Development District
Stormwater Needs Analysis

1.0 PROJECT OBJECTIVE

The Wilderness Lake Preserve Community Development District (Client) is required by Florida Statutes Section 5 403.9302 to provide an analysis of the existing stormwater management system. Cardno will assist in the preparation of a Stormwater Needs Analysis pursuant to Section 5 403.9302, Florida Statutes to provide an analysis of the existing stormwater management system. The Stormwater Needs Analysis will be prepared in conjunction with the District Manager and District Counsel utilizing the template provided by the Office of Economic and Demographic Research.

2.0 DELIVERABLES

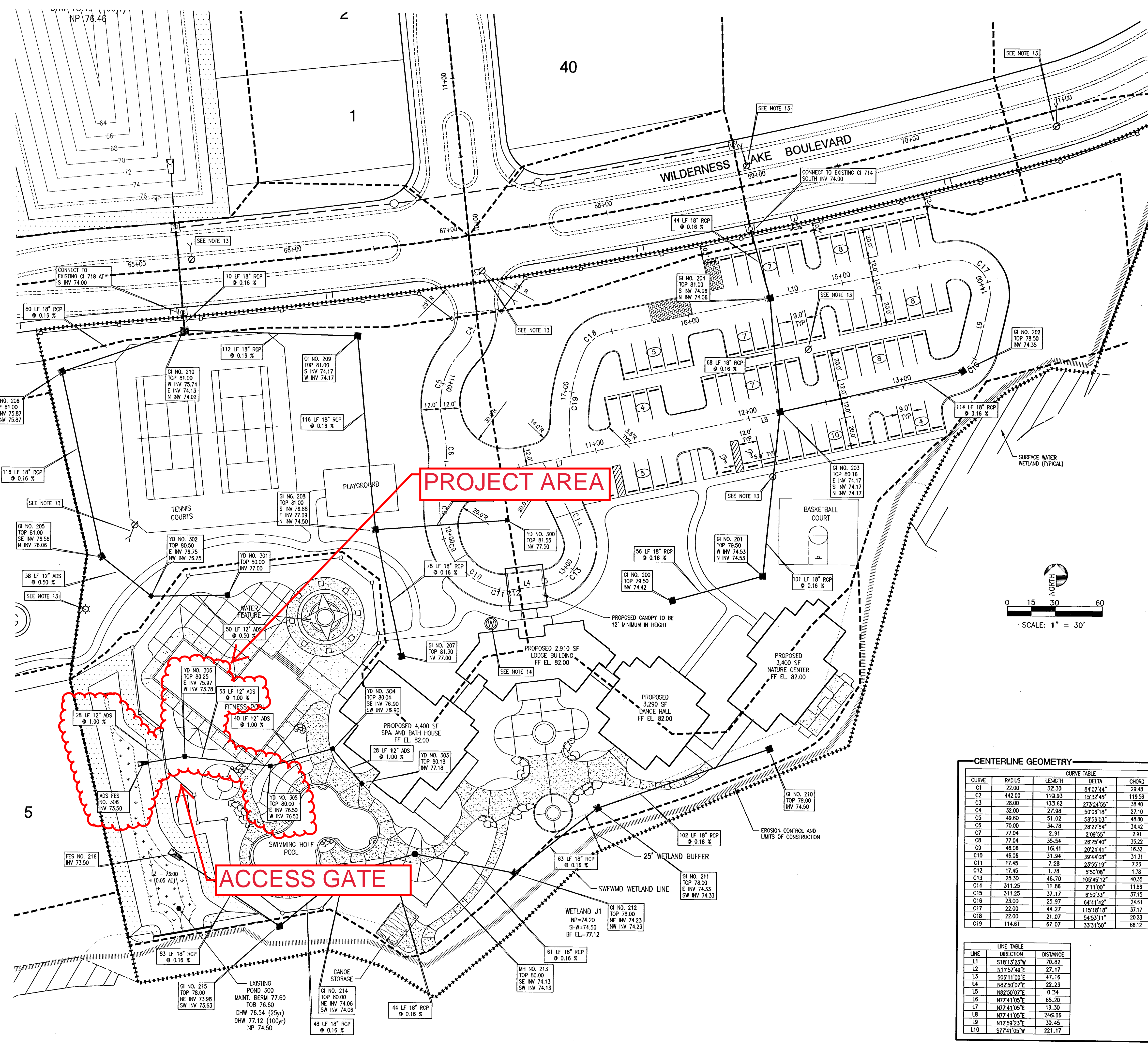
Template filled out provided by the Office of Economic and Demographic Research.

3.0 PROJECT SCHEDULE

Template will be provided to the Client within 60 days of authorization

4.0 COMPENSATION

For the above-described Scope of Services, the Client agrees to compensate Cardno a lump sum fee of \$4,500.



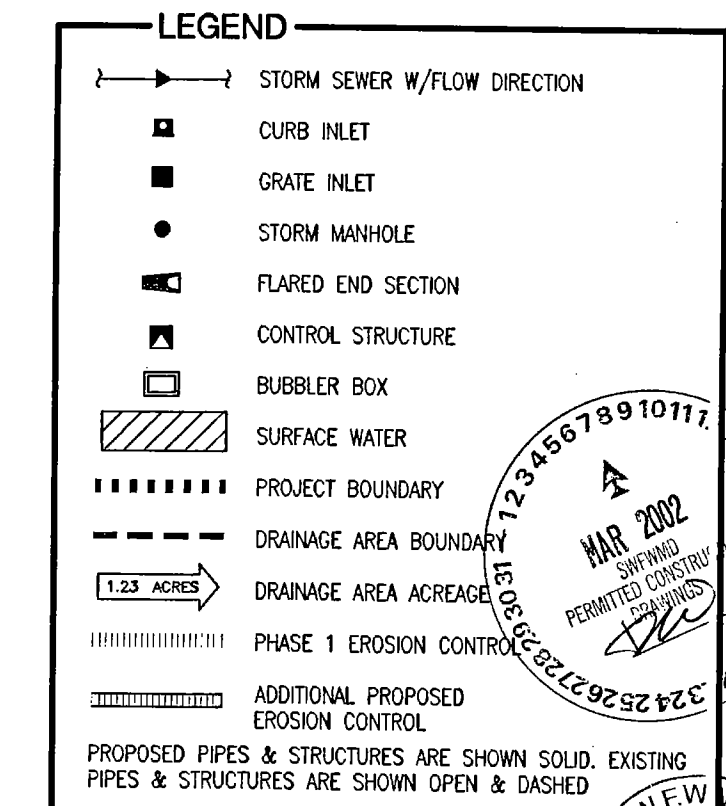
GENERAL NOTES

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929).
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CALL THE SUNSHINE STATE ONE CALL 1-800-432-4370.
3. ALL STORM SEWER AND UTILITIES MUST BE INSTALLED PRIOR TO BASE AND SURFACE COURSE CONSTRUCTION.
4. ALL DRAINAGE PIPE IS REINFORCED CONCRETE UNLESS OTHERWISE NOTED.
5. ANY CONFLICTS RESULTING BETWEEN WATER LINES AND DRAINAGE SYSTEM SHALL BE RESOLVED BY ADJUSTING THE WATER LINES.
6. THE MAINTENANCE ENTITY OR H.O.A. SHALL MAINTAIN AND INSPECT THE STORMWATER RETENTION SYSTEM (i.e. RETENTION POND, CONTROL STRUCTURES, ETC.) ON A REGULAR BASIS.
7. ALL DRAINAGE EASEMENTS WILL BE DEDICATED TO PASCO COUNTY.
8. EROSION CONTROL OR SEDIMENTATION BARRIER: ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION, AND SHALL BE MAINTAINED THROUGH CONSTRUCTION UNTIL THE SITE IS PERMANENTLY STABILIZED.
 THE CONTRACTOR IS TO PROVIDE EROSION CONTROL OR SEDIMENTATION BARRIER (HAY BALES OR SILT SCREEN) TO PREVENT SALINATION OF ADJACENT PROPERTY, STREETS, DETENTION PONDS, STORM SEWERS AND WATERWAYS, AND TO MAINTAIN THE EROSION CONTROL OR SEDIMENTATION BARRIER IN AN EFFECTIVE WORKING MANNER FOR THE DURATION OF CONSTRUCTION. ADDITIONALLY, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ACCESS THE SITE. IN THE OPINION OF THE ENGINEER AND/OR THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF SOIL ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID SOIL AND REPAIR THE DAMAGED OR INEFFECTIVE EROSION CONTROL OR SEDIMENTATION BARRIER TO THE SATISFACTION OF THE ENGINEER AND/OR THE LOCAL AUTHORITIES. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS.
9. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
10. ALL CONSTRUCTION LAYOUT AND STAKING IS TO BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR.
11. ALL WORK SHOWN IN THE EXISTING RIGHT-OF-WAY, AS PERMITTED BY PASCO COUNTY RIGHT-OF-WAY PERMITS, SHALL MEET ALL CONDITIONS OF SUCH PERMITS, INCLUDING BUT NOT LIMITED TO, PAVEMENT REMOVAL, RESTORATION AND FINAL OVERLAY OF EXISTING STREETS.
12. MAINTENANCE & OPERATION INSTRUCTIONS:
 EXCEPT WHERE PLANTING PLANS ARE REQUIRED, THE VEGETATION CONTAINED IN THE LITTORAL ZONE WILL BE ESTABLISHED BY NATURAL RECRUITMENT. ANY NATIVE VEGETATION OCCURRING WITHIN THE LITTORAL ZONE IN NON-PLANTED AREAS SHALL NOT BE REMOVED. IF LESS THAN 100% COVERAGE IS REPORTED, PLANTING WILL BE REQUIRED TO ACHIEVE THE REQUIRED COVERAGE.
 THE OPERATION & MAINTENANCE ENTITY MUST BE AWARE THAT REMOVAL OF NATIVE VEGETATION, INCLUDING CATTAILS, IS PROHIBITED WITHIN THE WET DETENTION PONDS. REMOVAL INCLUDES BROADCASTING, THE APPLICATION OF HERBICIDE, INTRODUCTION OF GRASS CARP AND CUTTINGS. THE MAINTENANCE ENTITY SHOULD ADDRESS ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, TAMPA REGULATION DEPARTMENT.
 THE MAINTENANCE ENTITY SHALL PERIODICALLY CHECK ALL INLETS, END SECTIONS, AND CONTROL STRUCTURES FOR BLOCKAGES. THESE STRUCTURES SHALL BE CLEANED TO INSURE THEIR CONTINUED FUNCTION AND TO PREVENT FLOODING.
13. THE EXISTING POWER POLES, LIGHT POLES AND OVERHEAD WIRES ARE TO BE REMOVED AS PART OF THE PHASE 1 ELECTRICAL SERVICE INSTALLATION.
14. EXISTING WELL TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH SWFMD AND PASCO COUNTY REGULATIONS AND SPECIFICATIONS.
15. PROPOSED POOLS TO BE FENCED/ENCLOSED PER PASCO COUNTY REQUIREMENTS.

CENTERLINE GEOMETRY

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	22.00	32.30	84°07'44"	29.48	S23°50'29"E
C2	442.00	119.93	15°32'45"	119.56	S73°40'44"E
C3	28.00	133.62	27°24'55"	38.40	N55°15'21"E
C4	32.00	27.98	50°08'10"	27.10	N18°52'09"E
C5	49.50	51.02	58°58'03"	48.80	S16°27'15"W
C6	70.00	34.78	28°27'54"	34.42	N00°46'48"W
C7	77.04	2.91	2°09'55"	2.91	S12°22'11"W
C8	77.04	35.54	28°25'40"	35.22	S01°55'38"E
C9	46.06	16.41	20°24'41"	16.32	S28°49'41"E
C10	46.06	31.94	39°44'09"	31.51	S58°54'08"E
C11	17.45	7.28	3°55'19"	7.23	S84°03'01"E
C12	17.45	1.78	5°50'08"	1.78	N81°04'22"E
C13	25.30	46.70	105°45'12"	40.35	N28°57'31"E
C14	311.25	11.86	2°11'00"	11.86	N24°00'35"W
C15	311.25	37.17	6°50'33"	37.15	N28°31'22"W
C16	23.00	25.97	115°18'18"	24.51	N45°20'14"E
C17	22.00	44.27	115°18'18"	37.17	N44°39'45"W
C18	22.00	21.07	54°53'11"	20.28	S50°13'50"E
C19	114.61	67.07	33°31'50"	66.12	S08°01'59"W

LINE	DIRECTION	DISTANCE
L1	S18°13'23"W	70.82
L2	N11°57'49"E	27.17
L3	S06°11'00"E	47.16
L4	N82°50'07"E	22.23
L5	N82°50'07"E	0.34
L6	N74°14'05"E	65.20
L7	N74°14'05"E	19.30
L8	N77°41'05"E	246.06
L9	N12°59'23"E	30.45
L10	S77°41'05"W	221.17



PARKING CALCULATIONS

PARKING REQUIRED:
 TOTAL BLDG SF = 14,000 SF @ 1 SP/200 SF = 70 SPACES
 BASKETBALL COURT 2,100 SF @ 1 SP/2,500 SF = 1 SPACE
 TENNIS COURTS 5,600 SF @ 1 SP/2,500 SF = 2 SPACES
 TOTAL SPACES REQUIRED = 73 SPACES

PARKING PROVIDED:
 73 SPACES (INCLUDING 3 HANDICAP SPACES)



53LF 12" ADS @ 1%

YD #305



YD #305

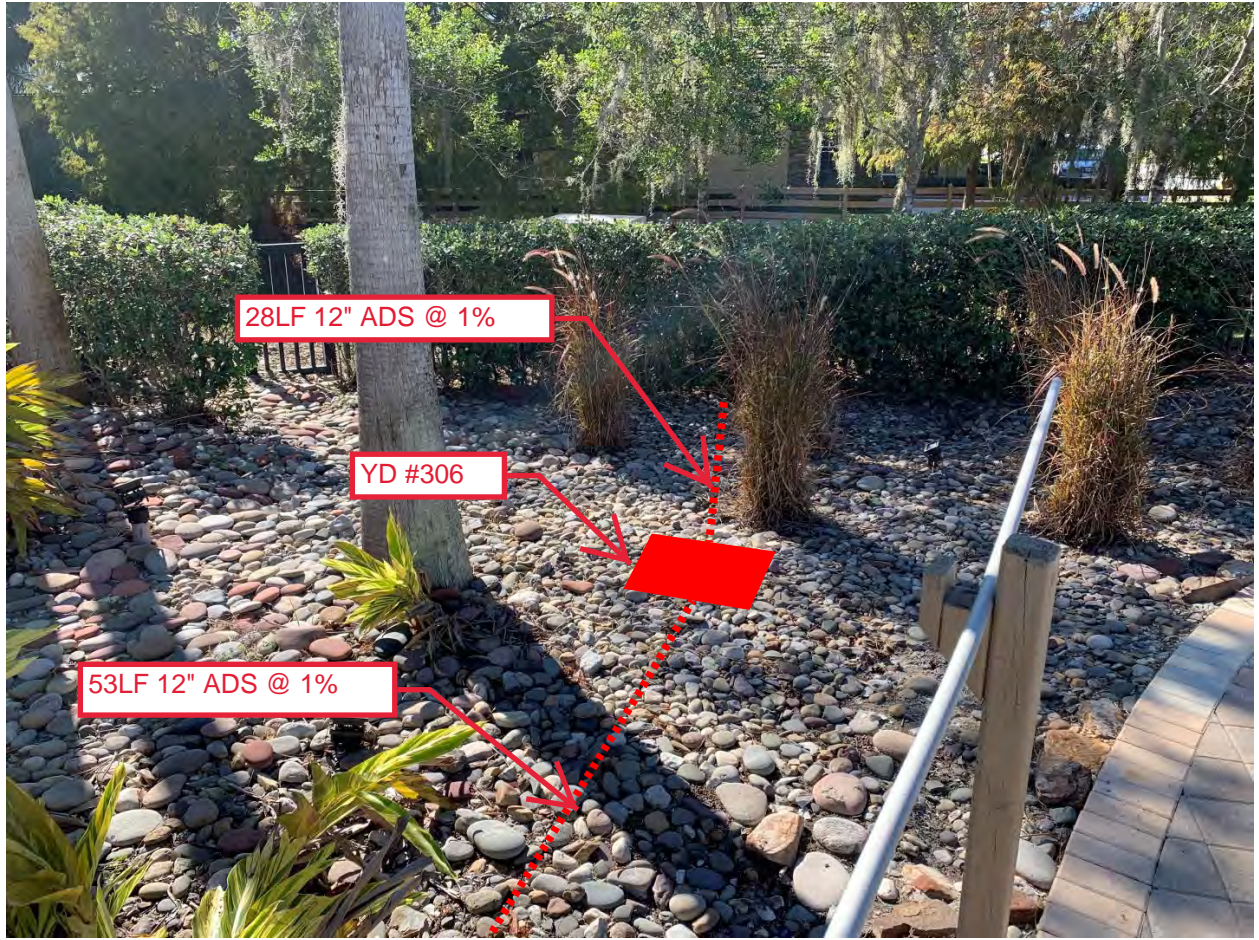
53LF 12" ADS @ 1%



28LF 12" ADS @ 1%

YD #306

53LF 12" ADS @ 1%



28LF 12" ADS @ 1%

YD #306

53LF 12" ADS @ 1%



ACCESS GATE

28LF 12" ADS @ 1%



28LF 12" ADS @ 1%

ADS FES #306



Preserve at Wilderness Lake CDD

ENGINEER'S REPORT FOR February 2, 2022 BOARD MEETING

Ongoing Projects Report and Updates:

Pool Resurfacing

Phase 1 of the Lagoon Pool and Spa resurfacing is complete. JMT has worked with the General Manager to issue a punchlist to be completed by the Pool Works and the pool and spa are open. Paver repairs are still taking place as of 1/24 but are anticipated to be complete by the end of that same week. Phase 2, the Lap Pool, is underway. There was a slight delay in the schedule for the closeout of phase 1. This delay is not anticipated to affect the final closeout of the project of March 1st. Also, all other supplemental proposals/work that has been executed by the General Manager are either complete or in progress with anticipated completion of March 1st per the following:

- Lap Pool motor, impeller, diffuser, two DE Separation tanks and bags and 2 vacuum gages.: Complete
- 2 Gas Heaters installation: Complete
- Lagoon Pool Chair Lift Actuator: Complete
- Lap Pool Cabinet Lid & Repairs: Waiting on parts
- Lagoon Pool Cabinet Lids and DE Separation tanks & bags: Waiting on parts
- Splash Pad cabinet repairs: Waiting on parts
- Spa Chair Lift Repair: Waiting on parts
- Splash Pad Pump repair and Plumbing: Complete
- Life rings: Complete
- Lap pool filters and reseal tank to collar: Waiting on parts

JMT has worked with the General Manager to generate a Pool Service RFP per the board's direction at the previous meeting. The bids are due on 1/27. Received bids will be opened at 2pm at the Lodge. CDD staff will coordinate to review the received proposals and present a breakdown of the bids as well as a recommendation of selection at the meeting.

Foxgrove Canal Control Structure Maintenance

Site Masters is under contract for the work and is currently scheduled to be onsite to complete the work on 1/25. The work is anticipated to take 3 days to complete. JMT will be onsite for periodic inspection and finalization of the work prior to payment authorization. Further updates and coordination will be communicated to the General Manager as they are received.

Tab 5



GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-667-6786

January 24, 2022

Mrs. Tish Dobson
General Manager
21320 Wilderness Lake Boulevard
Land O' Lakes, Florida 34637

**Re: The Preserve at Wilderness Lake Community Development District (CDD)
January 2022 Summary Report**

Dear Mrs. Dobson,

GHS Environmental (GHS) herein submits this report to summarize the work that was completed during the month of January 2022 at the Wilderness Lake Preserve (WLP) community located in Land O' Lakes, Florida.

Dates Worked Performed: January 6, 7, 12, 13 and 24

Summary of Monthly Objectives/Goals Achieved:

1. Performed monthly inspections and maintenance of vegetation/algae in stormwater ponds.
2. Removed trash from stormwater ponds.
3. Prepared and submitted email summary containing options to repair broken CDD irrigation pipe located in the conservation area behind 7444 Night Heron Drive with T. Dobson.
4. Reviewed passive park located behind 21003 Pine Knot Lane with T. Dobson. Reviewed construction plans to confirm that no pipe or swale was depicted on the plans in the passive park. Recommended to coordinate with CDD engineer about further assessment.
5. Removed tubers and floating muck from Stormwater Pond 18.
6. Treated Brazilian pepper trees in Maintenance Area No. 8.
7. Removed trash and debris around Bay Lake dock with boat.
8. Trimmed wax myrtle branches adjacent to Bay Lake dock.
9. Sprayed edge of Wetland T adjacent to Cormorant Cove.
10. Coordination with T. Dobson to confirm the repair of BBB-F1 now that water levels are receding.
11. Field checked control structures CS-P1 and CS-P2 located in Wetland P to ensure there are no blockages. Inspected various control structures and weirs located in the stormwater ponds. Vegetation treated as needed.
12. Treated spikerush that flare up in several ponds in the community during this time of year.
13. Coordination with T. Dobson on the open WLP Wetland Staff position.
14. Phone and e-mail coordination with WLP staff (T. Dobson).
15. Prepared and submitted monthly summary report.



We appreciate the opportunity to assist you with this project. Please do not hesitate to call us at (727) 432-2820 with any questions or if you need any additional information.

Sincerely yours,

GHS Environmental










A handwritten signature in black ink, appearing to read 'Chuck Burnite'. The signature is fluid and cursive, with a large, looping 'C' at the beginning.

Chuck Burnite
Senior Environmental Scientist





THE PRESERVE AT WILDERNESS LAKES CDD

Map of Stormwater Ponds, Natural Wetlands and Wood Line Trimming Areas

Legend

-  Stormwater Ponds
-  Natural Wetland Systems
-  Natural Lake (Open Water)
-  Property Boundary
-  Cul-De-Sac Maintenance
-  Weir
-  Bubbler Box
-  Control Structure
-  Drainage Flow

Wood Line Trimming Areas

-  Maintenance Area No. 1
-  Maintenance Area No. 2
-  Maintenance Area No. 3
-  Maintenance Area No. 4
-  Maintenance Area No. 5
-  Maintenance Area No. 6
-  Maintenance Area No. 7
-  Maintenance Area No. 8
-  Maintenance Area No. 9
-  Maintenance Area No. 10
-  Maintenance Area No. 11
-  Maintenance Area No. 12

Note: Natural Lake "E" was previously identified as Stormwater Pond No. 23 on maps prepared by others. Since this area is natural, it has been moved into the wetland lettering system. There is no Stormwater Pond No. 23.

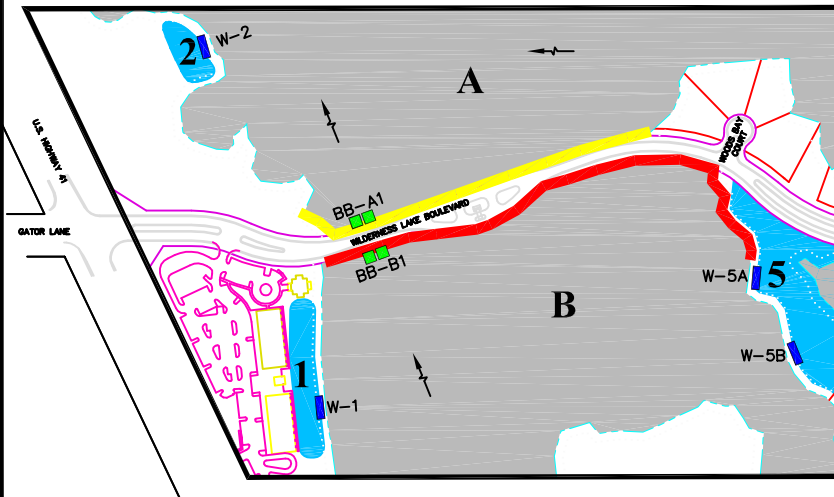
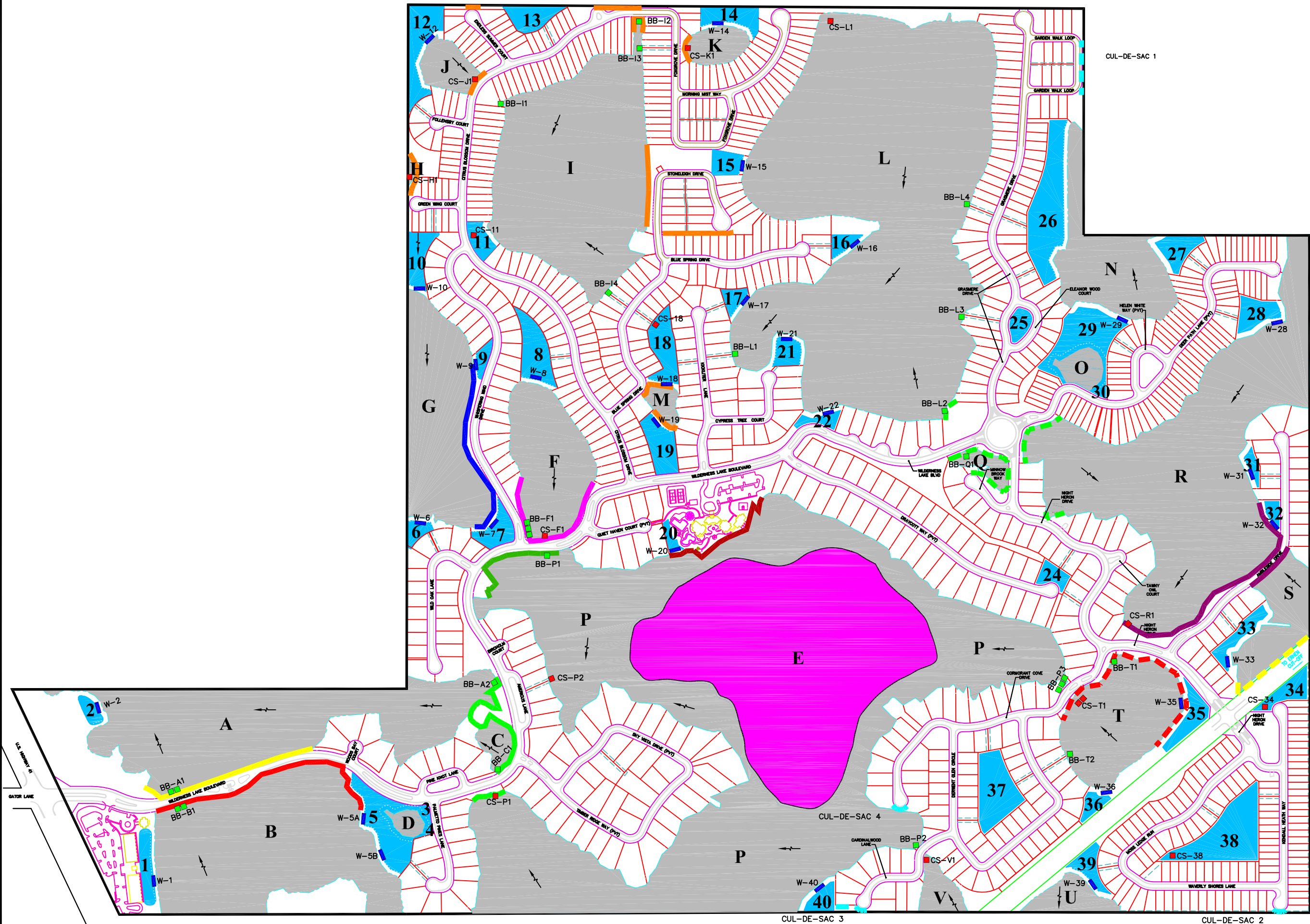
Date: September 18, 2020



Not to Scale



GHS Environmental
 PO Box 55802
 St. Petersburg, FL 33732-5582
 Phone: 727-432-2820
 Chuck@GHSEnvironmental.com
 www.GHSEnvironmental.com



Tab 6



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

21320 Wilderness Lake Blvd • Land O Lakes, FL • 34637

Phone: 813-995-2437 • Fax: 813-995-2436

January 2021 Clubhouse Operations/Maintenance Updates

- Removed trash from Bay Lake and the community ponds.
- Assisted with the setup of the following events and meetings: CDD Meeting, Kid's Tennis, Blood Drive, Bunco, Chat'hers Meet & Greet, Family Movie Night, NXT Generation Food truck, First Aid Training, and the Volunteer Appreciation Dinner.
- Installed kickplates on the Nature Center restroom doors.
- Replaced four landscape lights.
- Replaced the poolside life rings.
- Pulled weeds and removed moss from shrubs throughout the campus.
- Cleaned and repaired the Nail Technician's Spa chair.
- Repaired a rod in the Theatre.
- Removed debris from the Tennis Courts.
- Added a life ring at the Lodge dock.
- Setup the Lagoon Pool deck furniture.
- Repainted the Nature Center Men's Room hardware on the stall doors.
- Repainted the Activities Center kitchen door frame.
- Repaired a broken paper towel dispenser in the Men's Locker Room.
- Installed equipment mats in the Fitness Center.
- Cleaned the courtyard pavers.
- Removed the gate wreaths.
- Repaired a shutter.
- Storm debris pickup.
- Repaired the drain cover in the Nature Center Women's Room.
- Treated weeds throughout the Lodge campus.
- Repaired a swing at the Oakhurst/Woodsmere Park.
- Repaired the stucco after the removal of the holiday décor.
- Added ties to the supports along the perimeter of the Tennis Courts.
- Prepared the Lap Pool deck for the resurfacing of the Lap Pool.
- Repaired and painted the Activities Center kitchen door.
- Repainted the stall divider in the Lodge Women's Room.
- Replaced the light switch cover in the Lodge Women's Room.
- Removed nests from the upper windows of the buildings and repainted the discolored areas.
- Repaired the fence line along Wilderness Lake Blvd. in front of the Tennis Courts.
- Cleaned and repainted two signs on the Lodge campus.
- Repainted three fence lines throughout the community.
- Greased the swings at Stoneleigh Park.



Wilderness Lake Preserve Community Development District (CDD)

- Repainted four pieces of lanai furniture.
- Repainted the Basketball Court backboard.
- Cleaned up the debris from the New Year's Eve celebrations.
- Assessed the pool chemistry every Sunday, Tuesday, Thursday, and Saturday.
- Removed rust stains from the stone columns, white caps, light poles, and fence lines.

1st Quarter 2021/2022 Projected Projects

- Replace the Activities Center Refrigerators. – **Completed.**
- Resurfacing of the Aquatics (Pools & Jacuzzi). **Budget line item: "Reserves"**
 - **Project in progress.**
- Consider repairing the brick pavers and concrete ribbons at the roundabout and Night Heron Drive entrance to the community. **Budget line item: Roadway Repair & Maintenance – Brick Pavers – Completed.**

2nd Quarter 2021/2022 Projected Projects

- Repainting of the four entryway monuments. **Budget line item: "Reserves"**
 - **Project to begin mid-January 2022.**
- Replace the Kayaks. **Budget line item: "Reserves" – In progress.**
- Consider repairing, sealing, and striping the Lodge parking lot. **Budget line item: "Reserves"**
 - Proposals received to date:
 - ACPLM – \$10,620.00 (Without Polytar Sealer)
 - ACPLM – \$11,493.00 (With Polytar Sealer)
 - Romaner Graphics – **Not in the market to submit a proposal.**
 - **Contacting additional vendors in progress.**
- Consider repainting the exterior of the Lodge, Activities Center, Fitness Center, and Nature Center. **Budget line item: "Reserves"**
 - AIC - **\$62,300.00 (Includes staining of the columns and handrails)**
Ranger Station Option: \$2,200.00
 - The Daily Group - **\$47,580.00 (Includes staining of the columns and handrails)**
Ranger Station Option: \$3,295.00
 - Romaner Graphics - **\$29,300.00 (Includes stain of the columns and handrails)**
Ranger Station Option: \$3,300.00
- Remediation of sidewalks and curbs. **Budget line item: "Reserves"**
 - Proposals received to date:
 - ACPLM - **\$47,021.00**
 - Romaner Graphics - \$
 - Site Masters of Florida, LLC - **\$21,460.00**
- Consider upgrading the Tennis Courts' lighting to LEDs. **Budget line item: "Reserves"**
 - Proposals received to date:
 - Himes Electrical Services, Inc. - **\$29,131.00**



Wilderness Lake Preserve Community Development District (CDD)

Armstrong Relocation

- Managing the Water's Edge monument island claim to repair the irrigation and landscaping, due to a moving truck incident. (RedTree to submit invoices for repairs.)

A Total Solution, LLC

- Friday, January 21, adjusted the surveillance system DVR. The system was flickering due to electrical interference.

Campus Suite

- Updated the Rizzetta & Company and HOA Board information on the CDD's website.

Cool Coast Heating and Cooling, Inc.

- Friday, January 14, completed the quarterly HVAC maintenance.

Fitness Logic

- Wednesday, January 19, performed the monthly maintenance: assessed and cleaned all the equipment and made the necessary adjustments.
- Replaced the wheels on one of the Batca benches.

Florida Courts, Inc.

- Wednesday, January 12, assessed a crack located on the Pickleball Court. The crack is due to mushrooms under the surface of the court. A repair is scheduled for early February.

GHS Environmental

- Commenced removal of invasive vines and Brazilian Pepper trees at the entrance of the Deerfield's.
- Transported the holiday décor to the offsite storage unit.
- Assessed a natural swale in the field between Woods Bay Court and Pine Knot Lane. Will provide an assessment in the monthly report.

Himes Electrical Services, Inc.

- Tuesday, January 4, replaced the disconnect for the irrigation pump and well located near Dunkin Donuts.
- Friday, January 21, completed the landscape lighting repair at the Hawk Wind Trails monument and adjacent hedge line.



Wilderness Lake Preserve Community Development District (CDD)

Ierna's Heating, Cooling, and Plumbing

- Monday, January 17, cleaned and repaired the Fitness Center's tankless water heater.

Nelson's CPR and First Aid Training

- Monday, January 24, trained the Lodge staff in First Aid.

PBSS Doors & Hardware

- Monday, January 24, repaired the damaged CDD irrigation line at the corner of Pine Knot Lane and Wilderness Lake Blvd.

PBSS Doors & Hardware

- Monday, January 24, repaired the Lodge and Nature Center front doors. The internal rods were slipping causing the door to drag upon opening.

PSA Horticultural

- Thursday, January 13, conducted the monthly Landscape Inspection.

RedTree Landscape Systems

- Thursday, January 13, present during the monthly Landscape Inspection.
- Responded to four irrigation issues.
- Completed the removal of the dead Pine and Palm trees throughout the community.
- Completed the sod remediation at 7444 Night Heron Drive.

Romaner Graphics

- Repaired the following items throughout the month of January: The Aquatics rule sign located at the front gate, concrete poolside Locker Room thresholds, three holes in the Men's Locker Room, Nature Center Men's restroom door, Oakhurst monument, the front pool gate, and large sections of border pavers throughout the Lodge campus.
- Fabricated new pool deck signage to include, "POOL MAXIMUM DEPTH.... FEET," per the Florida Statute: 454.1.1.3.5 Rules and Regulations Signage.

Sir Speedy/Sign Time

- Completed the February newsletter.



Wilderness Lake Preserve Community Development District (CDD)

Site Masters of Florida, LLC.

- The week of 1/23/2022, scheduled to repair the storm water grate at the corner of Whispering Wind Drive and Wilderness Lake Blvd. Also scheduled to commence the Foxgrove Drive Drainage Project.

Smart Tech ID

- Monday, January 3, repaired the access card printer.

VanGuard Cleaning Systems

- Friday, January 14, met with the Account Manager and discussed the scope of the contract.

Wildlife Trapper – Jerry Richardson

- Contract-to-date: Removed – 148 hogs and twenty-five piglets
- Year-to-date: Removed – 1 hog
- Month-to-date: Removed – 1 hog
- Addressing the concern of coyotes in the community.

Pasco Sheriff's Special Detail Report on Citations & Warnings

12/27 – Patrolled the Lodge and community. No issues to report.

12/28 – Conducted multiple patrols of the Lodge and community. No calls for service.

12/31 – Patrolled the Lodge and parking closely, due to the holiday. No issues.

1/1 – Conducted multiple patrols of the Lodge and community. Ran radar for 45 minutes.

1/3 – Patrolled the community and Lodge. Did not observe any suspicious activity or traffic violations.

1/5 – Patrolled the community and conducted footpatrols around the Lodge facilities. Issued one warning for driving erratically.

1/7 – Conducted multiple patrols of the Lodge and community. Responded to a suspicious vehicle on Morning Mist Way. Identified the owner and the vehicle was relocated to the driveway. Issued one illegal street parking ticket.

1/12 – Conducted patrols of the Lodge and community. No issues to report.

1/16 – Patrolled the community and Lodge. While patrolling the Lodge, found several residents on the pool deck. They were advised of the operation hours. They left without incident.

1/19 – Conducted roving patrols of the community. Ran radar for 45 minutes. No issues to report.

1/21 – Patrolled the community and Lodge. Did not receive any calls for service.

1/22 – Patrolled the Lodge and community without incident.

Playground Equipment & Dock Safety Inspection

12/26 – Repaired a park bench at the Oakhurst/Woodsmere Park.

1/2 – Routine inspection.

1/9 – Routine inspection.

1/16 – Cleaned the concrete pads at the parks.



Wilderness Lake Preserve Community Development District (CDD)

1/23 – Routine inspection.

Scheduled Room Usage/Rentals

In preparation for a meeting or rental, the staff on duty is responsible for the presentation of the room. This may include cleaning, staging of tables & chairs, and concierge services.

***AC: Activities Center and NC: Nature Center Classroom**

1/2 – Private Rental – AC
1/2 – Private Rental – NC
1/3 – Lodge Event – NC
1/3 – Resident Event – Theatre
1/3 – ARC Meeting – AC
1/5 – CDD Meeting – AC
1/5 – Resident Event – AC
1/5 – Resident Event – Theatre
1/5 – Resident Event – AC
1/8 – Resident Event – Tennis Courts
1/9 – Boy Scout Meeting – NC
1/10 – Lodge Event – NC
1/10 – Resident Event – Theatre
1/12 – Resident Event – Theatre
1/12 – Resident Event – AC
1/15 – Lodge Event – Lodge Parking Lot
1/15 – Private Event – AC & Theatre
1/16 – Private Event – AC
1/17 – Lodge Event – NC
1/17 – Lodge Event – Theatre
1/17 – ARC Meeting – AC
1/18 – Resident Event – AC
1/19 – Resident Event – Theatre
1/19 – Resident Event – AC
1/20 – Resident Event – AC
1/21 – Food Truck – Lodge Parking Lot
1/21 – Lodge Event – Theatre
1/22 – Private Event – AC
1/22 – Resident Event – Tennis Courts
1/24 – Lodge Event – NC
1/24 – Resident Event – Theatre
1/24 – Staff Event – Theatre
1/25 – HOA Meeting – AC



Wilderness Lake Preserve Community Development District (CDD)

1/26 – Resident Event – Theatre
1/26 – Resident Event – AC
1/27 – Cub Scout Meeting
1/28 – Lodge Event – AC
1/29 – Private Event – AC
1/29 – Private Event – NC
1/30 – Private Event – AC
1/30 – Private Event – NC
1/31 – Lodge Event – AC
1/31 – Resident Event – Theatre
1/31 – ARC Meeting – AC

Upcoming Events

➤ February

- Friday, February 4 – Wine Tasting
- Saturday, February 5 – Kid’s Tennis
- Friday, February 11 – Family Grill & Chill
- Tuesday, February 15 – Bunco
- Saturday, February 19 – Art Class
- Saturday, February 19 – Kid’s Tennis
- Friday, February 25 – Family Movie Night

➤ March

- Friday, March 11 – Wine Tasting
- Tuesday, March 15 – Taco Tuesday
- Wednesday, March 16 – Bounce House Mania & Badminton Bash
- Thursday, March 17 – Leprechaun Safari
- Friday, March 18 – Intro to Pickleball
- Saturday, March 19 – Family Grill & Chill
- Saturday, March 26 – Art Class



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #1 located on Wilderness Lake Blvd.

12/16/2021 – 1/14/2022 Radar Results

Date:	# Of Vehicles	# Of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% Of Violators for the Day
12/16/2021	1446	790	37	21.00	54.63
12/17/2021	1429	799	40	21.21	55.91
12/18/2021	1177	688	36	21.35	58.45
12/19/2021	1175	708	42	21.40	60.26
12/20/2021	1291	753	40	21.27	58.33
12/21/2021	890	499	40	21.06	56.07
12/22/2021	1348	706	40	21.09	52.37
12/23/2021	1322	781	40	21.27	59.08
12/24/2021	1364	782	43	21.40	57.33
12/25/2021	895	593	44	22.20	66.26
12/26/2021	1015	629	41	21.61	61.97
12/27/2021	1147	687	38	21.30	59.90
12/28/2021	1205	636	37	21.01	52.78
12/29/2021	1161	673	42	21.33	57.97
12/30/2021	1215	680	37	21.17	55.97
12/31/2021	1190	688	36	21.25	57.82
1/1/2022	1022	593	36	21.24	58.02
1/2/2022	983	577	38	21.40	58.70
1/3/2022	1204	670	39	21.03	55.65
1/4/2022	684	388	36	21.09	56.73
1/5/2022	1005	555	36	21.17	55.22
1/6/2022	1281	751	41	21.77	58.63
1/7/2022	1373	784	41	21.15	57.10
1/8/2022	1112	698	41	21.58	62.77
1/9/2022	1087	676	41	21.49	62.19
1/10/2022	1286	703	45	21.19	54.67
1/11/2022	1310	724	40	21.21	55.27
1/12/2022	1317	699	38	20.94	53.08
1/13/2022	1269	664	39	21.02	52.32
1/14/2022	1319	757	42	21.36	57.39
Totals:	35522	20331	Avg. 40	21.27	57.23
			High 45		



Wilderness Lake Preserve Community Development District (CDD)

Radar Speed Sign #2 located on Night Heron Drive

12/16/2021 – 11/14/2022 Radar Results

Date:	# Of Vehicles	# Of Violators 21mph & up	Peak Speed of the Day	Average Speed of the Day	% Of Violators for the Day
12/16/2021	1146	387	46	19.10	33.77
12/17/2021	1144	396	41	19.26	34.62
12/18/2021	959	286	40	18.74	29.82
12/19/2021	845	283	40	18.91	33.49
12/20/2021	998	272	34	18.76	27.25
12/21/2021	896	297	38	19.07	33.15
12/22/2021	1048	297	40	18.64	28.34
12/23/2021	1088	379	42	19.19	34.83
12/24/2021	993	314	43	18.54	31.62
12/25/2021	709	225	43	18.80	31.73
12/26/2021	727	237	41	18.99	32.60
12/27/2021	896	349	34	19.40	38.95
12/28/2021	934	304	38	18.88	32.55
12/29/2021	942	326	66	19.27	34.61
12/30/2021	402	129	43	19.13	32.09
12/31/2021	863	301	37	19.29	34.88
1/1/2022	700	253	41	19.40	36.14
1/2/2022	716	310	37	19.88	43.30
1/3/2022	910	338	44	19.44	37.14
1/4/2022	990	331	51	19.01	33.43
1/5/2022	496	169	39	18.85	34.07
1/6/2022	598	194	39	19.22	32.44
1/7/2022	1073	352	42	18.99	32.81
1/8/2022	919	350	39	19.40	38.08
1/9/2022	730	279	34	19.65	38.22
1/10/2022	1005	332	37	19.19	33.03
1/11/2022	1066	334	40	18.98	31.33
1/12/2022	1063	358	36	19.22	33.68
1/13/2022	1088	385	42	19.23	35.39
1/14/2022	1051	385	35	19.47	36.63
Totals:	26995	9152	Avg. 41	19.12	33.90
			High 66		

Event's Summary Report 10/1/2021 - 1/22/2022

Events	Event Budget	Attendance	Sponsorship	Expenses	Revenue	Profit/Loss	2021/2022 Yearly Budget \$30,000
Oktoberfest 10/2/2021	\$500	24	0	\$484.55	\$240.00	\$244.55	\$29,515.45
Kid's Intro to Tennis 10/2/2021	\$0	6	0	\$0.00	\$0.00	\$0.00	\$29,515.45
Fall Festival 10/9/2021	\$2,300	250+/-	0	\$2,184.32	\$175.00	(\$2,009.32)	\$27,331.13
Fall Garage Sale 10/16/2021	\$200	21	0	\$181.32	\$105.55	(\$75.77)	\$27,149.81
Family Movie Night 10/22/2021	\$20	6	0	\$0.00	\$0.00	\$0.00	\$27,149.81
Kid's Intro to Tennis 10/23/2021	\$15	9	0	\$7.14	\$0.00	(\$7.14)	\$27,142.67
Best Decorated Halloween House 10/28/2021	\$25	12	0	\$15.00	\$0.00	(\$15.00)	\$27,127.67
Haunted House 10/29 & 10/30/2021	\$400	221	0	\$207.79	\$443.08	\$235.29	\$26,919.88
Kid's Costume Parade	\$150	195	0	\$148.88	\$0.00	(\$148.88)	\$26,771.00
Kid's Intro to Tennis 11/6/2021	\$20	6	0	\$0.00	\$0.00	\$0.00	\$26,771.00
Annual Art & Craft Fair 11/13/2021	\$300	14 Booths 221 Guests	0	\$248.96	\$111.10	(\$137.86)	\$26,522.04
Chat'hers Feast 11/14/2021	\$25	25	0	\$14.94	\$0.00	(\$14.94)	\$26,507.10
Turkey Trot 11/25/2021	\$50	35	0	\$15.00	\$0.00	(\$15.00)	\$26,492.10
Family Movie Night 11/26/2021	\$20	9	0	\$0.00	\$0.00	\$0.00	\$26,492.10
Lighting of the Menorah 11/28/2021	\$45	5	0	\$44.40	\$0.00	(\$44.40)	\$26,447.70
Kids Intro to Tennis 12/4/2021	\$20	8	0	\$0.00	\$0.00	\$0.00	\$26,447.70
Santa's Arrival/Tree Lighting 12/4/2021	\$1,800	250+/-	\$57.08	\$1,685.84	\$34.90	(\$1,593.86)	\$24,761.86
Kids Into to Tennis 12/11/2021	\$20	7	\$0.00	\$0.00	\$0.00	\$0.00	\$24,761.86
Best Decorated Christmas House 12/16/2021	\$60	7	\$0.00	\$60.00	\$0.00	(\$60.00)	\$24,701.86
Breakfast w/Santa 12/18/2021	\$1,500	220+/-	\$0.00	\$1,394.07	\$708.20	(\$685.87)	\$23,307.79
Taco Tuesday, 12/21/2021	\$160	33	\$0.00	\$156.53	\$86.00	(\$75.87)	\$23,151.26
Gingerbread House Workshop 12/22/2021	\$300	14	\$0.00	\$275.77	\$160.00	(\$115.77)	\$22,875.49
Tie Dye Day 12/23/2021	\$25	19	\$0.00	\$0.00	\$0.00	\$0.00	\$22,875.49
Bounce into the New Year 12/28/2021	\$500	35	\$0.00	\$491.89	\$0.00	(\$491.89)	\$22,383.60

New Year Craft Day 12/29/2021	\$30	10	\$0.00	\$21.66	\$0.00	(\$21.66)	\$22,361.94
Kid's intro to Tennis 1/8/2022	\$0	8	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Community Blood Drive 1/15/2022	\$0	9	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Bunco 1/18/2022	\$0	12	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Family Movie Night 1/21/2022	\$25	6	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Kid's Intro to Tennis 1/22/2022	\$0	1	\$0.00	\$0.00	\$0.00	\$0.00	\$22,361.94
Totals:	\$8,510		\$57.08	\$7,638.06	\$2,063.83	(\$5,033.39)	\$22,361.94

General Events Supplies

Linens - Laundry Service				\$228.67			\$22,133.27
CDD Meetings				\$0.00			\$22,133.27
Storage unit, storage supplies, electronic communication program, movie license, concession cart, and props				\$1,332.77			\$20,800.50
Misc. items				\$34.14			\$20,766.36
Totals:				\$1,595.58			\$20,766.36

Tab 7

NOTIFICATION OF INJURY

United States Fire Insurance Company

This Notification of Injury Form is to be used for accident medical claims. **This form and all other correspondence must be submitted within 90 days from the date of accident.**

Policies With Excess Coverage

Eligible covered expenses will be paid only if they are in excess of other valid and collectible insurance or medical payment plan. If the claimant is covered by any other health insurance or medical payment plan they must first submit claim to the primary insurance. After the primary insurance has paid benefits, then submit this claim form along with all EOB's (explanation of benefits) from the primary insurance.

Policies With Primary Coverage

Eligible covered expenses will be paid regardless of other valid and collectible insurance or medical payment plan. There is no need to submit claim to any other insurance.

Claim Form

This Company claim form must be submitted for each individual claim. Part (A) must be completed in full by the Policyholder official or a staff member and signed by the Policyholder official or staff member. Part (B) must be completed in full by the injured person or the parent or guardian if that injured person is a minor and also must be signed. A fully completed claim form is not necessary when submitting additional medical bills; only one claim form is needed per accident/injury.

Medical Bills

Attach all medical bills. All submitted medical bills must be itemized for service. A balance due statement is not acceptable and will only delay processing. A physician's office should submit an invoice per CMS 1500. A hospital and/or emergency room should submit an invoice per UB04. CMS 1500 and UB04 are universal billing forms supplied by the physician's office and/or hospital.

Information Requests

In the event that a claim is not submitted in full or if additional information is needed, the claim will be closed, and the additional information will be requested via US Mail. Please forward the requested information immediately, so that we may finish adjudicating your claim in a swift manner. The explanation of benefits (information request) will be sent to the address of the injured person listed on the claim form in Part (B).

Claim Submission Checklist

Use the below checklist to assure a properly submitted medical claim is to be sent.

- If the injured person has primary health insurance has the claim been submitted first to the primary health insurance company?* Yes No
- If claim has first been submitted to the primary health insurance company, are copies of EOB's (explanation of benefits) attached?* Yes No
- Is part (A) of the claim form completed by the Policyholder official or staff member and signed?* Yes No
- Is part (B) of the claim form completed by the injured person and signed?* Yes No
- Are the attached medical bills itemized in either a CMS 1500 or UB04 form?* Yes No
- Is part (B), item number 3 (social security number) completed?* Yes No

Mailing The Claim

When completed in full, mail the attached completed claim form, itemized medical bills and copies of EOB's (explanation of benefits for use if coverage is excess) to:

The Loomis Company
P.O. Box 14162
Reading, PA. 19612-4162

If you should have any questions, or if a physician's office or hospital needs to confirm benefits before a medical procedure, please contact the claims office at (866) 915-6618.

Documents may also be faxed to the claims office at (610) 370-6767. Please do not fax full medical claims, as often times medical bills are illegible when faxed. For emailing documents, please email suppacc@loomisco.com

PLEASE NOTE: Claims Must Be Submitted Within 90 Days Of The Date Of Accident.

NOTICE

Fraud Warning: Any person who, with the intent to defraud or knowingly facilitates a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement, or conceals information for the purpose of misleading may be guilty of insurance fraud and subject to criminal and/or civil penalties.

PART A – This PART MUST be completed, dated and signed by an official or the Organization.			
1. Name of Organization and Policy Number			
2. Address of Organization (Street)		(City)	(State) (Zip)
3. Name of Injured Person (Insured)		(First)	(Middle) (Last)
4. Date of Accident/Injury Mo Day Year / /	5. Injury Occurred: Practice <input type="checkbox"/> Travel <input type="checkbox"/> Game <input type="checkbox"/> Other _____		6. Type of Sport or Activity:
7. Explain HOW the accident and injury occurred. NOTE: If your organization uses an Accident Report form, attach a copy of the Report.			
8. At the time of the accident, was the Injured Person involved in an activity under the jurisdiction of the Organization (Policyholder)? Yes <input type="checkbox"/> No <input type="checkbox"/>		9. Name of Supervisor of Activity	10. Was he/she a witness to Yes <input type="checkbox"/> No <input type="checkbox"/>
11. Signature of Organization Official X _____		12. Title of Official	13. Area Code/Telephone No. ()
			14. Date Signed

PART B – This PART MUST be **completed, dated** and **signed** by the Injured Person – or if the Injured Person is under age 18 or otherwise dependent – by his/her Parent or Guardian.

PRINT HERE – NAME OF PERSON COMPLETING FORM

Check one: Injured Person Parent Guardian

Give the following information about the Injured Person:

1. Date of Birth Mo Day Year / /	2. Male <input type="checkbox"/> Female <input type="checkbox"/>	3. Social Security No. or Student Visa No. / /	4. Area Code/Telephone No. ()
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Please note the Injured Person's Social Security Number MUST be provided as required by the Center for Medicare Services.

5. Address (Street) (City) (State) (Zip)

6. Employer (Name) (Street) (City) (State) (Zip)

Area Code/Employer Telephone No.
()

7. Is the Injured Person covered under any other health and/or accident insurance plans? Yes No
If YES, give the following information:

Name of Other Insurance Company(s)	Address of Other Insurance Company(s)	Policy Number(s)	Name of Policyholder(s)
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8. If the Injured Person is under 18 or otherwise dependent, give the following information:

Name of Father or Male Guardian

Place of Employment

Address of Employer Area Code/Employer Phone No.
()

Name of Mother or Female Guardian

Place of Employment

Address of Employer Area Code/Employer Phone No.
()

9. If the Injured Person is married, give the following information:

Name of Wife or Husband

Place of Employment

Address of Employer Area Code/Employer Phone No.
()

I hereby authorize any physician or medical practitioner, hospital, other organization, institution, or person that has any medical records or knowledge of me or my family as diagnosis, treatment, and prognosis regarding any physical, mental, drug or alcohol condition of any and all such information to be given to United States Fire Insurance Company or its authorized Administrator or their legal representatives. Any information obtained will not be released by the Company except to persons or organizations performing business or legal services in connection with my application or claim. A photocopy of this authorization shall be valid as the original and is valid for 12 months from the date shown below. I understand that my authorized representative or I will receive a copy of this authorization upon request.

- Injured Person
- Parent
- Guardian

X _____
Signature (in writing) of Responsible Party Print Name

Date: _____

Fraud Warning: Any person who, with the intent to defraud or knowingly facilitates a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement, or conceals information for the purpose of misleading may be guilty of insurance fraud and subject to criminal and/or civil penalties.

Please see the following for a list of any specific warning as required:

Arizona Residents: For your protection Arizona law requires the following statement to appear on this form. Any person who knowingly presents a false or fraudulent claim for payment of a loss is subject to criminal and civil penalties.

California Residents: For your protection California law requires the following to appear on this form. Any person who knowingly presents a false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

Colorado Residents: It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the department of regulatory agencies.

Hawaii Residents: For your protection, Hawaii law requires you to be informed that presenting a fraudulent claim for payment of a loss or benefit is a crime punishable by fines or imprisonment or both.

Idaho Residents: Any person who knowingly and with intent to defraud or deceive any insurance company, files a statement or claim containing a false, incomplete, or misleading information is guilty of a felony.

Kentucky Residents: Any person who knowingly and with intent to defraud any insurance company or other person files a statement of claim containing any materially false information or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime.

Oklahoma Residents: WARNING: Any person who knowingly, and with intent to injure, defraud or deceive any insurer, makes any claim for the proceeds of an insurance policy containing any false, incomplete or misleading information is guilty of a felony.

Pennsylvania Residents: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Texas Residents: Any person who knowingly presents a false or fraudulent claim for the payment of a loss is guilty of a crime and may be subject to fines and confinement in state prison.

Tab 8

HIMES
ELECTRICAL
SERVICE, INC.

November 11, 2021

Tish Dobson
Preserve at Wilderness Lakes
21330 Wilderness Lake Blvd.
Land O' Lakes, FL 34637

VIA Email: TDobson@WLPLodge.com

Re: Tennis Lights

Dear Tish:

We are pleased to submit this proposal to provide labor and material to install new LED lights for the tennis courts.

Includes

1. Install a total of (16) new LED light fixtures for the (2) tennis courts.
2. Reuse the existing light poles and wiring.
3. Scissor lift.
4. Test the lights for correct operation.

The total for this project is **\$29,131.00**

Notes: Work that is not listed on the proposal will be considered additional. All additional work will be billed on a time and material basis and will be added to the proposal and due upon completion.

Thank you for the consideration and please feel free to call if you have any questions or if I can be of further assistance.

Respectfully Submitted,

Gavin Furnas

Gavin Furnas
Himes Electrical Services, Inc.

Accepted by:

Wilderness Lake Preserve
Tish Dobson

WILDERNESS LAKES



Tennis Courts 969758

Drawn By: SS

Date: 10/28/2021

Notes:
24' Mounting Height
350W GT4s
1:1 Retrofit
IES Class IV

Scale: 1 inch = 20 Ft.

*Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions. This design is based on information supplied by others, and individual field measurements may vary from computer-simulated calculations due to variables like (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/- 10%. For sports lighting, field measurements should be taken in accordance with IESNA RP-6-15. Conformance to facility and local codes is the responsibility of the owner and their representatives. This layout may not meet CA Title 24 and/or other local energy codes. If specific compliance is required, those details must be provided to your factory design representative.

**Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting retrofit applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials.



Luminaire Schedule

Symbol	Qty	Label	LLF	Lum. Watts	Lum. Lumens
—□	2	NF-GT4-350-5W	0.950	350	51121
—□	12	NF-GT4-350-4	0.950	350	50596

Isoline Legend

Illuminance (Fc)	
Color	Value

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Tennis Court 1	Illuminance	Fc	39.61	43.8	33.8	1.17	1.30
Tennis Court 2	Illuminance	Fc	39.61	43.8	33.8	1.17	1.30

**Tennis Courts
969758**

Drawn By: SS

Date:10/28/2021

Notes:
24' Mounting Height
350W GT4s
1:1 Retrofit
IES Class IV

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Tennis Courts
969758

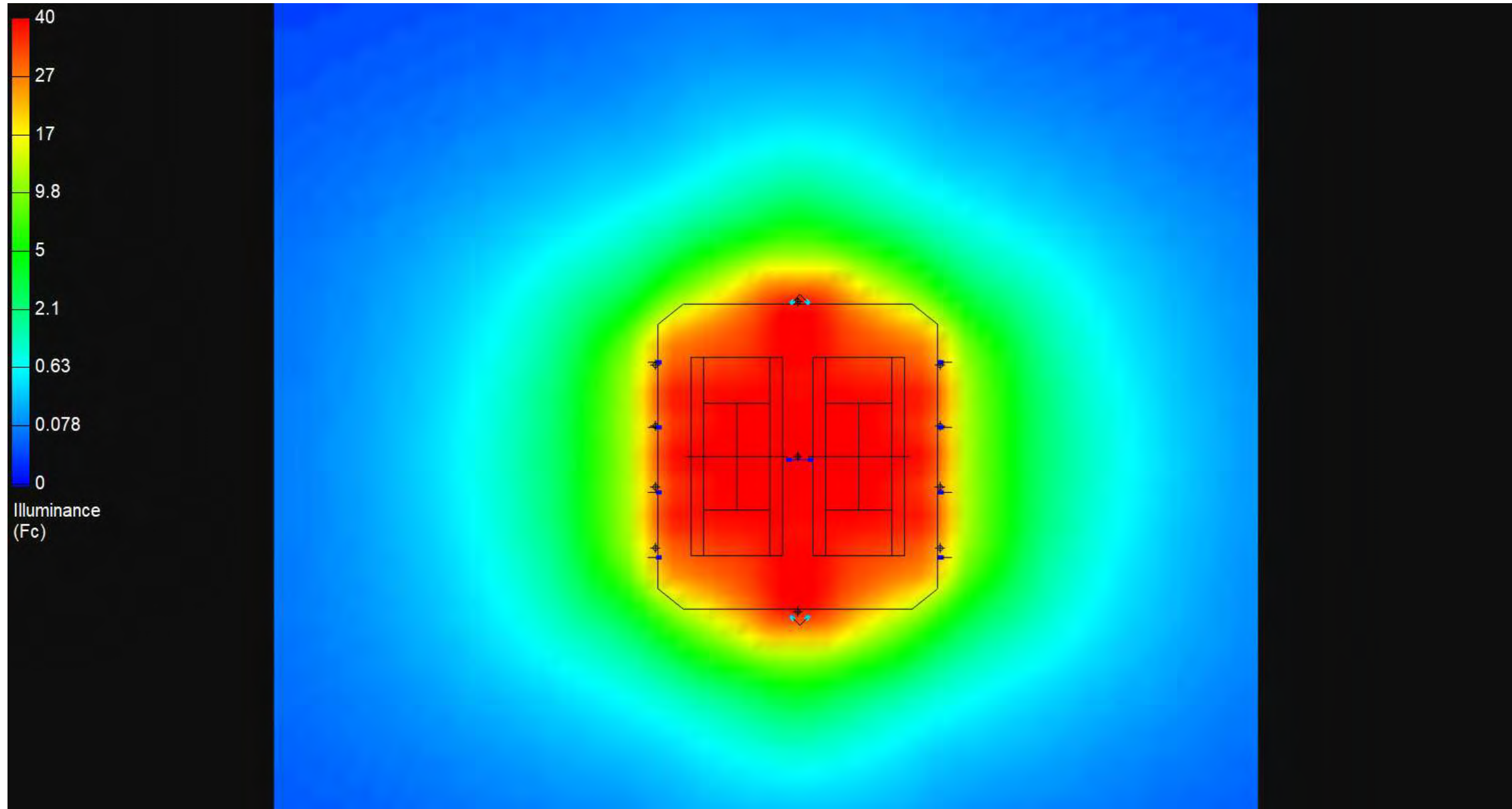
Drawn By: SS

Date:10/28/2021

Notes:
24' Mounting Height
350W GT4s
1:1 Retrofit
IES Class IV

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Tennis Courts
969758

Drawn By: SS

Date:10/28/2021

Notes:
24' Mounting Height
350W GT4s
1:1 Retrofit
IES Class IV

*Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions. This design is based on information supplied by others, and individual field measurements may vary from computer-simulated calculations due to variables like (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/- 10%. For sports lighting, field measurements should be taken in accordance with IESNA RP-6-15. Conformance to facility and local codes is the responsibility of the owner and their representatives. This layout may not meet CA Title 24 and/or other local energy codes. If specific compliance is required, those details must be provided to your factory design representative.

**Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting retrofit applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials.

NAFCO® PRODUCT FAMILY

Proudly engineered and manufactured in Wisconsin, USA – our NAFCO® family of LED lighting products combines 50 years of manufacturing expertise with premium components and top-notch Midwestern workmanship. From high-output outdoor applications to extreme indoor industrial environments – NAFCO® series products drastically reduce energy consumption and maintenance costs and come supported by WILL's unmatched design, engineering, and project support capabilities.

- Output options over 80,000 lumens
- Field-replaceable surge suppression module



■ Individual module house side visor options



■ Easy driver and LED module access for technology upgrades and maintenance

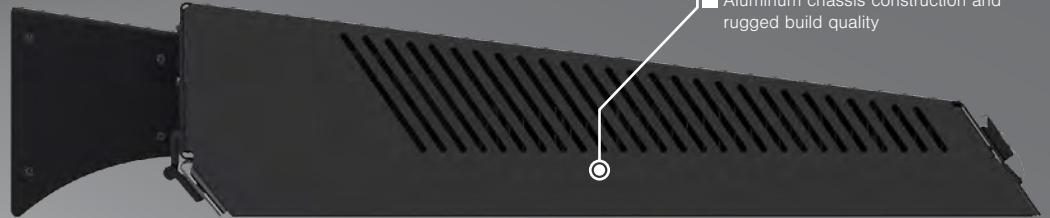
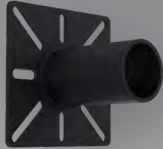
■ Premium high-efficiency Chip-on-Board (COB) LEDs wired and bonded directly to circuit board to deliver compact lumen density and added reliability

■ True Amber and Phosphor Converted (PC) Amber premium LED chip options

■ Recessed light engine design with zero uplight rating (U0) at 0° fixture tilt

■ Proprietary heat sink design with thermally isolated LED modules resulting in calculated L70 LED life over 200,000 hours

■ Custom mounts, adapters, and accessories available from USA fab shop



■ Wireless and onboard control options including motion, photo, dimming, daylight harvesting, zones, and schedules

■ Aluminum chassis construction and rugged build quality

NAFCO® GTX

High-Output LED Lighting



NAFCO® GTX HIGH-OUTPUT LED LIGHTING



Catalog # _____

Project _____

Comments _____



■ Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- PPG® Commercial Performance Coatings custom color matching of RAL codes and architectural colors
- IES files, photometric reports, and lighting simulations available from factory design team
- Output options over 80,000 lumens
- Proprietary heat sink design with thermally isolated LED modules resulting in calculated L70 LED life over 200,000 hours
- Easy driver and LED module access for technology upgrades and maintenance

■ Applications

- Airports, high-mast, and infrastructure lighting
- Large parking lots and automotive dealerships
- General high-output flood and area lighting
- Shipping yards and container loading areas
- High-output security and perimeter lighting
- Outdoor sports facilities including tennis courts
- Amber and turtle applications

■ Construction & Finish

- Rugged aluminum chassis with excellent heat/impact resistance and hinged electrical access
- Proprietary anodized heat sink design with thermally isolated LED modules resulting in calculated L70 LED life over 200,000 hours
- Standard powder coat facilities are UL1332 (DTVV2) certified for application of organic finish coatings for outdoor enclosures
- Anodized light engine plate and heat sinks meet MIL-A-8625 Type II (Class 1 & 2) standards and are RoHS, REACH, ELV, and WEEE compliant
- High-grade stainless steel hardware for superior strength and corrosion resistance
- Driver components are fully encased in potting material for moisture and vibration resistance

■ Compliance & Warranty

- ETL Certification for UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- Meets Buy American Act requirements
- Standard 5-year limited warranty with extended factory warranties available
- Turtle and wildlife compliance options (consult factory)

■ Light Engine & Electrical

- Premium high-efficiency Chip-on-Board (COB) LEDs wired and bonded directly to circuit board to deliver compact lumen density and added reliability
- Self-sealing optical assembly constructed of optical-grade silicone with 93% typical lighting transmittance
- -40°C to +45°C ambient operating temperature
- Standard AC input voltage of 120-277V 50/60 Hz; up to 480V available
- Isolated 0-10V dim-to-off with standby power ≤ 0.5W (standard) and PWM/Timer dimmable (optional)
- Power factor of 0.90 min
- Total harmonic distortion of 20% max
- Drivers include integral input Surge Protection of Differential Mode 6kV, Common Mode 10kV per EN 61000-4-5
- Field-replaceable thermally protected secondary 20kA surge suppression
- Always-on auxiliary power: 12VDC, 200mA
- Local specifying engineer recommended for product selection and local compliance
- Licensed electrician required for installation

■ Control Options

- Integral passive infrared Bluetooth® sensor for motion, photo, dimming, and daylight harvesting control
- Synapse® wireless system for large-scale control of zones, dimming, schedules, and sensors
- DMX control options available from factory

■ Light Poles & Arms

- Will offers one of the most comprehensive light pole, bracket, and arm catalogs in the industry
- Aluminum, steel, fiberglass, and concrete materials
- Straight, tapered, and decorative designs
- Custom fabrication, finishing, and accessories available
- Dedicated light pole application support team

EPA Chart




Base Model	0° Tilt	15° Tilt	30° Tilt	45° Tilt	60° Tilt	75° Tilt	90° Tilt
NF-GT2	0.7	0.87	1.25	1.59	1.92	2.18	2.76
NF-GT4	0.9	1	1.58	2.05	2.48	2.8	3.54
NF-GT6	1.2	1.2	2	2.6	3.1	3.5	4.4

Specifications & Typical Lumen Output (WHITE LED)

Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	Distribution	3000K, 70 CRI					4000K, 70 CRI					5000K, 70 CRI					5700K, 80 CRI				
						Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W
NF-GT2-120	25	116	2	1.1	2 = Type II	18,189	3	0	3	157	18,525	3	0	3	160	18,862	3	0	3	163	17,830	3	0	3	154
					3 = Type III	18,389	3	0	3	159	18,729	3	0	3	162	19,069	3	0	3	164	18,026	3	0	3	155
					4 = Type IV	18,589	3	0	3	160	18,932	3	0	3	163	19,277	3	0	3	166	18,222	3	0	3	157
					5W = 150° Type V Square	18,789	5	0	5	162	19,136	5	0	5	165	19,484	5	0	5	168	18,417	5	0	5	159
					5M = 100° Type V Flood	18,589	5	0	2	160	18,932	5	0	2	163	19,277	5	0	2	166	18,221	5	0	2	157
					70 = 70° Type V Flood	19,389	5	0	1	167	19,747	5	0	1	170	20,106	5	0	1	173	19,005	5	0	1	164
					45 = 45° Medium Spot	18,189	5	0	1	157	18,525	5	0	1	160	18,862	5	0	1	163	17,829	5	0	1	154
5N = 25° Narrow Spot	18,989	5	0	3	164	19,340	5	0	3	167	19,691	5	0	3	170	18,613	5	0	3	161					
NF-GT2-175	25	175	2	1.62	2 = Type II	25,428	4	0	4	145	25,898	4	0	4	148	26,368	4	0	4	151	24,925	3	0	3	142
					3 = Type III	25,707	4	0	4	147	26,183	4	0	4	150	26,658	4	0	4	152	25,199	4	0	4	144
					4 = Type IV	25,987	4	0	4	149	26,467	4	0	4	151	26,948	4	0	4	154	25,473	4	0	4	146
					5W = 150° Type V Square	26,266	5	0	5	150	26,752	5	0	5	153	27,237	5	0	5	156	25,747	5	0	5	147
					5M = 100° Type V Flood	25,987	5	0	2	149	26,467	5	0	2	151	26,947	5	0	2	154	25,473	5	0	2	146
					70 = 70° Type V Flood	27,104	5	0	1	155	27,606	5	0	1	158	28,106	5	0	1	161	26,569	5	0	1	152
					45 = 45° Medium Spot	25,428	5	0	1	145	25,898	5	0	1	148	26,368	5	0	1	151	24,925	5	0	1	142
5N = 25° Narrow Spot	26,545	5	0	3	152	27,037	5	0	3	155	27,527	5	0	3	157	26,021	5	0	3	149					
NF-GT4-255	33	254	4	1.1	2 = Type II	39,182	4	0	4	154	39,907	4	0	4	157	40,631	4	0	4	160	38,408	4	0	4	151
					3 = Type III	39,613	4	0	4	156	40,346	4	0	4	159	41,077	4	0	4	162	38,830	4	0	4	153
					4 = Type IV	40,043	4	0	4	158	40,784	4	0	4	161	41,524	4	0	4	164	39,252	4	0	4	155
					5W = 150° Type V Square	40,474	5	0	5	159	41,222	5	0	5	162	41,971	5	0	5	165	39,674	5	0	5	156
					5M = 100° Type V Flood	40,043	5	0	2	158	40,783	5	0	2	161	41,525	5	0	2	164	39,252	5	0	2	155
					70 = 70° Type V Flood	41,766	5	0	1	164	42,538	5	0	1	168	43,311	5	0	1	171	40,940	5	0	1	161
					45 = 45° Medium Spot	39,182	5	0	1	154	39,906	5	0	1	157	40,632	5	0	1	160	38,408	5	0	1	151
5N = 25° Narrow Spot	40,905	5	0	3	161	41,661	5	0	3	164	42,418	5	0	3	167	40,096	5	0	3	158					
NF-GT4-350	33	349	4	1.62	2 = Type II	50,500	5	0	5	145	51,434	5	0	5	147	52,368	5	0	5	150	49,502	4	0	4	142
					3 = Type III	51,055	5	0	5	146	51,999	5	0	5	149	52,943	5	0	5	152	50,046	5	0	5	143
					4 = Type IV	51,610	4	0	5	148	52,564	4	0	5	151	53,519	4	0	5	153	50,590	4	0	5	145
					5W = 150° Type V Square	52,165	5	0	5	150	53,130	5	0	5	152	54,094	5	0	5	155	51,134	5	0	5	147
					5M = 100° Type V Flood	51,610	5	0	2	148	52,565	5	0	2	151	53,519	5	0	2	153	50,590	5	0	2	145
					70 = 70° Type V Flood	53,830	5	0	1	154	54,826	5	0	1	157	55,820	5	0	1	160	52,766	5	0	1	151
					45 = 45° Medium Spot	50,500	5	0	1	145	51,434	5	0	1	147	52,368	5	0	1	150	49,502	5	0	1	142
5N = 25° Narrow Spot	52,720	5	0	3	151	53,695	5	0	3	154	54,669	5	0	3	157	51,678	5	0	3	148					
NF-GT6-415	40	414	6	1.3	2 = Type II	64,929	5	0	5	157	66,129	5	0	5	160	67,330	5	0	5	163	63,645	5	0	5	154
					3 = Type III	65,643	5	0	5	159	66,856	5	0	5	162	68,070	5	0	5	164	64,344	5	0	5	155
					4 = Type IV	66,356	5	0	5	160	67,582	5	0	5	163	68,810	5	0	5	166	65,044	5	0	5	157
					5W = 150° Type V Square	64,929	5	0	5	157	66,129	5	0	5	160	67,330	5	0	5	163	63,645	5	0	5	154
					5M = 100° Type V Flood	64,238	5	0	2	155	65,426	5	0	2	158	66,614	5	0	2	161	62,968	5	0	2	152
					70 = 70° Type V Flood	67,001	5	0	1	162	68,240	5	0	1	165	69,479	5	0	1	168	65,676	5	0	1	159
					45 = 45° Medium Spot	62,857	5	0	1	152	64,019	5	0	1	155	65,181	5	0	1	157	61,614	5	0	1	149
5N = 25° Narrow Spot	65,620	5	0	3	159	66,833	5	0	3	161	68,046	5	0	3	164	64,322	5	0	3	155					
NF-GT6-530	40	528	6	1.62	2 = Type II	77,697	5	0	5	147	79,134	5	0	5	150	80,571	5	0	5	153	76,161	5	0	5	144
					3 = Type III	78,551	5	0	5	149	80,004	5	0	5	152	81,456	5	0	5	154	76,998	5	0	5	146
					4 = Type IV	79,405	5	0	5	150	80,873	5	0	5	153	82,342	5	0	5	156	77,835	5	0	5	147
					5W = 150° Type V Square	77,697	5	0	5	147	79,134	5	0	5	150	80,571	5	0	5	153	76,161	5	0	5	144
					5M = 100° Type V Flood	76,870	5	0	2	146	78,292	5	0	2	148	79,714	5	0	2	151	75,351	5	0	2	143
					70 = 70° Type V Flood	80,177	5	0	1	152	81,660	5	0	1	155	83,142	5	0	1	158	78,592	5	0	1	149
					45 = 45° Medium Spot	75,217	5	0	1	143	76,608	5	0	1	145	78,000	5	0	1	148	73,730	5	0	1	140
5N = 25° Narrow Spot	78,524	5	0	3	149	79,976	5	0	3	152	81,428	5	0	3	154	76,971	5	0	3	146					

Note: Typical lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Actual performance may differ resulting from optical configuration, color temp and CRI, glare management, owner environment, and application.
 Note: Data based on 25°C ambient operating temperature.
 Note: BUG ratings are calculated with fixture tilt set to 0°.

Specifications & Typical Lumen Output (AMBER LED)

Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	LED Source	Lumens
 NF-GT2-CW60-TA	25	59.1	2	0.3	True Amber (593 nm)	2,742
NF-GT2-CW150-PCA	25	150.9	2	0.53	Phosphor Converted Amber (590 nm)	8,127
 NF-GT4-CW120-TA	33	118.1	4	0.3	True Amber (593 nm)	5,484
NF-GT4-CW300-PCA	33	301.7	4	0.53	Phosphor Converted Amber (590 nm)	16,255
 NF-GT6-CW180-TA	40	177.2	6	0.3	True Amber (593 nm)	8,226
NF-GT6-CW450-PCA	40	452.5	6	0.53	Phosphor Converted Amber (590 nm)	24,382

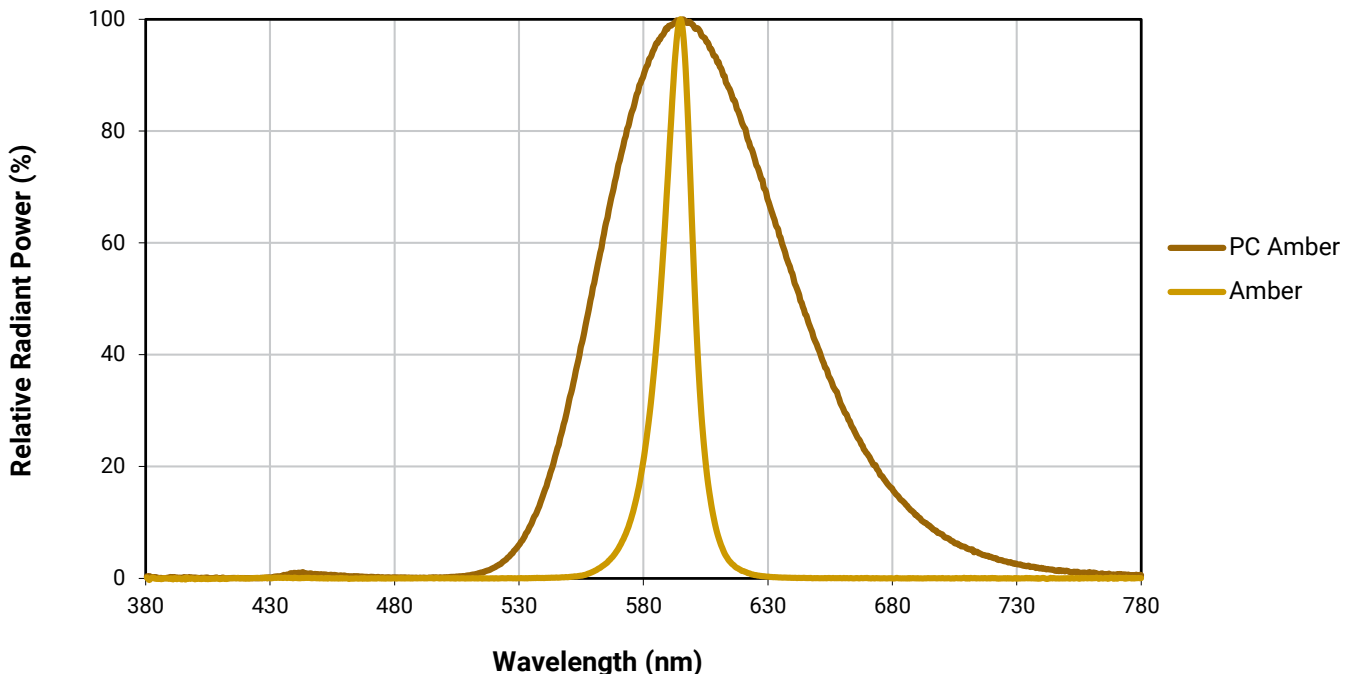
Lumen Multiplier & Maintenance (WHITE LED)

Ambient Temperature	Lumen Multiplier	TM-21 Lumen Maintenance (50,000 Hours)						Calculated L90 (hrs)						Calculated L70 (hrs)							
		120W	175W	255W	350W	415W	530W	120W	175W	255W	350W	415W	530W	120W	175W	255W	350W	415W	530W		
0°C / 32°F	1.04	92.20	92.20	92.20	92.20	92.20	92.20	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	220,000	220,000	220,000	220,000	220,000	220,000
10°C / 50°F	1.02	92.20	92.20	92.20	92.20	92.20	92.20	64,000	64,000	64,000	64,000	64,000	64,000	64,000	64,000	220,000	220,000	220,000	220,000	220,000	220,000
25° C / 77°F	1.00	92.20	92.20	92.20	92.20	92.20	91.27	64,000	64,000	64,000	64,000	64,000	64,000	58,000	220,000	220,000	220,000	220,000	220,000	220,000	193,000
30° C / 86°F	0.99	92.20	92.20	92.20	91.27	92.20	90.14	64,000	64,000	64,000	58,000	64,000	51,000	220,000	220,000	220,000	220,000	193,000	220,000	170,000	170,000
35° C / 95°F	0.98	92.20	91.27	92.20	90.14	92.20	88.90	64,000	58,000	64,000	51,000	64,000	45,000	220,000	193,000	220,000	170,000	220,000	170,000	150,000	150,000
40° C / 104°F	0.97	92.20	90.14	92.20	88.90	91.27	87.67	64,000	51,000	64,000	45,000	58,000	40,000	220,000	170,000	220,000	150,000	193,000	134,000	134,000	134,000
45° C / 113°F	0.97	92.20	88.90	91.27	87.67	90.14	N/A	64,000	45,000	58,000	40,000	51,000	N/A	220,000	150,000	193,000	134,000	170,000	170,000	N/A	N/A

Note: Values calculated according to IESNA TM-21-11 methodology.

Voltage	Current (A)					
	120W	175W	255W	350W	415W	530W
Input Current @ 120V (A)	1.00	1.50	2.10	2.90	3.80	4.40
Input Current @ 208V (A)	0.60	0.80	1.20	1.70	2.20	2.50
Input Current @ 240V (A)	0.50	0.70	1.10	1.50	1.90	2.20
Input Current @ 277V (A)	0.40	0.60	0.90	1.30	1.60	1.90
Input Current @ 347V (A)	0.30	0.50	0.70	1.00	1.30	1.50
Input Current @ 480V (A)	0.20	0.40	0.50	0.70	0.90	1.10

LED Chip Wavelengths

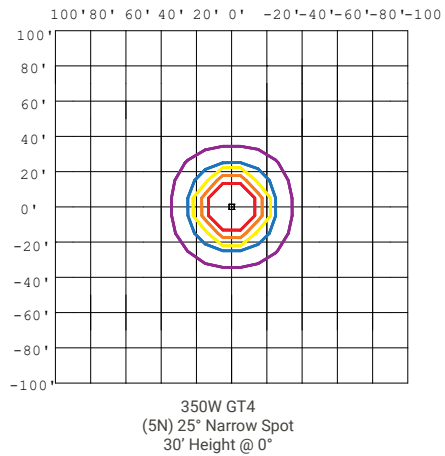
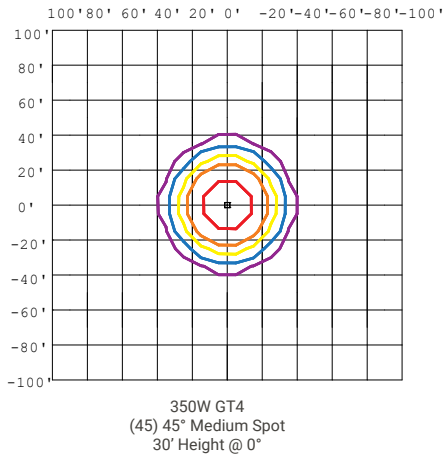
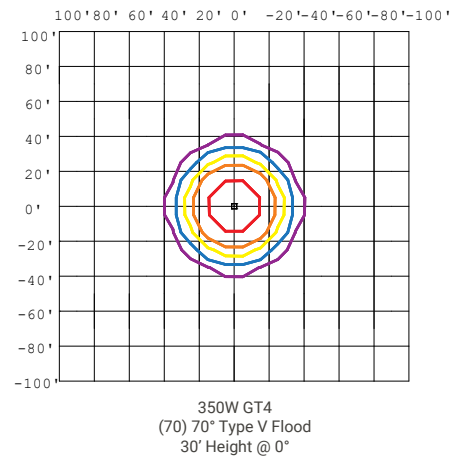
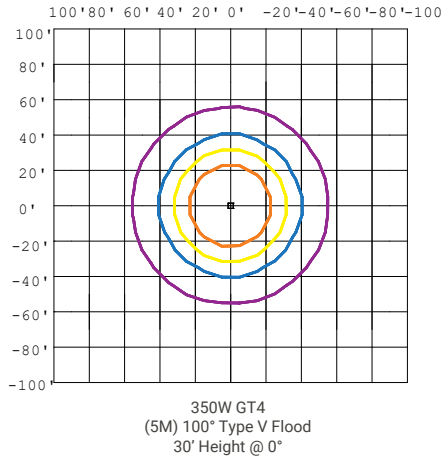
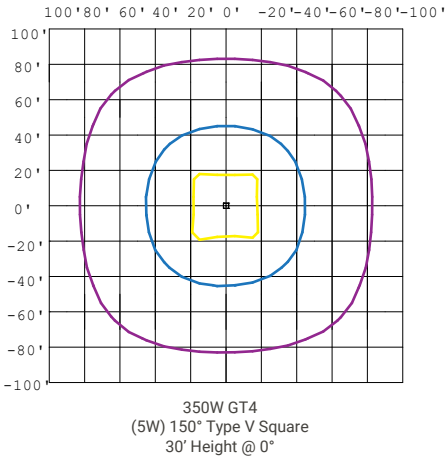
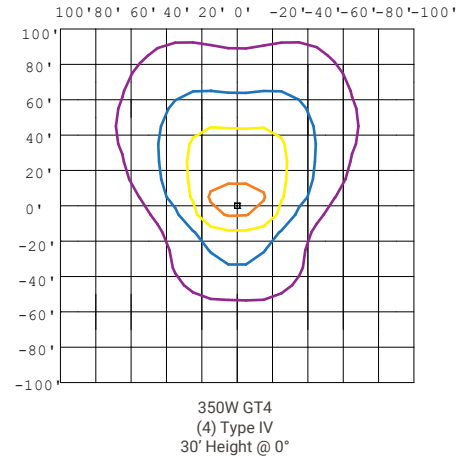
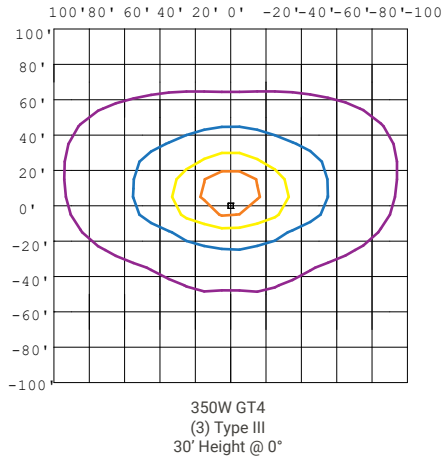
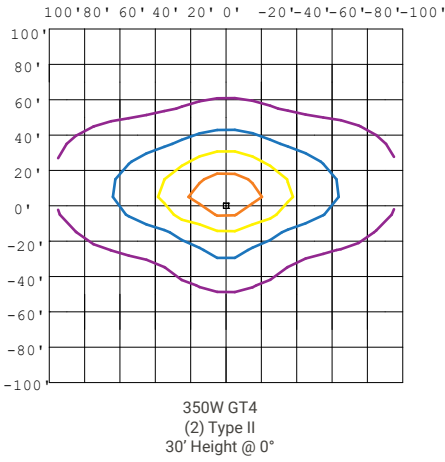


Photometric Diagrams

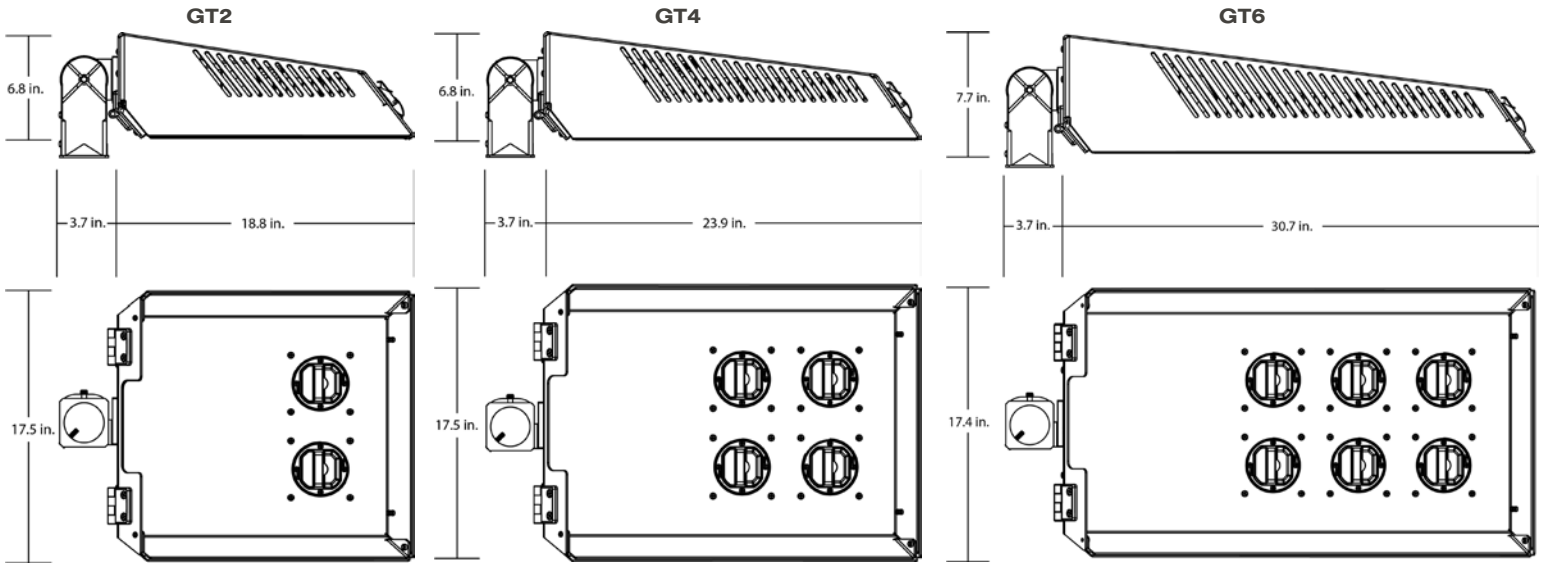
LEGEND

0.5 fc 2.0 fc 5.0 fc 10 fc 25 fc

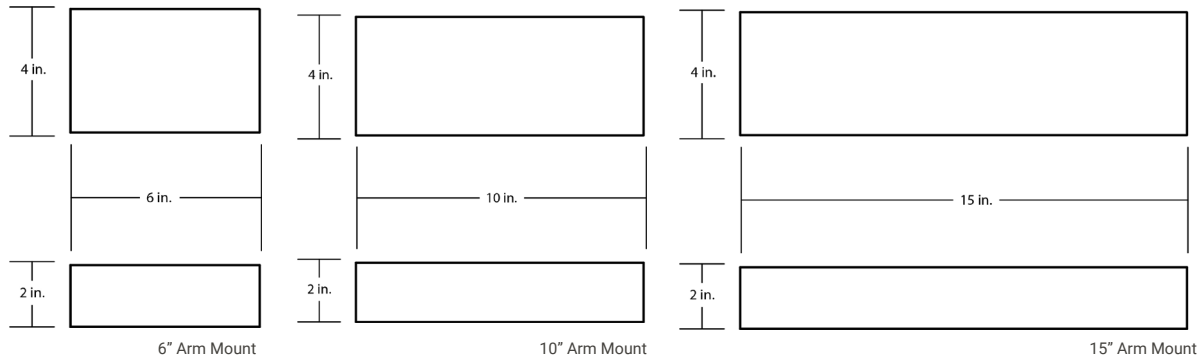
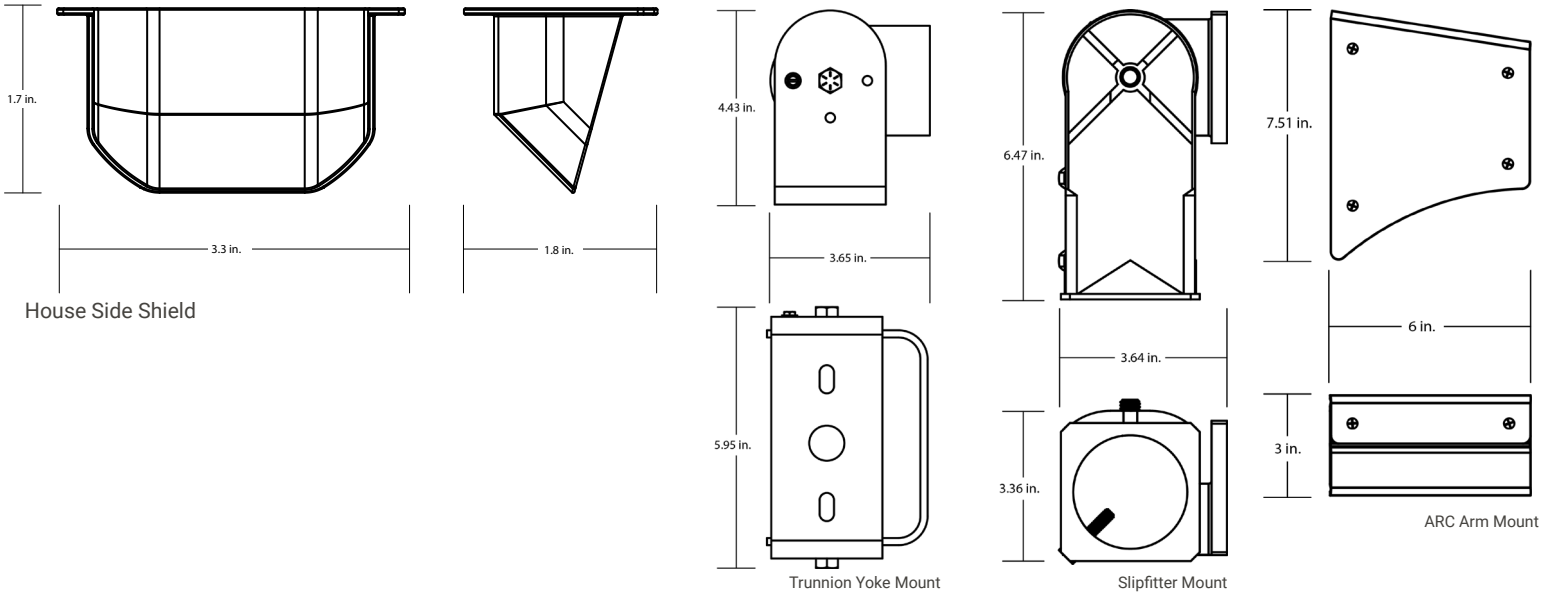
Simulated per IESNA LM-63-1995



Dimensional Diagrams



Note: Fixture diagrams shown with Slipfitter mount.



Ordering Information

Ex: NF-GT4-350-50-MV-4-BK-6S-WHP3NP-HSS4

Product Family	Design	Performance (Watts = Nominal Lumens)	Color Temp	Voltage	Distribution	Finish Color
NF = NAFCO®	GT2 = 2 Engine Chassis	175 = 25,000	27 = 2700K, 70 CRI	MV = 120-277V	4 = Type IV	BK = Black (Default)
	GT4 = 4 Engine Chassis	350 = 50,000	30 = 3000K, 70 CRI	HV = 277-480V	5W = 150° Type V Square	BZ = Bronze
	GT6 = 6 Engine Chassis	530 = 80,000	40 = 4000K, 70 CRI	CV = Custom	5M = 100° Type V Flood	WH = White
		CW = Custom & Amber	50 = 5000K, 70 CRI		70 = 70° Type V Flood	NA = Nat Alum Silver
			57 = 5700K, 70 CRI		CD = Custom	LG = Light Gray
			578 = 5700K, 80 CRI			SG = Slate Gray
			PCA = PC Amber (590 nm)			DG = Dark Green
			TA = True Amber (593 nm)			DP = Dark Platinum
			CT = Custom			GM = Graphite Metallic
						RAL = Custom RAL Match

Options & Accessories (Add as Suffix)			
Mounting	Option	Option	Accessories
SF = 2.38" OD Slipfitter	WHP3NP = 2' Cord w/o Plug, Stripped Pigtail	SRG27720 = 20kA Surge Suppressor (Field Replaceable), 120-277V	TLPC1 = Twist-Lock Photocell, 120-277V (Not Installed)
TR = Trunnion Yoke	WHP3P1 = 2' Cord w/ NEMA 5-15P Plug	SRG48020 = 20kA Surge Suppressor (Field Replaceable), 347-480V	TLPC4 = Twist-Lock Photocell, 347/480V (Not Installed)
6S = 6" Arm (Square Pole)	WHP7NP = 6' Cord w/o Plug, Stripped Pigtail	N3P = NEMA 3pin Twist-Lock Receptacle	HSS4 = House Side Shield Type IV
6R = 6" Arm (Round Pole)	WHP7P1 = 6' Cord w/ NEMA 5-15P Plug	N5P = NEMA 5pin Twist-Lock Receptacle	HSS5 = House Side Shield Type V
10S = 10" Arm (Square Pole)	WHP11NP = 10' Cord w/o Plug, Stripped Pigtail	N7P = NEMA 7pin Twist-Lock Receptacle	TCAA = Tennis Court Davit Adapter (Not Installed)
10R = 10" Arm (Round Pole)	WHP11P1 = 10' Cord w/ NEMA 5-15P Plug	BPC1 = Button Photocontrol, 120-277V	SFS = Single Fuse, Single-Phase Only (Not Installed)
ARCS = Architectural Pole Arm (Square Pole)	WHP15NP = 14' Cord w/o Plug, Stripped Pigtail	BPC3 = Button Photocontrol, 347V	DFS = Double Fuse, Three-Phase Only (Not Installed)
ARCR = Architectural Pole Arm (Round Pole)		BPC4 = Button Photocontrol, 480V	
CD = Custom		MPS = Programmable Motion Sensor w/ ON/OFF + Dimming + Photocontrol, Bluetooth Settings Adjust, 8-40" Mounting Height	
		SYN = Synapse Wireless Control System (Consult Factory)	
		DMX = DMX Wireless Control System (Consult Factory)	

Note: Custom products, configurations, options, and accessories available from factory.



Trunnion Yoke Mount



Slipfitter Mount



House Side Shield



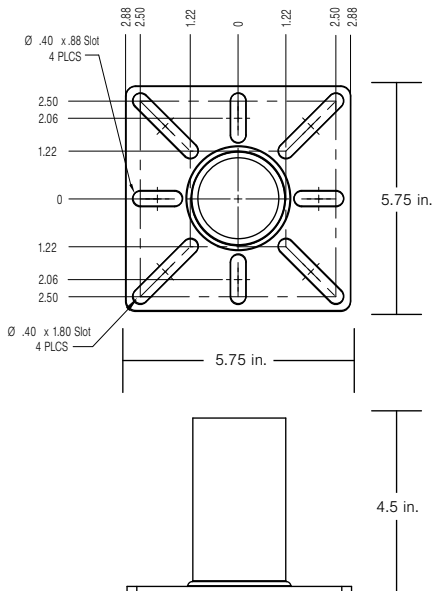
ARC Arm Mount



Arm Mounts



Tennis Davit Adapter



	Existing Fixtures	LED Fixtures	
Number of Fixtures		16	16
Cost for Full Replacement (Includes pro-rated lift rental cost for Existing)	\$ 250.00	\$	2,125.00
Total System Replacement Cost	\$ 4,000.00	\$	34,000.00
Wattage Per Fixture	\$ 1,000.00	\$	349.00
Total System Wattage	\$ 16,000.00	\$	5,584.00
Electricity Cost (Average of .11/kWh and .9/kWh (higher usage))	\$ 2,102.40	\$	896.79
Average Fixture Lifespan (Hours)	\$ 6,000.00	\$	50,000.00
Lifespan when used for 4 hours per day, 7 days per week	4 years, 1 month, 9 days	34 years, 2 months, 29 days.	
No. of times an old fixture to be replaced per year	Total of 3.41 times per year		
No. of times an old fixture will need to be replaced during LED lifespan	Total of 112 times, 8 times per fixtures		
Annual Maintenance Cost for Fixture Replacements	\$ 852.50		
Annual Cost of Labor for Relamping (sunk cost but used in maintenance calc)	\$ 136.27		
Total Annual Cost (electric, relamping & labor)	\$ 3,091.17	\$	896.79
Annual Savings		\$	2,194.38
Total Costs (After 34 years, 2 months, 29 days)	\$ 105,841.66	\$	30,706.10
Total Lifetime Savings w/LED Fixtures (ROI) - After 34 Years, 2 Months, 29 Days)		\$	75,135.56
Payback Period / ROI Period Based on \$29,500 Upfront Cost of LED System	13 Years, 5 Months, 8 Days		

**Manufacturer projected lifespan is 200,000 hours, this is a 25% reduced conservative estimate*

Tab 9



PO BOX 477
Land O' Lakes, FL 34639
PH: 813.996.0149
www.aicpainting.com
PA LP-09177

PROPOSAL & AGREEMENT

DATE:	<u>1-20-2022</u>	PROJECT:	<u>Wilderness Lake Preserve CDD</u>
CUSTOMER:	<u>Wilderness Lake Preserve CDD</u>		<u>21316, 21320, 21326, 21330</u>
CONTACT NAME:	<u>Tish Dobson</u>		
OFFICE #:	<u>813-758-4841</u>	EMAIL:	<u>tdobson@wplodge.com</u>

PAINTING DESCRIPTION OF WORK: Provide labor, materials and equipment for the following scopes of work as requested for 09900 Paints & Coatings;

Buildings; 21316, 21320, 21326, 21330

1.0 GENERAL

- 1.1 AIC Painting is to provide all supervision, labor, equipment, tools, supplies and materials to complete the exterior painting of this project.
- 1.2 All work is to be performed per re-confirmed site visit on 12-16-2021, the below listed scopes, all applicable codes, OSHA requirements and industry standards.
- 1.3 Work shall be done by skilled, master painters.
- 1.4 AIC Painting is to verify all paint color selections prior to commencement.
- 1.5 AIC shall furnish its own scaffolding and/or lift equipment as necessary, including all safety equipment per OSHA requirements.

2.0 EXTERIOR SCOPE OF WORK:

- 2.1 No exterior painting shall be done in inclement weather.
- 2.2 AIC Painting will ensure all surfaces have properly been washed and prepped.
- 2.3 All Hardie plank, trim, any textured coating/stucco surfaces and exterior specialties are to be thoroughly prepped and primed as needed for proper adhesion. Any nail holes to be filled in the Hardie or cedar shake and trim prior to paint.
- 2.4 AIC Painting shall neatly caulk all windows, doors and necessary areas prior to paint.
- 2.5 AIC Painting shall inspect all surfaces prior to applying paint to ensure that the surface is suitable for painting. Any sub-standard surfaces will be reported before commencing work.
- 2.6 AIC Painting is responsible to protect other finish products on the exterior of the residence while performing work. Drop cloths, plastic, paper shall be used over any non-paintable items or areas, tile, pavers, concrete, windows, doors, hardware.
- 2.7 All exterior paintable surfaces will receive primer/conditioner as needed.
- 2.8 • All exterior paintable exterior surfaces will receive a minimum of two (2) coats of finish paint using a spray and back roll application method: i.e., all stucco sheer walls, Hardie plank, cedar shake, split block, all paintable drywall ceilings, decorative accents, trim bandings, firepit trim, chimney caps/trim, soffits and fascia boards, wood TNG canopy walkway ceilings, main portico trusses and TNG ceilings, all wood timber horizontal and vertical support columns, banisters and handrails at front and rear of buildings.
- 2.9 Daily clean up.

3.0 CONTRACTOR'S RESPONSIBILITIES:

- 3.1 AIC Painting confirms that we are fully licensed, insured, and carries workers compensation on each employee in this field of work and is fully knowledgeable and experienced in all aspects of procedures, methods, regulations, codes and requirements.
- 3.2 AIC Painting further acknowledges that the OWNER/BUILDER is relying on this expertise. All painting is done in accordance with the 09900 Paints & Coatings Industry and PDCA standards.
- 3.3 All OSHA guidelines and measures will be adhered to.

4.0 EXCLUSIONS:

- 4.1 Any scope of work, areas, perimeter columns and or fences, items not specifically mentioned above such as vinyl ceilings, and or not mentioned above, or noted.
- 4.2 Application of specialty coatings such as epoxy, sealers, or painting of any deck systems.

5.0 MATERIAL SPECIFICATIONS:

- 5.1 Exterior: Sherwin Williams primer / Super Paint or comparable topcoat. Colors and sheen TBD at time of scheduling. Wood Timber surfaces to be in a Sherwin Williams solid wood stain.

6.0 PUNCH WORK AND WARRANTY:

- 6.1 AIC Painting hereby guarantees all workmanship and materials in the project to be free of defects for a period of three (3) years from completion date. The warranty does not cover damages, normal wear and tear, rust, neglect or abuse.

All the above work to be completed in a substantial and workmanlike manner according to standard practices for the sum of SIXTY TWO THOUSAND THREE HUNDRED DOLLARS.

TOTAL: \$62,300.00

Option: Pressure wash and paint exterior of Ranger Station per the same above process: \$2,200.00

7.0 TERMS OF PROPOSAL & AGREEMENT:

- 7.1 Down payment will be invoiced on jobs over \$10,000 at 30%. Remaining balance will be invoiced upon completion of project.
- 7.2 In the event this contract is referred to an attorney for enforcement or collection of any sum of money due AIC Services, Inc., all necessary costs, and expenses for collection, including judicial bonds and attorney fees, shall be recoverable, in addition to the amount to satisfy the contract.
- 7.2 This proposal is good for 60 days, after that AIC Painting has the option to change and adjust scope of work and amounts.
- 7.3 AIC must be in receipt of executed proposal before any materials are to be purchased or work to be performed.
- 7.4 This proposal is solely for the benefit of the signatories hereto and represents the entire integrated agreement between parties, and supersedes all prior negotiations, representations or agreements, whether written or oral. Any and all extras must be approved prior to work commencing.

I have read, understood and agree to the Contract Proposal Agreement, General Description, Materials/Equipment Specifications, Exclusions, Warranty, Payment Terms/Agreement.

Representative For:
AIC Services, Inc.

Client:
Wilderness Lake Preserve CDD



Jay A. Canals, President

Signature

The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

712 ANCLOTE ROAD, SUITE B

TARPON SPRINGS, FLORIDA 34689

PHONE: (727) 726-0233 • FAX: (727) 726-9463

www.dailygroup.com

January 24, 2022

The Preserve at Wilderness Lake CDD

Phone: 813-995-2437

C/o: Ms. Tish Dobson

21320 Wilderness Lake Blvd.

Land O Lakes, FL 34637

REFERENCE:

WILDERNESS LAKE PRESERVE

LODGE, FITNESS CENTER, ACTIVITY CENTER, AND NATURE CENTER

Dear Ms. Dobson:

PLEASE ACCEPT THIS AS OUR PROPOSAL TO PROPERLY PREPARE AND PAINT THE AREAS DETAILED BELOW IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DATED JANUARY 10, 2022 PREPARED BY MS. JOANN GELTMAN, TECHNICAL SALES REPRESENTATIVE, PORTER PAINTS/PPG.

DESCRIPTION OF WORK:

All previously painted masonry/stucco surfaces. All previously painted siding. All previously painted decorative bands and trim. All previously painted soffit and fascia. Attached shutters. All previously painted wood portico ceilings and supports. All previously painted wood columns. Common area walkway railings and swing gates. Chimneys. Decorative stone caps. Items intended to blend-conduit, electrical boxes, vents and utility panels. Dumpster enclosure(s). Areas to be pressure cleaned only-gutters, downspouts and vinyl ceilings.

EXCLUDED FROM THIS PROPOSAL:

All walkway and floor surfaces. Pool deck and adjacent fencing. All lights\ fixtures. All window frames and door frames. Roof top equipment. All signage. All drip edge. Any item not specifically mentioned in the "included" portion of this proposal.

OPTION # 1: Properly prepare and paint all previously painted exterior surfaces of the "Ranger's Station".

OPTION # 2: Pressure clean only all decorative stone.

The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

712 ANCLOTE ROAD, SUITE B

TARPON SPRINGS, FLORIDA 34689

PHONE: (727) 726-0233 • FAX: (727) 726-9463

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Wilderness Lake Preserve
C/o: Ms. Tish Dobson

Page 2 of 3
January 24, 2022

NOTE:

1. ALL WORK WILL BE PERFORMED BY FULLY QUALIFIED PAINTERS UNDER THE SUPERVISION OF A JOB FOREMAN WHO WILL MAINTAIN REGULAR CONTACT WITH ALL OWNERS' REPRESENTATIVE.
2. DUE CARE WILL BE TAKEN BY THE PAINTING CONTRACTOR TO PROTECT ALL AREAS SURROUNDING DAILY WORK, I.E., SHRUBBERY, WALKWAYS, SCREENS, LIGHT FIXTURES, ETC.
3. ALL MATERIAL WILL BE DELIVERED TO THE JOB SITE BY THE MANUFACTURER IN UNOPENED CONTAINERS.
4. ALL MATERIAL AND EQUIPMENT WILL BE STORED (JOB TRAILER OR WORK VAN) IN A DESIGNATED AREA. ALL AREAS OF DAILY WORK WILL BE LEFT IN A CLEAN AND NEAT CONDITION.
5. IN THE EVENT THAT ANY BUILDING DEFECTS SHOW UP WHICH COULD NOT BE PRE-DETERMINED DURING THE BIDDING INSPECTION, THE COST OF REPAIRING SUCH DEFECTS WILL BE NEGOTIATED WITH THE OWNERS BEFORE SUCH REPAIRS ARE MADE.
6. A CERTIFICATE OF INSURANCE (\$1,000,000) WILL BE ISSUED TO OWNERS PRIOR TO THE START OF WORK.
7. BID PRICE INCLUDES ALL LABOR, MATERIAL, INSURANCE, EQUIPMENT AND TAXES.
8. OWNER/REPRESENTATIVE WILL FURNISH PROPER ELECTRICAL OUTLETS AND REQUIRED ELECTRICAL CURRENT TO EQUIPMENT DEEMED NECESSARY FOR JOB COMPLETION. REQUIRED WATER SUPPLY FOR JOB WILL BE THE RESPONSIBILITY OF THE OWNER/REPRESENTATIVE.
9. THIS PROPOSAL DOES NOT INCLUDE ANY CARPENTRY REPAIRS, MAJOR STUCCO REPAIRS OR ANY SCREEN REPLACEMENT.
10. **WARRANTY.** ALL WORK PERFORMED WILL BE WARRANTED FROM THE DATE OF COMPLETION FOR 5 YEARS. THE DAILY GROUP, INC. WARRANTS THAT THERE WILL BE NO PEELING, BLISTERING OR EXCESSIVE CHALKING DUE TO DEFECTIVE WORKMANSHIP ON ALL MASONRY SURFACES. THIS WARRANTY DOES NOT COVER FAILURE OF MATERIALS OR PRODUCTS WHICH MAY OR MAY NOT BE WARRANTED BY MANUFACTURER, OR FAILURE CAUSED BY BREAKDOWN OR CONDITION OF THE SUBSTRATE OR THE UNDERLYING SURFACE, PREVIOUS PAINT FILM, STRUCTURAL DEFECTS, BUILDING SETTLING OR MOVEMENT, VANDALISM, MISUSE OF THE PAINTED SURFACE, EXCESSIVE HEAT OR MOISTURE, HAIL, FLOODS, HURRICANES, WINDSTORMS, OR OTHER ACTS OF GOD, IMPROPER CLEANING OR MAINTENANCE PERFORMED BY OTHERS, ABRASION, COLLISION, CONDENSATION, OR OTHER MOISTURE UNDER OR FROM WITHIN THE BUILDING OR SURFACE, OR SEEPAGE OR LEAKAGE THROUGH UNCOATED AREAS OF THE BUILDING. OUR WARRANTY, AND THE WARRANTY OF THE MANUFACTURER, IF ANY, IS THE EXCLUSIVE REMEDY OF THE OWNER. THE DAILY GROUP, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSEQUENTIAL DAMAGES. THIS WARRANTY IS IN LIEU OF ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
11. THE DAILY GROUP, INC. WILL MAKE ALL EFFORTS TO REASONABLY RESOLVE ANY DISPUTES ARISING UNDER THIS AGREEMENT. IF, HOWEVER, LITIGATION SHALL BECOME NECESSARY, THE PARTIES AGREE THAT VENUE SHALL BE PROPER ONLY IN PASCO, HILLSBOROUGH OR PINELLAS COUNTY, AND THAT THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ITS REASONABLE ATTORNEY'S FEES AND COURT COSTS FROM THE NON-PREVAILING PARTY.

The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

712 ANCLOTE ROAD, SUITE B
TARPON SPRINGS, FLORIDA 34689
PHONE: (727) 726-0233 • FAX: (727) 726-9463
www.dailygroup.com

Wilderness Lake Preserve
C/o: Ms. Tish Dobson

Page 3 of 3
January 24, 2022

MAIN BID\$47,580.00

 OPTION # 1.....\$3,295.00

 OPTION # 2.....NO CHARGE IF AWARDED THE CONTRACT

I hereby propose to PERFORM the above complete in accordance with the above specifications for the sum of AS STATED ABOVE Dollars (\$)
Payments to be made as follows: AS AGREED UPON WITH OWNERS AND MANAGEMENT

All material in this contract is guaranteed to be as specified, and the entire job is to be done in a neat and substantial manner.

Any alteration or deviation from the specifications herein agreed upon involving extra cost of labor and material, will be executed only upon written orders for same, and will become an extra charge over the sum mentioned in this contract.

Date _____ Signed JAMES M. KING

ACCEPTANCE OF ESTIMATE
JMK/cmg

The foregoing terms, specifications and conditions are satisfactory, and the same are hereby accepted and agreed upon, and you are hereby authorized to execute the same.

Date _____ Signed _____

This Contract is void _____ days from date unless and returned to bidder.



RECOMMENDATION FOR REPAINT



PROJECT:

**THE PRESERVE AT WILDERNESS LAKE CDD
21320 Wilderness Lake Blvd.
Land O' Lakes, FL 34637**

Date: January 10, 2022

**JOANN GELTMAN
PPG PAINTS
FLORIDA WEST REGION**



PAINTS™



EXTERIOR PAINTING RECOMMENDATIONS

Project & Prepared For:

The Preserve at Wilderness Lake CDD

21320 Wilderness Lake Blvd

Land O'Lakes, FL 34637

Attn.: Tish Dobson – Lodge Manager

Cell: (813) 995-2437

Email: tdobson@wlpodge.com

Scope of Work:

- **Lodge**
- **Fitness Center**
- **Activity Center**
- **Nature Center**
- **Ranger Station (OPTION)**

Date: January 10, 2022

After careful inspection of the surfaces on the **Preserve at Wilderness Lake CDD** buildings, these are the recommendations for a PPG Paints exterior repaint.

The PPG Factory Representative will make inspections while the application is in progress to ensure a quality application. This recommendation is not a warranty. The **Seven (7) Year “Material & Labor” Warranty** will be issued upon completion and acceptance.

If there are any questions concerning these recommendations, please do not hesitate to contact me at the number below.

Sincerely,

Joann Geltman

Joann Geltman

Account Development Manager

PPG Industries, Inc.

Cell: 609-994-8958

Email: joann.geltman@ppg.com

The Preserve at Wilderness Lake CDD

1. SCOPE

1.1 General

The work required consists of all preparation, painting, finishing work and related items necessary to complete work described in the recommendations and listed in the Painting Schedule herein.

1.2 Scope of Work

Without restricting the volume or generality of the above, the work to be performed shall include, but is not limited to the following:

- a. Pressure washing all exposed exterior surfaces to receive paint.
- b. Caulking of all exposed cracks, voids around window openings, and doors.
- c. Masonry Repair/Patching.
- d. Coating of substrates.

2. SUBSTRATES NOT TO BE PAINTED

2.1 Surfaces not to be painted shall be left completely free of droppings and accidentally applied materials resulting from work required under this recommendation. In general, surfaces such as aluminum, chromium, copper, lead, stainless steel, and plastics shall not be painted.

3. MATERIALS

3.1 Specified Materials

- a. All materials are to be supplied by the PPG Paint Company Store.
- b. All paints shall be delivered in the original and unopened containers, plainly marked with proper designation of the product and color.
- c. The paint shall be used and applied per the label and data sheet instructions and the paint shall not be modified or extended other than provided for in these instructions. The correct surface preparations and condition of surface shall be rigidly adhered to. Data sheets may be obtained from the local PPG Paint representative.
- d. All coating materials shall be subject to inspection by OWNER or his designate.

4. MATERIAL, EQUIPMENT AND LABOR

4.1 The painting contractor shall furnish all labor, tools, equipment, scaffolding, and/or other structure and supervision required for the cartage, unloading, storage, surface preparation, application, and cleanup of the paint and allied products covered by this Recommendation.

5. MINIMUM RECOMMENDATIONS

- 5.1 If instruction contained in the Recommendation, bid documents, or the Painting Schedule are at variance with the paint manufacturer's instructions or the applicable standards and codes listed, surfaces shall be prepared and paint applied to suit manufacturers published data sheets and instructions.

6. SAFETY

- 6.1 All pertinent safety regulations, both owners and OSHA's shall be adhered to rigidly. In addition all safety precautions noted on the manufacturer's Product Data Sheets, Product Labels and Material Safety Data Sheets (MSDS) are available from the local PPG Paint Store.

7. RESOLUTION OF CONFLICTS

- 7.1 The contractor shall be responsible for requesting prompt clarification when instructions are lacking, conflicts occurring in the recommendation and/or paint manufacturer's literature, or the procedure specified is not clearly understood.

8. COORDINATION OF WORK

- 8.1 The contractor shall be responsible for coordination of his work with other crafts and contractors working at the project site and with OWNER.

9. JOB SITE VISITATION

- 9.1 The contractor shall be responsible for visiting the project site and familiarizing himself with the job and working conditions.

10. SURFACE PREPARATION

10.1 General

- a. All surfaces to be painted shall be thoroughly washed under high pressure incorporating a solution of water and TSP to completely remove all dirt, dust, chalking, grime, and loose flaking paint. To remove mold or mildew, add hypochlorite type household bleach to the washing solution. Wear protective glasses, rubber gloves, and suitable protective clothing to avoid eye or skin irritation. Thoroughly rinse all residues possible from the cleaning solution. ALL VEGETATION is to be covered and protected OR the Contractor is responsible to replace.
- b. Surfaces shall be clean, dry, and adequately protected from dampness prior to painting.
- c. Surfaces shall be free of any foreign material, which may adversely affect adhesion or appearance of applied coating.

10.2 **Ferrous Metal**

Previously Painted Surfaces

- a. Should be thoroughly cleaned free of dirt and/or other contaminants.
- b. All loose or peeling paint should be removed by scraping, sanding, and/or wire brushing.
- c. All rust spots should be removed by sanding and wire brushing.
- d. Hard or glossy paints should be dulled by sanding to insure maximum adhesion.

10.5 **Masonry Substrates**

- a. Sealer is to be applied within 72-hours of pressure cleaning and it may be applied by roller, brush or spray (not to exceed 300 square feet per gallon). Use PPG Perma-Crete Interior/Exterior Acrylic Masonry Surface Sealer 4-808/4-809.
- b. After the stucco cures apply a skim coat of PPG Perma-Crete Pitt-Flex Elastomeric Brush Grade Patching Compound 4-1000 Series on the area where the new stucco joins the older material. This procedure is done to avoid future cracks at the interface.

Note: Testing for coverage and other conditions related to this project is the contractor's responsibility.

10.6 **Masonry Repair & Patching Procedures**

- a. Prior to any masonry patching all cracks shall be sounded out, cut out, and sealed with the specified bonding sealer.
- b. Cracks less than 1/32" will be cleaned, primed with a sealer, and with PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series for added strength.
- c. Cracks between 1/32" & 5/64" will be V'd out, cleaned, primed with a sealer, then filled and covered with PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- d. Cracks greater than 5/64", stairway block cracks or large movable cracks, will be dug out, cleaned, primed with sealer, then filled with PPG PITT-FLEX ELASTOMERIC ACRYLIC URETHANE SEALANT or approved equal. After the caulking cures completely apply by trowel or putty knife a coat of PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- e. Areas where hairline cracks from a spider web pattern, will have applied a trowel coat of PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- f. Unforeseen conditions can arise while doing the normal masonry crack repair. Should the Contractor find any area(s) of loose, disbonding or hollow sounding masonry; notify the Owners Project Representative immediately

Any additional masonry replacement must be approved in writing by the Owners Project Representative. This additional work is to be handled on a time and material basis.

- g. Concrete primer and concrete patching material shall be approved by the Project Representative before application.
- h. All vines and other plants attached to the stucco should be removed.
- i. All chalk, mud stains, mildew, efflorescence, and any other contaminants or stains should be removed by pressure washing and scrubbing, utilizing detergents or other chemicals as required to remove the stains or contaminates. Failure to completely clean the surface could result in stains bleeding through the finish coat of paint and/or failure of the topcoat to adhere properly. Any areas where stains cannot be completely removed should be tested for tendency of stains to bleed through the newly applied coating prior to painting the entire surface.

10.7 **Caulking**

- a. All caulking will be checked for deterioration, cracking, splitting and loss of adhesion. Where signs are present, old materials will be dug out and replaced with a continuous bead of caulking, tooled in a professional manner. All caulking that is to be re-applied, will be wiped with a solvent to remove all surface dirt or any other substances that may affect the bond of the new caulking material. This procedure is for sound caulking.
- b. Utilize as the caulking standard PPG Porter TOP GUN 400 Elastomeric Acrylic Urethane Sealant PP1418, where needed.

11. **COATING APPLICATION**

11.1 **Workmanship. General**

- a. Only skilled mechanics shall be employed. Application may be by brush, roller, or spray.
- b. The contractor shall protect his work at all times and shall protect all adjacent areas by suitable covering or other method during progress of his work. He shall remove all paint spots from concrete and other surfaces. He shall remove all rubbish and accumulated materials of whatever nature not caused by others and shall leave his work area in a clean, orderly and acceptable condition.
- c. Remove and/or protect hardware, accessories, factory finished work and similar items. Upon completion of each area, the contractor shall carefully replace all removed items.
- d. All materials should be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles, and excessive roller stipple.
- e. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, the surface shall be covered by additional coats until the paint film is of uniform finish, color, appearance, and coverage, at no additional cost to OWNER or The PPG Paint Company.
- f. All coatings shall be applied in a workmanlike manner without brush marks or other defects.
- g. Drying time between coats shall be per label instructions.

- h. Thinning shall be done only if necessary for the workability of the material and then only in accordance with label instructions using only the recommended solvents.
- i. No coating should be applied when the **SURFACE TEMPERATURE** is below 50 F or above 100 F.

12. COLOR SCHEDULE

- 12.1 To be selected by OWNER. (Colors to remain the same.)

13. INSPECTION

- 13.1 After surface preparation is completed on each building, it shall be inspected and approved by OWNER or his designate.
- 13.2 After prime coat is applied, it shall be inspected and approved before applying finish coat.
- 13.3 All work during application is subject to inspection by the OWNER or his designate.
- 13.4 When painting is completed, an inspection will be made to determine if recommendations were followed prior to final approval.
- 13.5 Any questions concerning these recommendations should be clarified prior to commencing job.
- 13.6 Any changes to these recommendations would require the written approval of the OWNER or his designate.

14. PERMITS AND INSURANCE

- 14.1 The contractor shall obtain, at his own expense, all permits, licenses, and inspections and shall comply with all laws, codes, and ordinances promulgated by authorities having jurisdiction which may bear on the work.
- 14.2 The contractor agrees to maintain, at his own expense, insurance policies in such an amount and payable in such a manner as will protect the customer and contractor, including Workman's Compensation, in statutory amounts and Public Liability Insurance. The contractor is to take all necessary and reasonable safeguards to protect the public and all parties during the course of work.
- 14.3 The contractor shall indemnify and save the customer and all his agents and employees from all suits, actions or claims of any characters, name or description brought for or on account of any injuries or damages received or sustained by any person or persons or property on the account of neglect or fault of the contractor, his agents or employees in the execution of said contract.
- 14.4 Lien Waivers required before final draw.
- 14.5 Certificate of Insurance, naming the owner or his designate CO-insured, copy provided at start of work.

15. **THE PRESERVE AT WILDERNESS LAKE CDD – PAINTING AND FINISHING SCHEDULE (EXTERIOR)**

BID FORMAT: Contractors are to provide their Bid Packages as outlined below:

BASE BID #1: All outlined work within this Scope based on a (7) Seven Year Warranty “MINUS” the Options listed below.

OPTION #1: Clean, Prep & Paint “Ranger Station.”

OPTION #2: “CLEAN ONLY” Decorative Stone.

Exterior Caulking: Utilize PPG Top Gun 400 Elastomeric Acrylic Urethane Sealant 1418 – Existing sealants are to be inspected for signs of deterioration. Completely remove sealants where deteriorated and clean the void to a sound substrate. Apply primer / sealer prior to the installation of the sealant. It is the Contractors obligation to reduce the “Open Time” of prepared joints to receive the specified sealant.

Exterior Masonry: (For ALL Buildings) Walls, Trim, Fascia, Soffits, Shutters, ETC.:

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 3000 PSI).

Pretreatment: Perform all necessary repairs to cracks and voids as outlined.

1st Coat: PPG Perma-Crete “Clear” Acrylic Masonry Surface Sealer 4-808. (0.7 Mils DFT)

2nd Coat: PPG Acri-Shield MAX Satin Exterior Acrylic Paint #739 Series. (1.6 Mils DFT)

NOTE: Gutters, Downspouts & Vinyl Ceilings to be “Cleaned only.”

NOTE: Transitional Trash Dumpster to be included in Base Bid. (Located next to Lodge)



Exterior Metal Items “Painted to Blend”: Conduit, A/C Line Covers, Utility and Electrical Panels & Roof-Top Vents

Pretreatment: Mechanically abrade all rusted areas and spot prime with PPG Universal Primer #4360 Series.

1st Coat: PPG Perma-Crete “Clear” Acrylic Masonry Surface Sealer 4-808. (0.7 Mils DFT)

2nd Coat: PPG Acri-Shield Satin MAX Exterior Acrylic Paint #739 Series. (1.6 Mils DFT)

Exterior Metal Black Railings:

Pretreatment: Pressure clean, fungicide & rinse clean. (Minimum 3000 PSI)

Pretreatment: Mechanically abrade all rusted areas and spot prime with PPG Universal Primer #4360 Series.

1st Coat: PPG Pitt-Tech Plus S/G Water-Borne Acrylic #4216 Series (2.0 Mils DFT)

2nd Coat: PPG Pitt-Tech Plus S/G Water-Borne Acrylic #4216 Series (2.0 Mils DFT)



Exterior Wood Columns:

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 3000 PSI).

NOTE: Allow Wood to drive thoroughly.

1st Coat: Flood Solid Color 100% Acrylic Stain #FLD822

2nd Coat: Flood Solid Color 100% Acrylic Stain #FLD822



END OF THE BASE BID – EXCLUSIONS & DETAIL OF OPTIONS LISTED BELOW:

EXCLUSIONS: Please omit and exclude the following items.

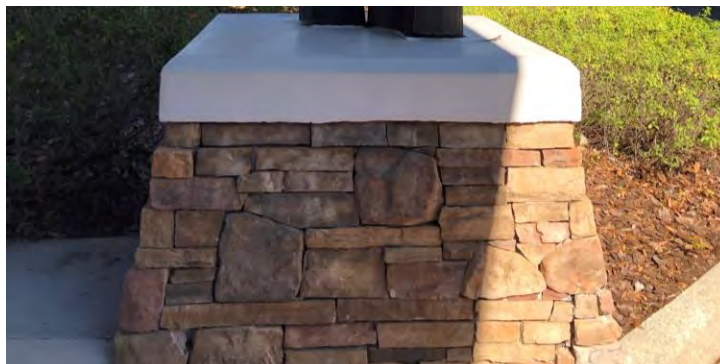
- 1) All Walkways.
- 2) All Lights.
- 3) All windows / frames.
- 4) All sliders / frames.
- 5) All Storefront Doors.
- 6) Decorative Stone. (Option #2 – Clean Only)
- 7) All Gutters, Downspouts & Vinyl Ceilings – Clean Only.
- 8) All Drip Edge.
- 9) All other areas and substrates not specifically mentioned.

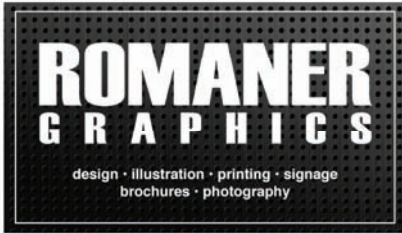
OPTION #1: Clean, Prep & Paint “Ranger Station.”

NOTE: Same procedure as listed above.



OPTION #2: “CLEAN ONLY” Decorative Stone.





20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: Wilderness Lake Preserve
DATE: 1/14/22

QUOTE: Paint (4) lodge complex buildings exteriors:
Nature Center Fitness Center
Activities Center Lodge

Wash and clean all surfaces prior to painting.
Prime stucco, shingles and planking.
Caulk around windows and doors.
Make minor repairs as needed - such as nail holes in surfaces.

Paint specification:
Sherwin Williams Primer and Supercoat. Colors to match existing colors - 2 coats.

Paint includes all stucco, shingle and Hardie plank areas (excluding stone and stained timber columns). Ceiling in breezeway outside Nature Center is included.

Pavers, sidewalks, landscaping and all other non-painted surfaces will be covered and daily clean up will be performed.

Standard One Year Warranty of all painted areas is included.

TOTAL: \$22,500.00 (50% deposit required)

Adding Guard House to the above quote - \$3,300.00

Adding to the above quote staining all columns and porch hand rails around complex buildings - \$6,800.00

TOTAL: \$32,600.00 (50% deposit required)

Thank You: Romaner Graphics

Tab 10



The New Standard in Landscape Maintenance

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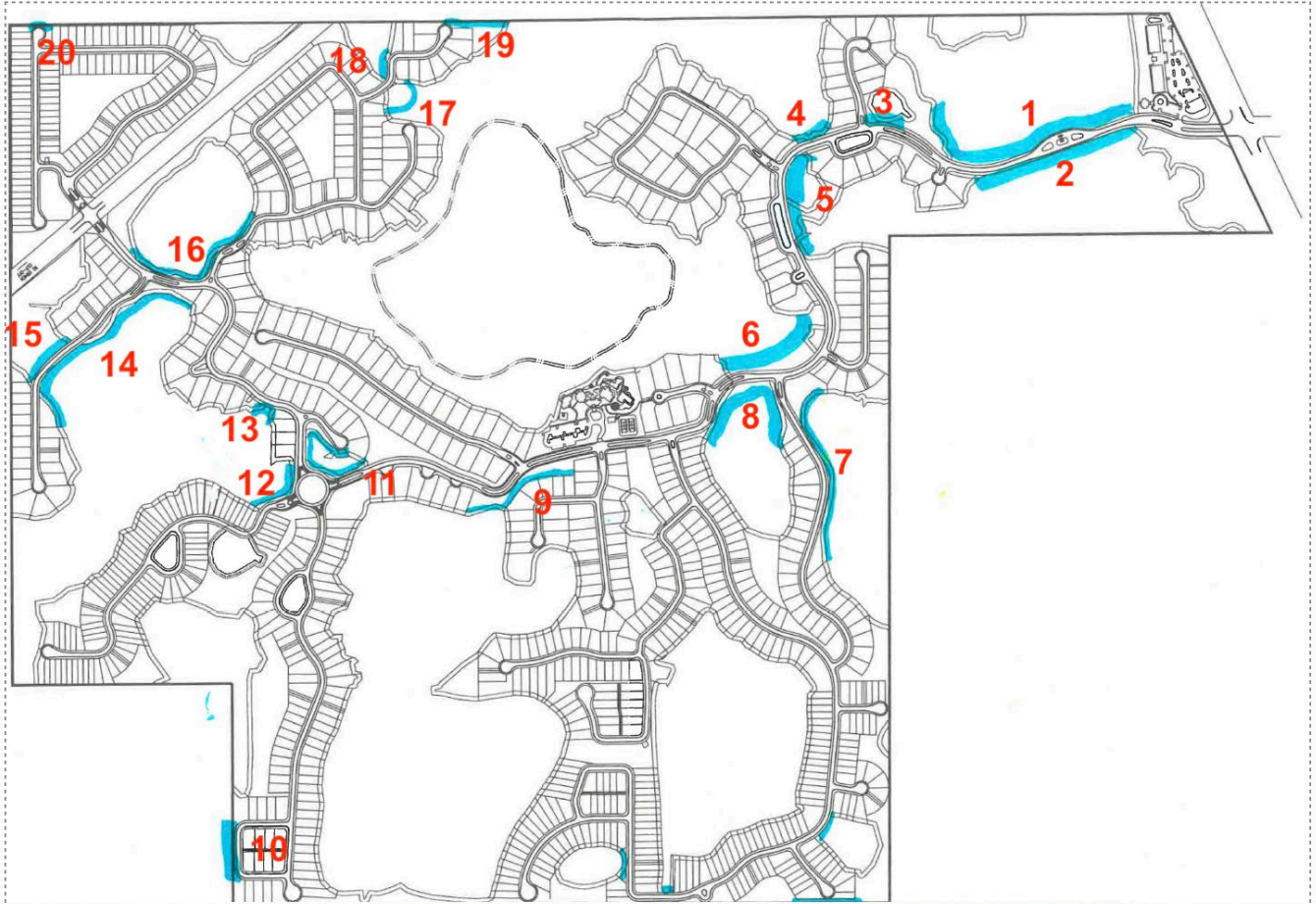
5532 Auld Lane, Holiday FL 34690

WOODLINE PRUNING PROPOSAL
FOR
Preserve at Wilderness Lake CDD

Attention: Ms. Tish Dobson – Lodge Manager

December 31, 2021

Target Areas



Pricing

Area	Price
1	\$ 5,500.00
2	\$ 5,000.00
3	\$ 550.00
4	\$ 550.00
5	\$ 4,500.00
6	\$ 4,500.00
7	\$ 5,000.00
8	\$ 5,250.00
9	\$ 4,500.00
10	\$ 1,800.00
11	\$ 5,000.00
12	\$ 3,500.00
13	\$ 750.00
14	\$ 5,500.00
15	\$ 750.00
16	\$ 5,000.00
17	\$ 1,200.00
18	\$ 550.00
19	\$ 2,800.00
20	\$ 550.00
Total:	\$ 62,750.00

Scope of Work

- Structural pruning of hardwood canopies over 12' overhanging woodline border to reduce canopy overhang with a natural appearance.
- Cut-back / removal of nuisance vegetation over 12' that overhangs existing woodline border.
- Chipping of all hardwood debris back into woodline.

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.systems / Cell phone: (727) 919-3915

Tab 11

Wekiva Project Number: 21-381

January 13th, 2022

Attn: Mr. Gergory Woodcock
Cardno | Stantec
20215 Cortez Blvd
Brooksville, Florida 34601

Re: Letter Report of Structural Observations
Wilderness Lake Preserve - Ranger Station Roof Damage
Land O' Lakes, Florida 34637

Dear Mr. Woodcock,

As you have requested, on January 6th, 2022, Wekiva Staff Engineer, Joe Collins, PE visited the above referenced structure. The purpose of the visit was to view the condition of the exterior wood beam at the ranger station structure at the entry of the community that has recently been damaged. The entry structure is a single-story concrete block building with the roof line extending over the nearest traffic lane entering the community. The wood framing over the drive-thru portion consists of metal plated wood trusses that are supported on the timber beams (Figure A below).

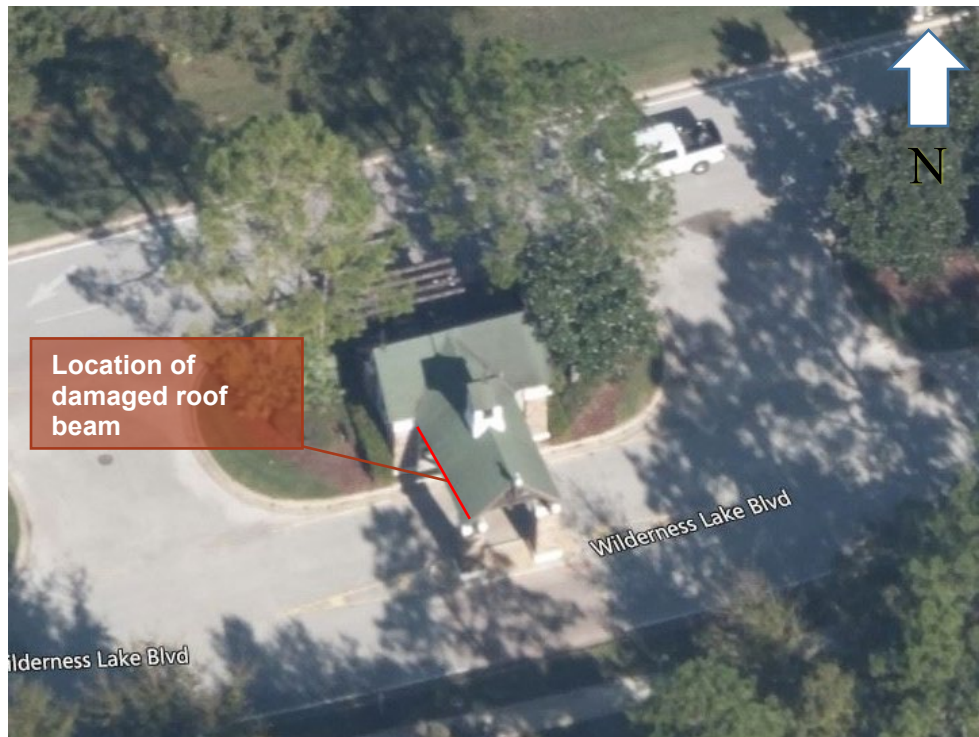


Figure A: Aerial View

Observations:

During the visit, the below listed observations were made. These observations were limited to the exterior beams at the drive-thru portion, which were struck by a vehicle hauling an oversized load. All photo references can be found in the attached Appendix A.

- The damaged wood beam on the west side of the drive-thru appears to be a solid piece of timber that was measured to be approximately 7 1/4"x 22 7/8" in the field and is believed to be nominal 8"x24" piece of timber. The wood species was not identified during the visit but believed to be treated southern pine.
- The damaged area of the wood beam at the vehicle entry of the ranger station (oriented in the direction of traffic) extends from bearing point at the wall of the building to bearing point at the carport column. The damaged area occurs along the bottom of the beam as expected for a vehicle impact, which varied in height along the span and at the interior and exterior faces of the beam. **(Photos 2 & 5)**
- The wood beam exhibited splitting through the fasteners at the bearing locations. **(Photos 3 & 4)**
- The steel plate connections at support locations appeared to be sound with little to no signs of damage caused by the impact. However, concealed elements of the connection (mounting flanges and anchors) were not visible at the time of the site visit. **(Photos 3 & 4)**
- The wood beam at the vehicle exit of the ranger station (oriented in the direction of traffic) appeared to have experienced damage limited to its surface as the incident vehicle exited the ranger station. **(Photo 6)**
- The wood trusses have been anchored to the wood beams using steel clip angles with lag bolts. **(Photos 7 & 8)**
- There was no damage observed to the roof trusses. **(Photos 9)**

Discussion and Recommendations:

The timber beam appears to be oversized for the given structural demand and it is believed to have been oversized for aesthetic purposes; however, the structural integrity of the wood beam has been compromised, due to the damage and splitting observed to occur along the beam's length and at the support locations. It is recommended to remove and replace the beam "in-kind" to preserve the architectural aspects of the building and community. Replacement of the wood beam will require temporary shoring to be provided the roof trusses to remove the existing damaged beam. The temporary shoring will need to remain until the replacement beam is installed. The existing clip angle tie downs can be reused to connect the wood trusses to the replacement beam. Additionally, as mentioned in the observations, the support locations have experienced some distress from the impact, however it appeared the steel plates are intact and could potentially be reused. As mentioned in the observations, the concealed parts of the connections will need to be verified during the repairs to ensure the anchorage are still intact and there is not warping of the concealed mounting flanges. This verification will need to be coordinated between the General Contactor and the Engineer to prevent further delays.

It is anticipated that sourcing a new 8"x24" timber beam to match the existing size will be difficult and could take up to 12 weeks or more of lead time. It is recommended to also consider an alternate beam replacement using an engineered treated glulam beam of similar size. The beam could be provided with a wood veneer if desired or simply painted to match the existing beams. This alternate repair would not be an exact match, but it believed to result in savings in both time and costs and still be aesthetically pleasing.

The above-mentioned repairs are required to be performed to restore the structural integrity of the roof system to meet or exceed its pre-damaged condition. A Professional Engineer registered in the State of Florida shall be retained to prepare a permit ready set of drawings

for the repairs. It is recommended to also retain a licensed and qualified general contractor as early as possible in the repair efforts (prior to the completion of the permit set plans) to coordinate the repairs with the design professional to ensure materials are readily available, review constructability, and provide preliminary costs estimates.

The engineer's opinion of probable construction costs for the roof repairs is estimated to be in the range of \$10,000.00 to \$20,000.00

The drive-thru should remain to be closed off until repairs are completed.

It is also recommended for the community to consider adding a low clearance warning bar before the ranger station to prevent future incidents from occurring.

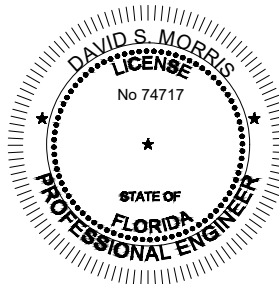
If you have any questions or need further information, please call.

Sincerely,

Registration:



David Morris, P.E., FL PE 74717
Principal / Member



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY DAVID S. MORRIS, PE (FL#74717) ON THE DATE INDICATED USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Limitations:

A comprehensive structural evaluation or subsurface investigation has not been performed in preparation of this letter report. All findings and conclusions are based on visual observations. Wekiva may revise or amend its opinions and recommendations if any new information or investigations are made available. This letter shall not be construed to warrant or guarantee the structures or any structural components under any circumstances. Wekiva shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been observed or recorded. Comments and statements pertaining to subsurface conditions and concealed construction are professional opinions of Wekiva based on relevant experience, engineering judgement, and current standard practices.

Appendix A

Photographs

Photographs



Photograph No.1 –View of Ranger Station



Photograph No.2 – Damaged wood beam at interior surface.

Photographs



Photograph No.3 – Splitting at the building side beam connection



Photograph No.4 – Splitting at the column side beam connection

Photographs



Photograph No.5 – Damaged wood beam at the exterior surface



Photograph No.6 – Minor surface damage at the exit of the ranger station

Photographs



Photograph No.7 – Typical truss tie-down



Photograph No.8 – Typical truss tie-down

Photographs



Photograph No.9 – View of wood trusses



711 N Orange Ave, Suite A
Winter Park, FL 32789
Phone: (321) 972-4989

Wekiva Project Number: 21-381

January 10, 2022

Mr. Gregory Woodcock
Stantec
20215 Cortez Blvd
Brooksville, FL 34601

Re: Proposal for Structural Engineering Services
Wilderness Lake Preserve Ranger Station – Carport Damage – Additional Services
Land O’ Lakes, Florida

Dear Mr. Woodcock:

Wekiva Engineering, LLC (Wekiva) is pleased to submit this proposal to provide structural engineering services to Stantec for the above referenced project. It is our understanding that the Owner would like to move ahead with repairs at the subject project. This proposal is for structural engineering services that are in addition to our proposal dated December 23, 2021.

SCOPE OF SERVICES

Wekiva proposes the following work task:

Task 2: Prepare Permit Set of Repair Drawings: Wekiva staff will prepare signed and sealed structural drawings by a Florida registered professional engineer showing the required repairs at the damaged beam. It is anticipated that there will be a total of (2) structural drawings prepared by Wekiva. Wekiva will include at least one alternate beam design in the event the existing beam cannot be sourced in a timely or economic manner to replace “in-kind”.

Additionally, Wekiva will provide responses to any structural related review comments received during permitting.

Task 3: Services During Construction: Wekiva staff assist Stantec with the following services during the construction phase of the project:

- Review shop drawings submittals
- Review and respond to RFI’s
- Perform (1) site visit during construction

COST AND SCHEDULE

Wekiva proposes to undertake the work task(s) described above on a lump sum fixed fee basis for a price of **\$1,725**. The following is a breakdown of fee per task:

• Task 2	\$975
• Task 3	\$750
• Total	\$1,725

TERMS AND CONDITIONS

Wekiva will begin work immediately upon your notice to proceed. We will issue monthly invoices for the work accomplished during the calendar month. We appreciate the opportunity to submit this proposal to Toho. If you have any questions or need further information, please call.

Sincerely,

John Sobczak, P.E.
Principal

Tab 12



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Wilderness Lake

By
Tim Shanley
The Pool Works of Florida
January 11, 2022



..

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Construction, Renovation & Innovation Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

PROPOSAL

Submitted To: Wilderness Lake Preserve

Date: January 11, 2022

Work to be performed at: 21320 Wilderness Lake Blvd. Land O' Lakes 34637

Contact Information: Tish Dobson; tdobson@wplodge.com; 813-995-2437

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

REPLACEMENT OF LAP POOL PUMPS AND PLUMBING

Note: existing pumps are obsolete.

- Install two new Pentair 5HP variable speed pumps with new electrical whips.
- Replumb with new 6-inch butterfly valve and two new check valves and install two new heater valves and pre-coat valve.
- Install new temperature gauge in the proper location.
- Start pumps up and program.
- **New pumps come with two-year manufactures warranty.**

All plumbing to be done with proper sized pipe and fittings

PROPOSAL TOTAL	\$13,300.00
<u>Professional Courtesy Discount</u>	<u>- \$1,000.00</u>
Total	\$12,300.00



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Wilderness Lake Preserve Lap pool pumps **Date:** January 11, 2022

1. Payment schedule as follows:

50% upon contract signing \$ 6,150.00

50% due within 7 days of completion \$ 6,150.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____



State of Florida Pool Contractor, License # CPC1457968



5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.



State of Florida Pool Contractor, License # CPC1457968



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.



Hydrazzo Pool & Spa Finishes

repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

Tab 13

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Wilderness Lake Preserve CDD

Common Areas Sidewalk Repairs

11/23/2021

Remediate sidewalk panel deficiencies, located throughout the community, by patching, grinding raised edges or replacing panels.

Patch	18 ea	\$150	\$2,700
Grind	42 ea	\$50	\$2,100
Replace	32 ea	\$500	\$16,000
Curb Repair	11 ft	\$60	\$660

TOTAL \$21,460



January 18, 2022

Proposal #13556122

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wplodge.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Asphalt Repair

Scope of work:

1. Pickup 1 concrete wheel stop and place in a designated area for future use.
2. Saw cut and/or mill and remove 1 area of damaged asphalt totaling approximately 220 square feet.
3. Haul off debris from repairs.
4. Tack all areas to be paved where necessary.
5. Install and compact 1.5" of Type SP-9.5 hot mix asphalt to 1 area totaling approximately 220 square feet.
6. Reset and repin 1 existing concrete wheel stop.
7. Layout and stripe using DOT approved latex paint to include 1 white parking stall.

Type F Curb Repairs

Scope of work:

1. Saw cut and remove 3 areas of damaged concrete F-curb totaling approximately 36 linear feet (Concrete saws must be used in conjunction with water to avoid dust accumulating).
2. Haul debris from site.
3. Pour 3 new areas of concrete F-curb totaling approximately 36 linear feet using 3,000 PSI concrete reinforced with commercial fiber mesh.
4. Apply a broom finish and apply control joints as required.

Concrete Sidewalk Repairs

Scope of work:

1. Demo concrete sidewalk and remove the smaller lateral roots, and grind the larger main roots, in 31 areas totaling approximately 1,034 square feet (Concrete saws must be used in conjunction with water to avoid dust accumulating).
2. Haul debris from site.
3. Set forms and pour 31 new sections of 4" concrete sidewalk totaling approximately 1,034 square feet using 3,000 PSI concrete reinforced with commercial fiber mesh.
4. Apply a broom finish and apply control joints as required.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



January 18, 2022

Proposal #13556122

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wplodge.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Concrete Sidewalk Patching

Scope of work:

1. Patch damaged concrete sidewalk in 9 areas totaling approximately 9 square feet.

Grind Raised Sidewalks

Scope of work:

1. Grind down 51 areas of sidewalk totaling approximately 296 linear feet.
2. Clean up the job site.

******FLAGMEN ARE INCLUDED******

Notes:

- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *WORK TO BE DONE ON WEEKDAYS AND WEEKENDS DURING DAYLIGHT HOURS.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPE OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPE OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. *NEW CONCRETE IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, EROSION CONTROL, AS-BUILTS, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



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2010 S 51st Street,
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January 18, 2022

Proposal #13556122

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Wilderness Lake
21320 Wilderness Lake Boulevard
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Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Notes continued:

- *ASPHALT AND CONCRETE SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *THIS CONTRACTOR CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *IF PROBLEMS WITH THE SUBGRADE ARE DISCOVERED DURING CONCRETE OR ASPHALT REMOVAL OPERATIONS, E.G. INSUFFICIENT SUBGRADE, CONTAMINATED SUBGRADE, WATER SATURATED SUBGRADE FROM UNDERGROUND WATER, AND/OR CLAY IN THE SUBGRADE, ETC., IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *NEW ASPHALT AND CONCRETE ARE SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL PROPERLY CURED.
- *ACPLM IS NOT RESPONSIBLE FOR ANY PERSONS WHO WRITE OR DRAW IN THE NEW CONCRETE DURING THE CONCRETES CURING TIME. A CHANGE ORDER WILL BE REQUIRED TO FIX DAMAGED AREAS CAUSED BY VANDALISM.
- *BECAUSE OF THE POTENTIAL FOR FLEXING OF THE SUB BASE IN THE FLORIDA REGION, NEW CONCRETE MAY EXPERIENCE PREMATURE CRACKING AT ANY POINT AFTER CURING BEYOND OUR CONTROL. PREMATURE CRACKING IS NOT REFLECTIVE OF POOR QUALITY OF MATERIAL OR INFERIOR WORKMANSHIP.
- *IN ORDER TO ENSURE PROPER STRUCTURAL STRENGTH TO THE NEWLY POURED CONCRETE, IT IS RECOMMENDED THAT ALL TRAFFIC STAY OFF THOSE AREAS FOR A MINIMUM OF 24 HOURS.
- *NOT INCLUDED IN ABOVE SCOPE OF WORK IS ANY SELECT FILL MATERIAL.
- *IT IS CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



January 18, 2022

Proposal #13556122

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wplodge.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Customer Billing Information Form

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

- Terms – Terms: 50% Deposit Prior to Commencement, 40% Upon Substantial Completion and 10% Net 30 Days
- If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To (Name and Address):

Job Site Name and Address:

Billing Contact Information:

Billing Phone Number:

Email Address:

ACPLM Authorized Signature Richard Ostrander

Customer's Authorized Signature _____

Date of Acceptance _____



Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



January 18, 2022

Proposal #13556122

Contact

Tish Dobson
Phone: 813 995-2437
tdobson@wlplogd.com

Customer

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

Job

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637

PROPERTY IMPROVEMENTS

Terms: 50% Deposit Prior to Commencement, 40% Upon Substantial Completion and 10% Net 30 Days

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature Richard Ostrander
Richard Ostrander
Cell: 813 753-4486 rostrander@acplm.net

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer’s Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration or deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 30 days from proposal date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$47,021.00



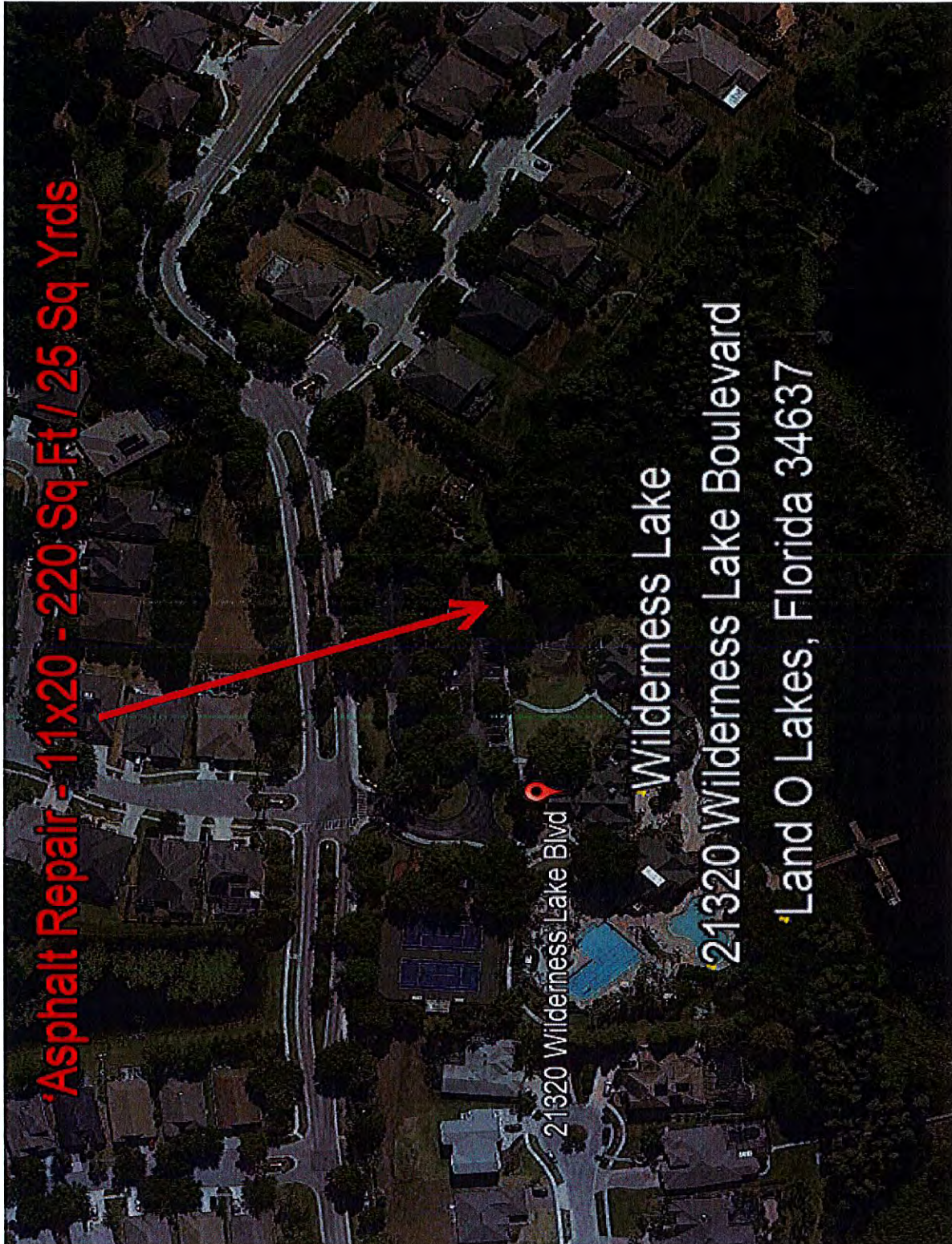
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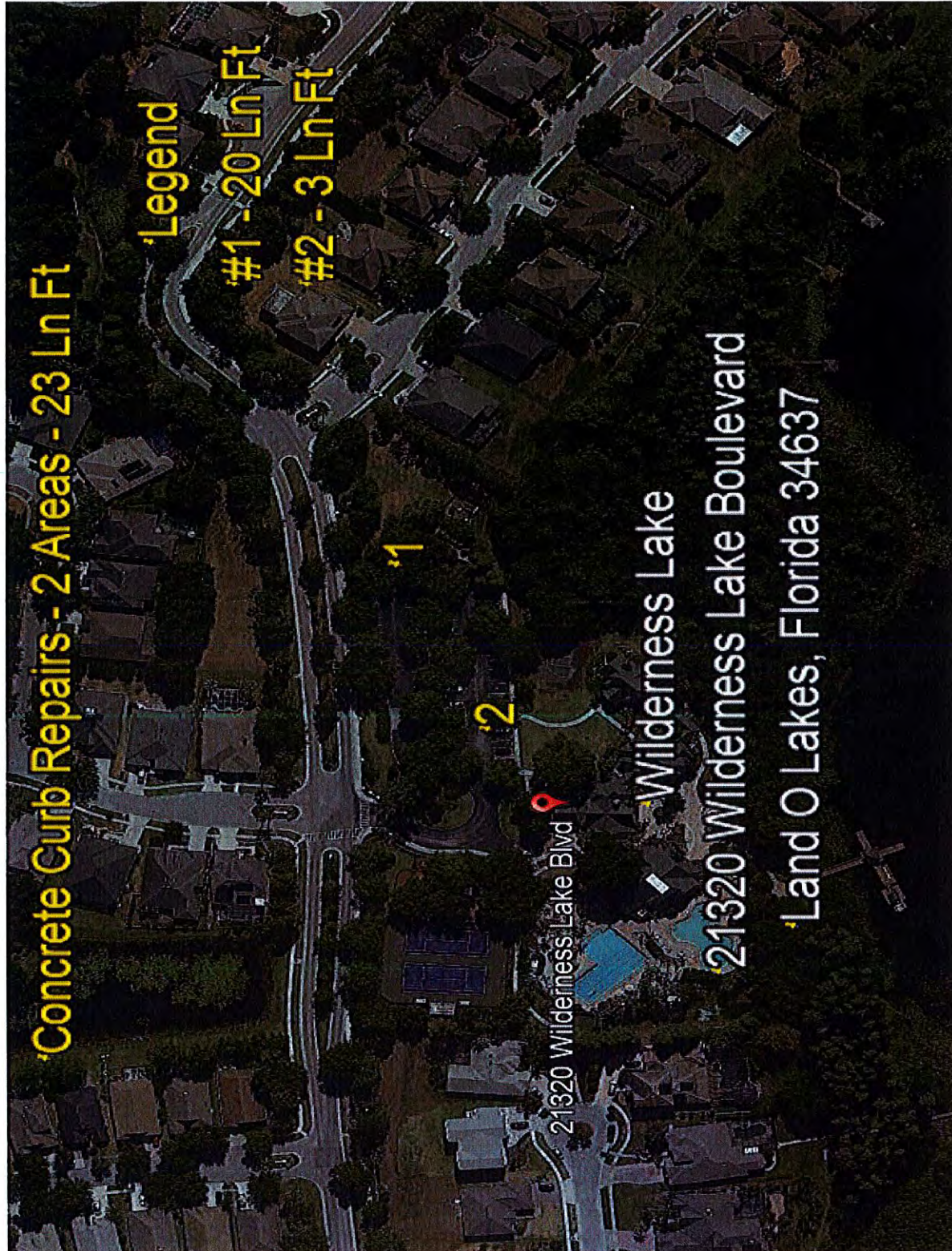
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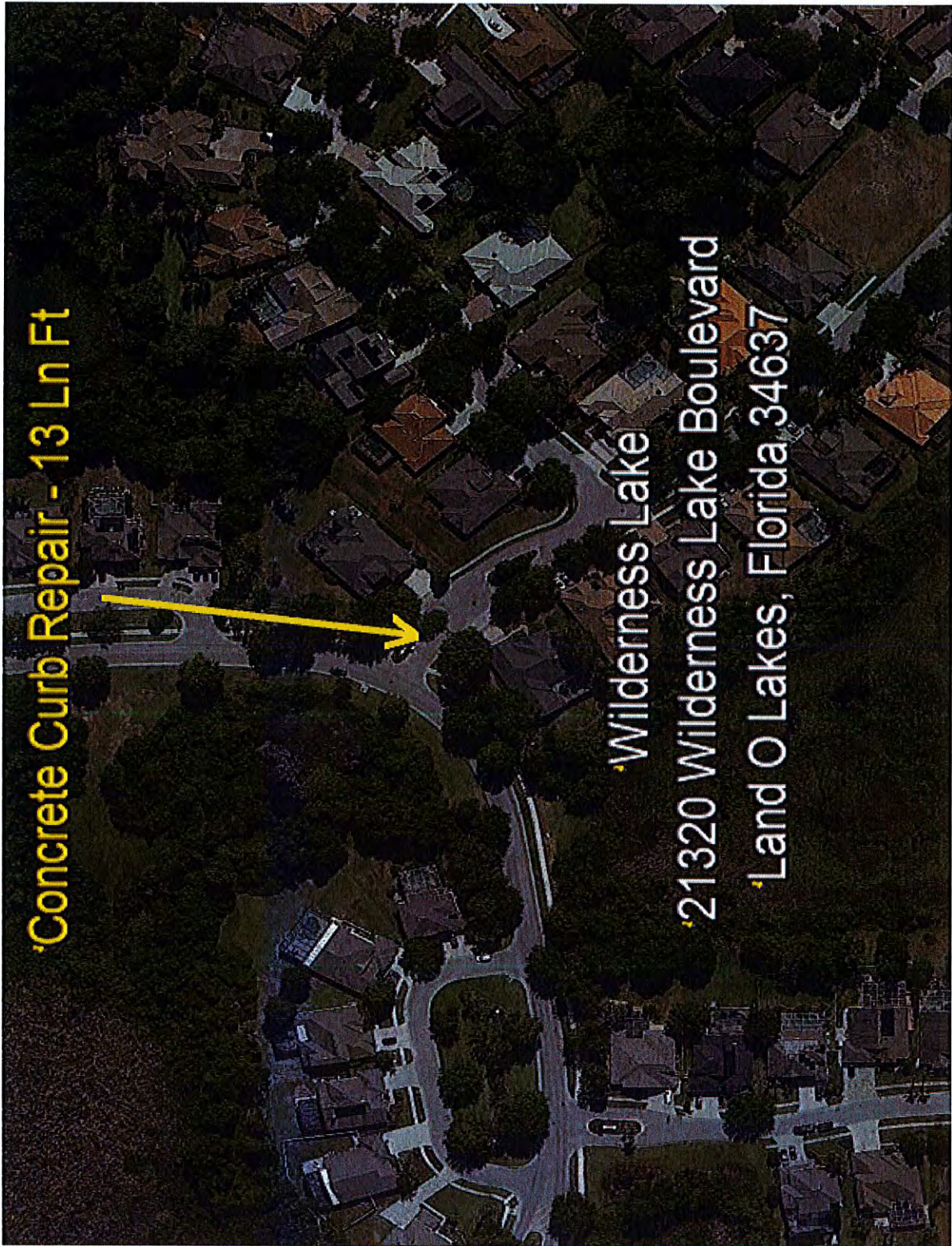
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Concrete Curb Repair - 13 Ln Ft

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637



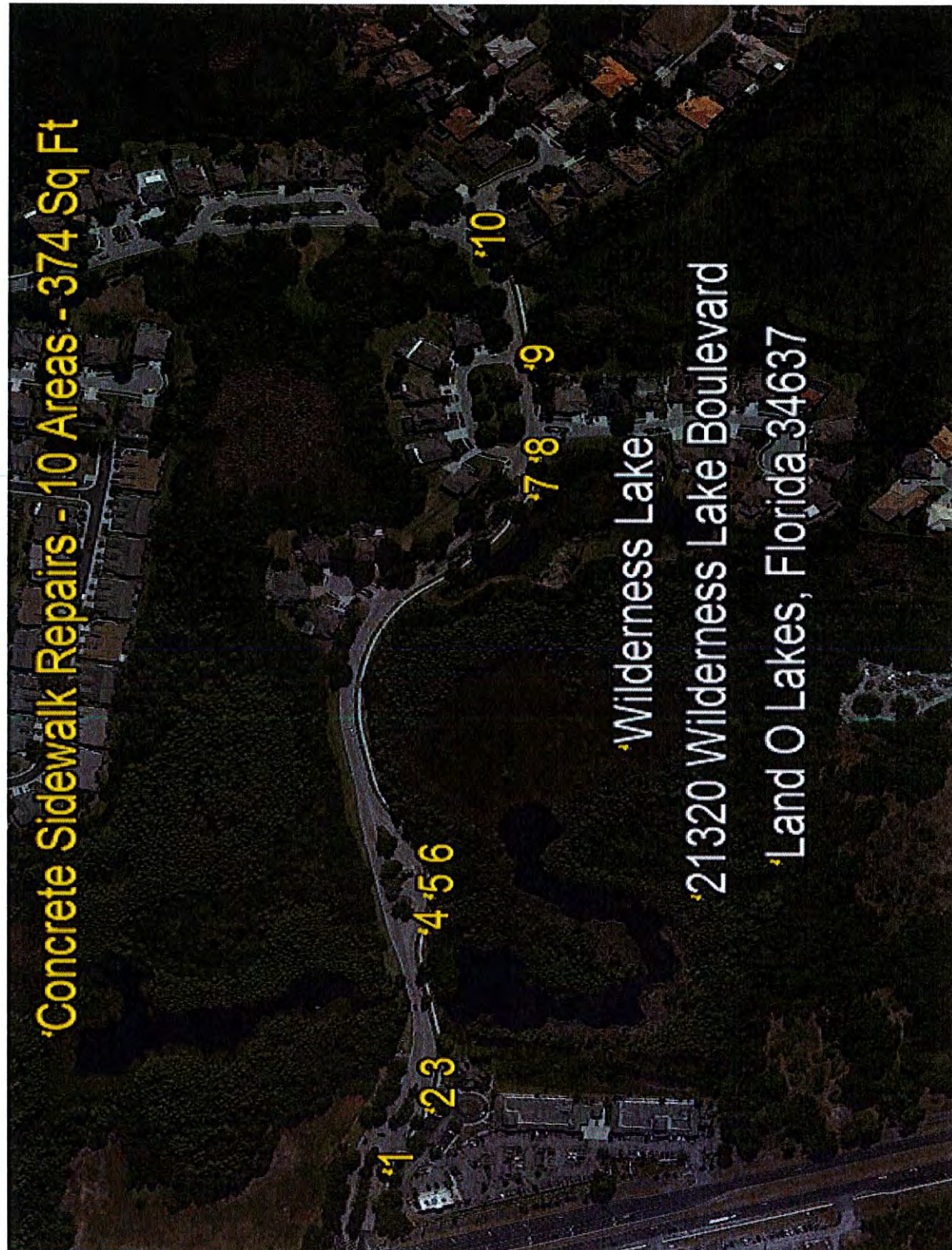
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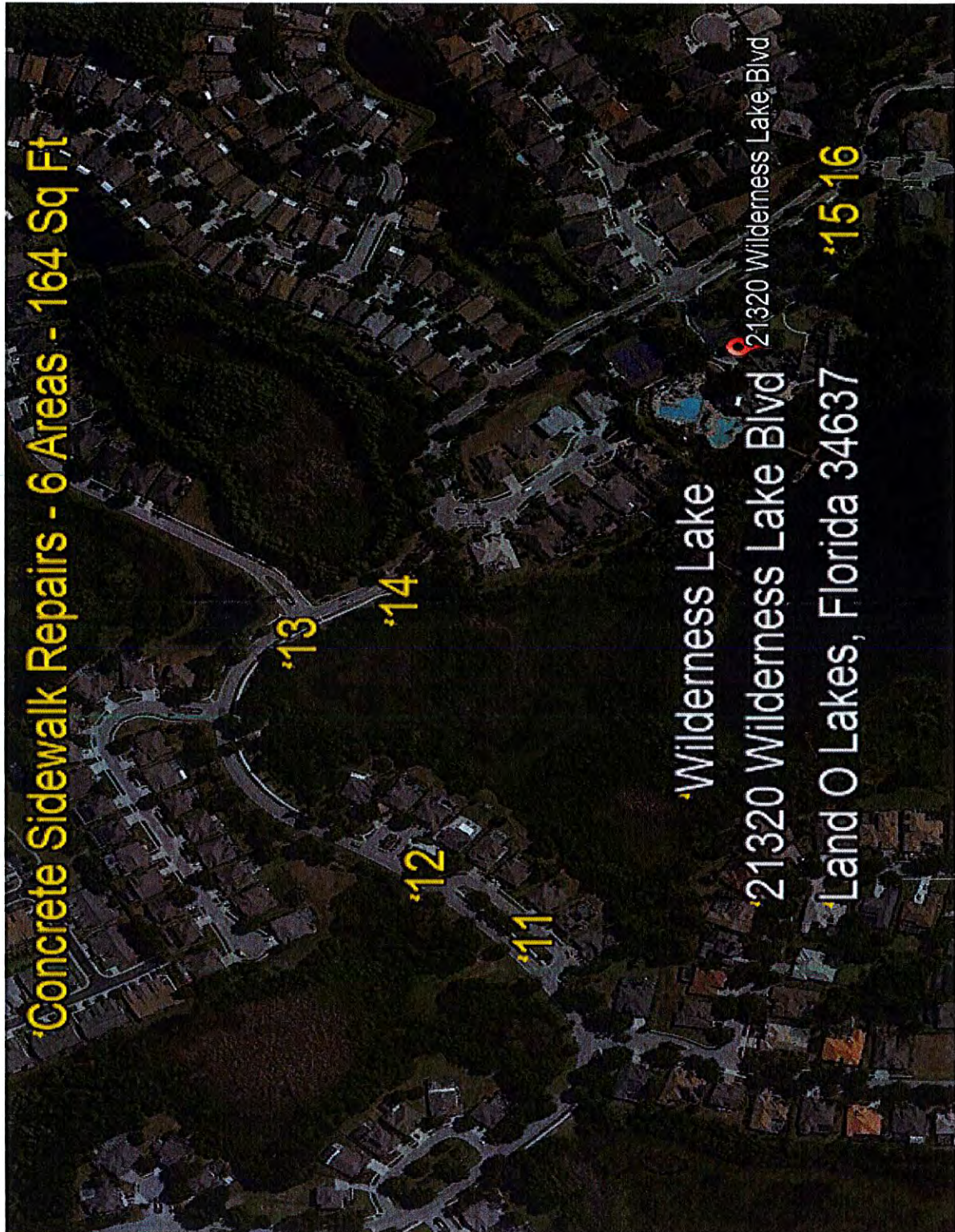
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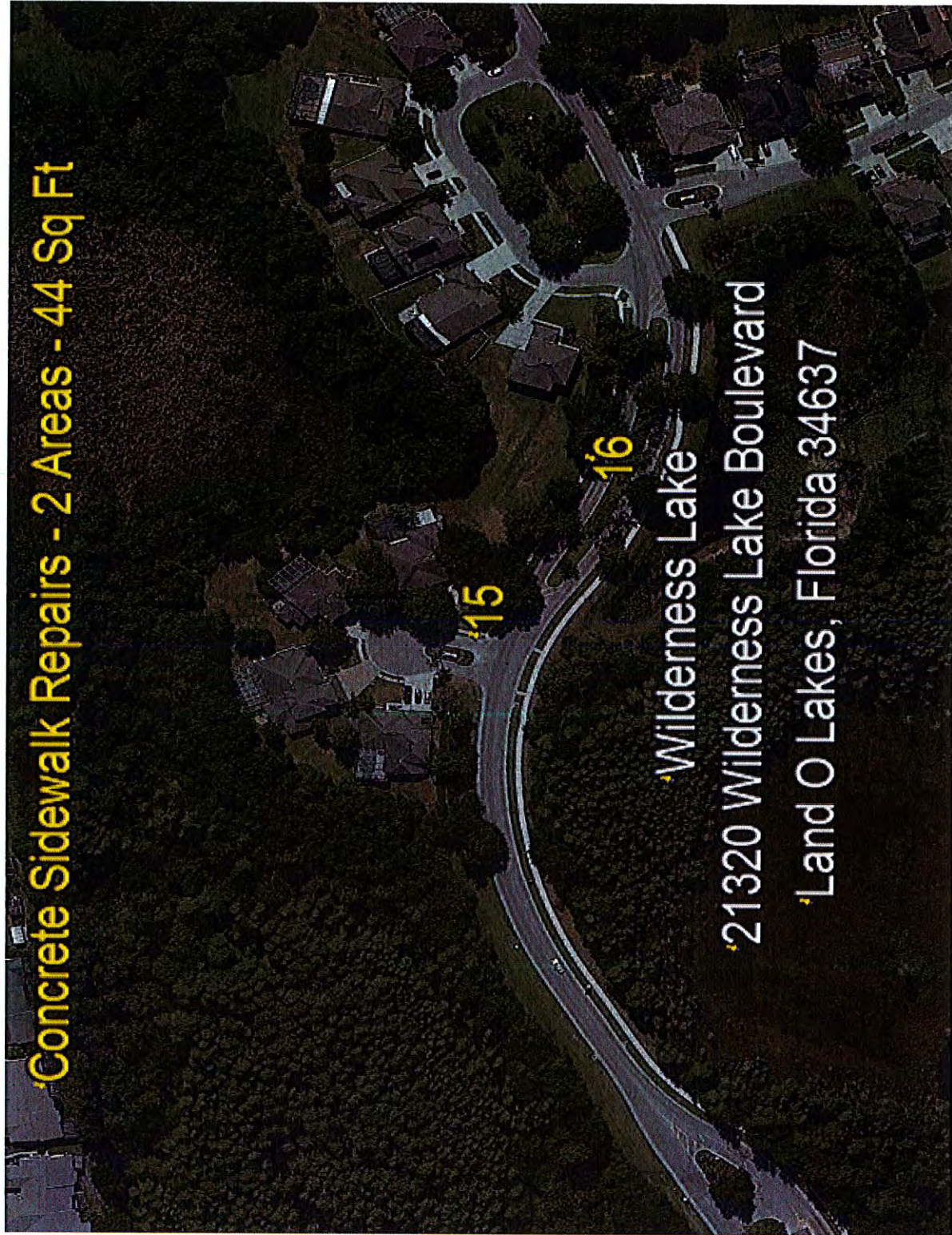
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Concrete Sidewalk Repairs - 2 Areas - 44 Sq Ft

Wilderness Lake
21320 Wilderness Lake Boulevard

Land O Lakes, Florida 34637



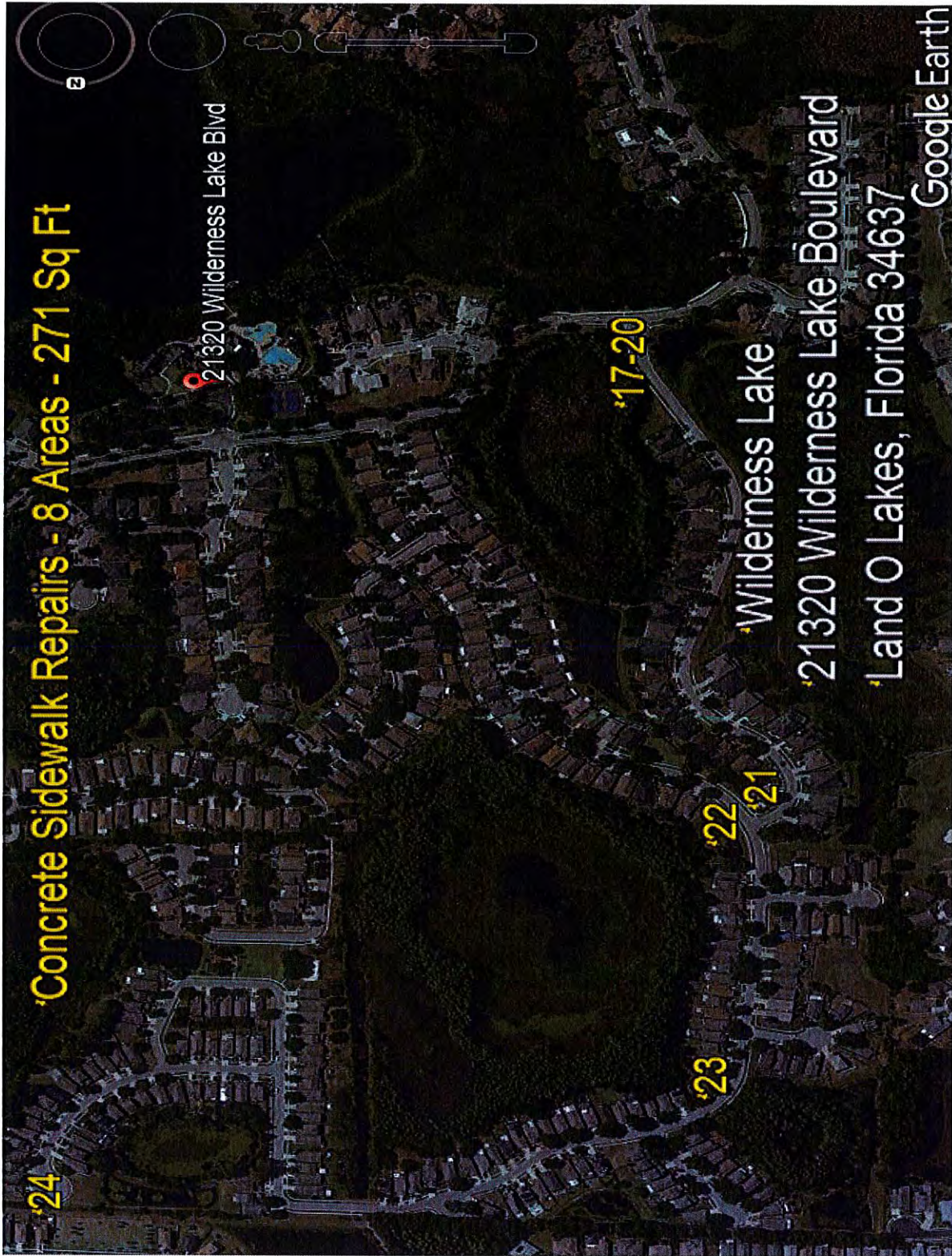
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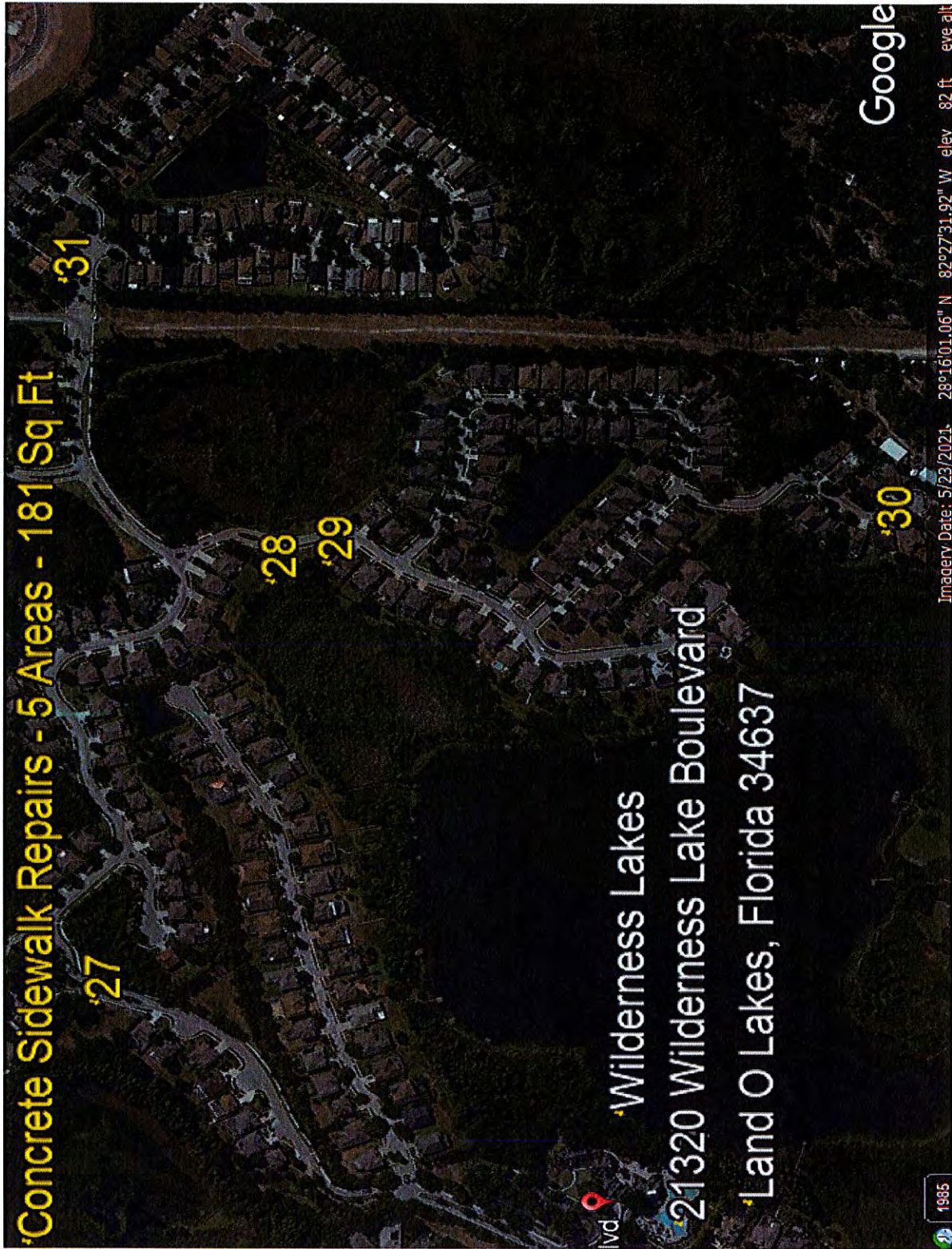
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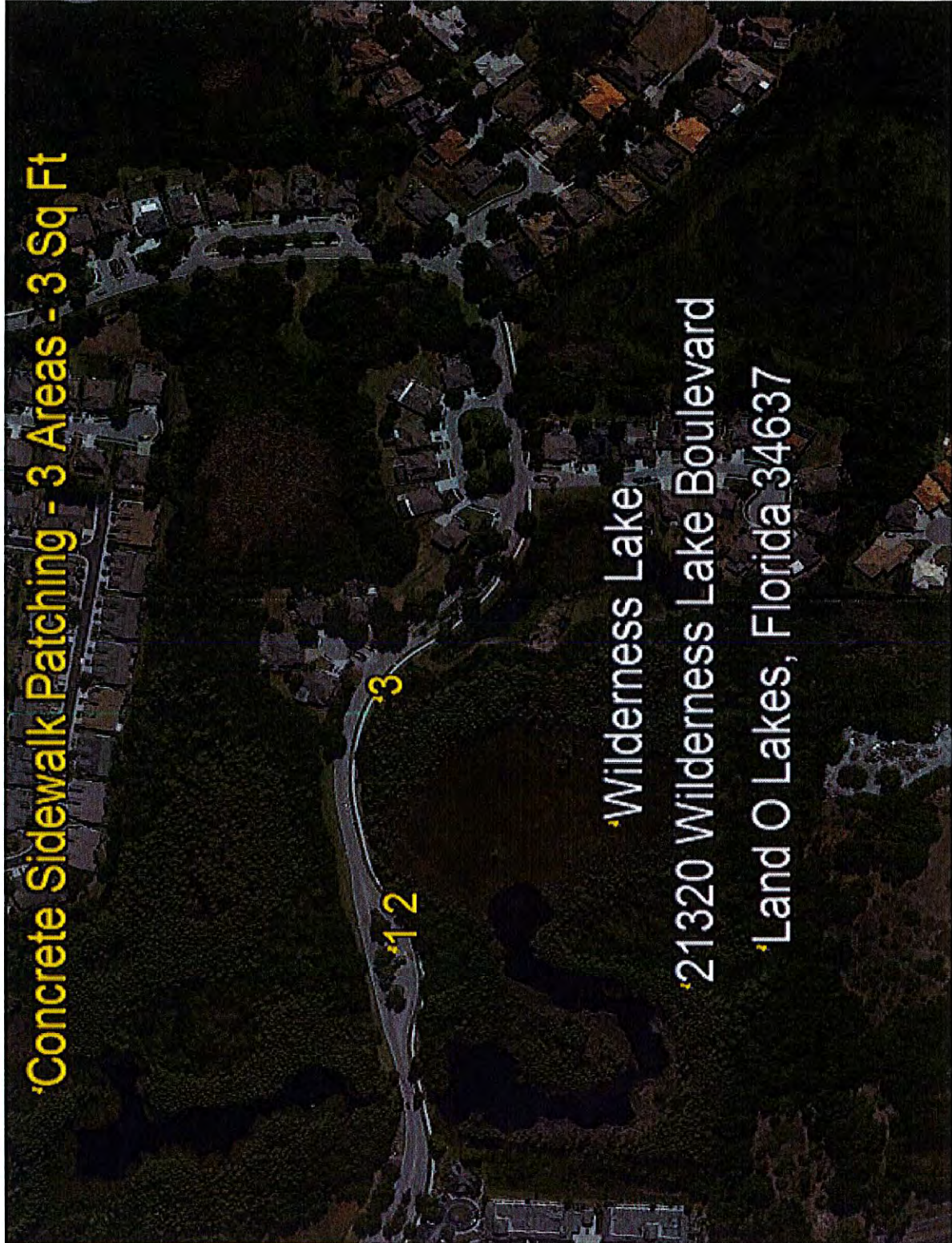
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Concrete Sidewalk Patching - 3 Areas - 3 Sq Ft

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637



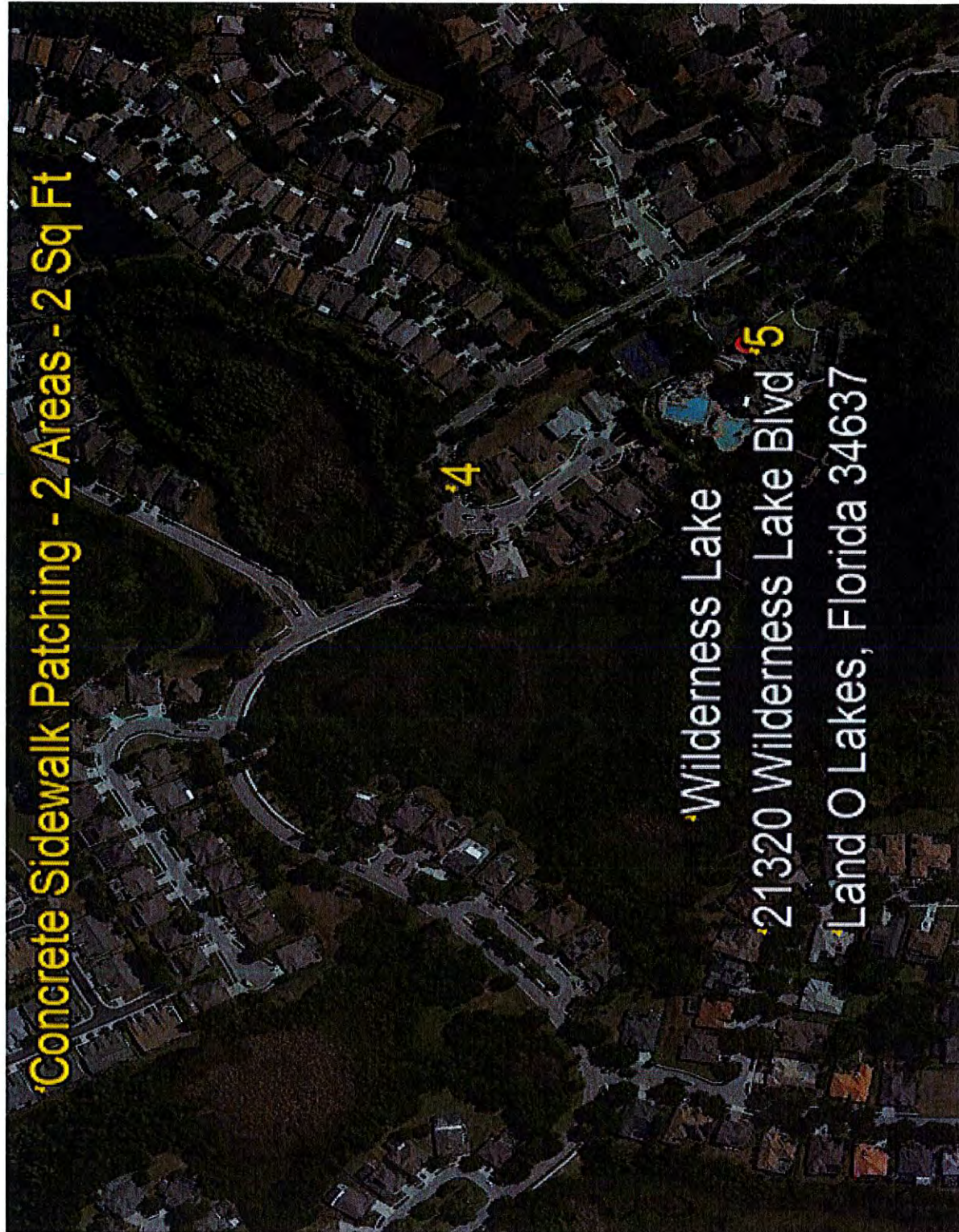
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Concrete Sidewalk Patching - 2 Areas - 2 Sq Ft

Wilderness Lake
21320 Wilderness Lake Blvd
Land O Lakes, Florida 34637



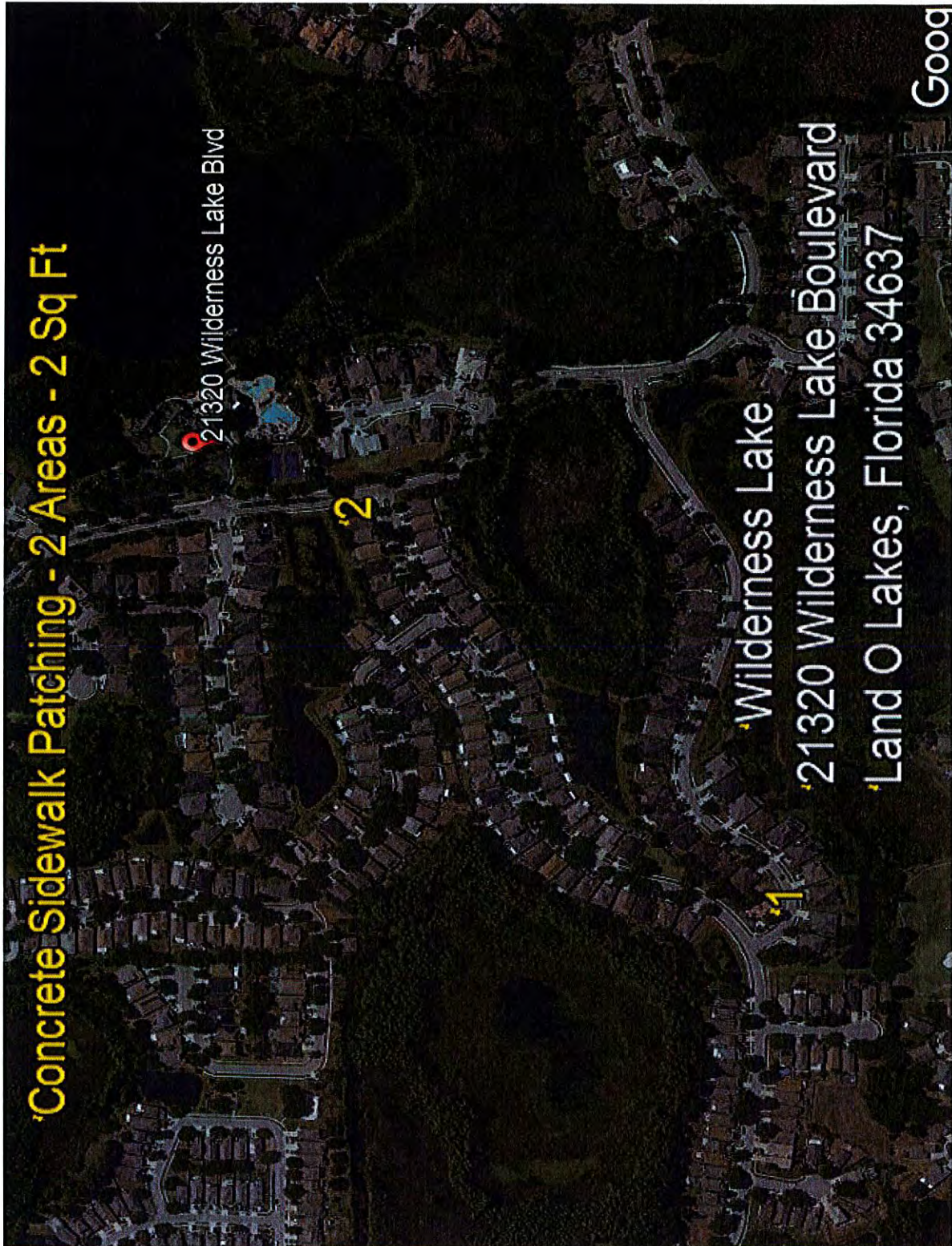
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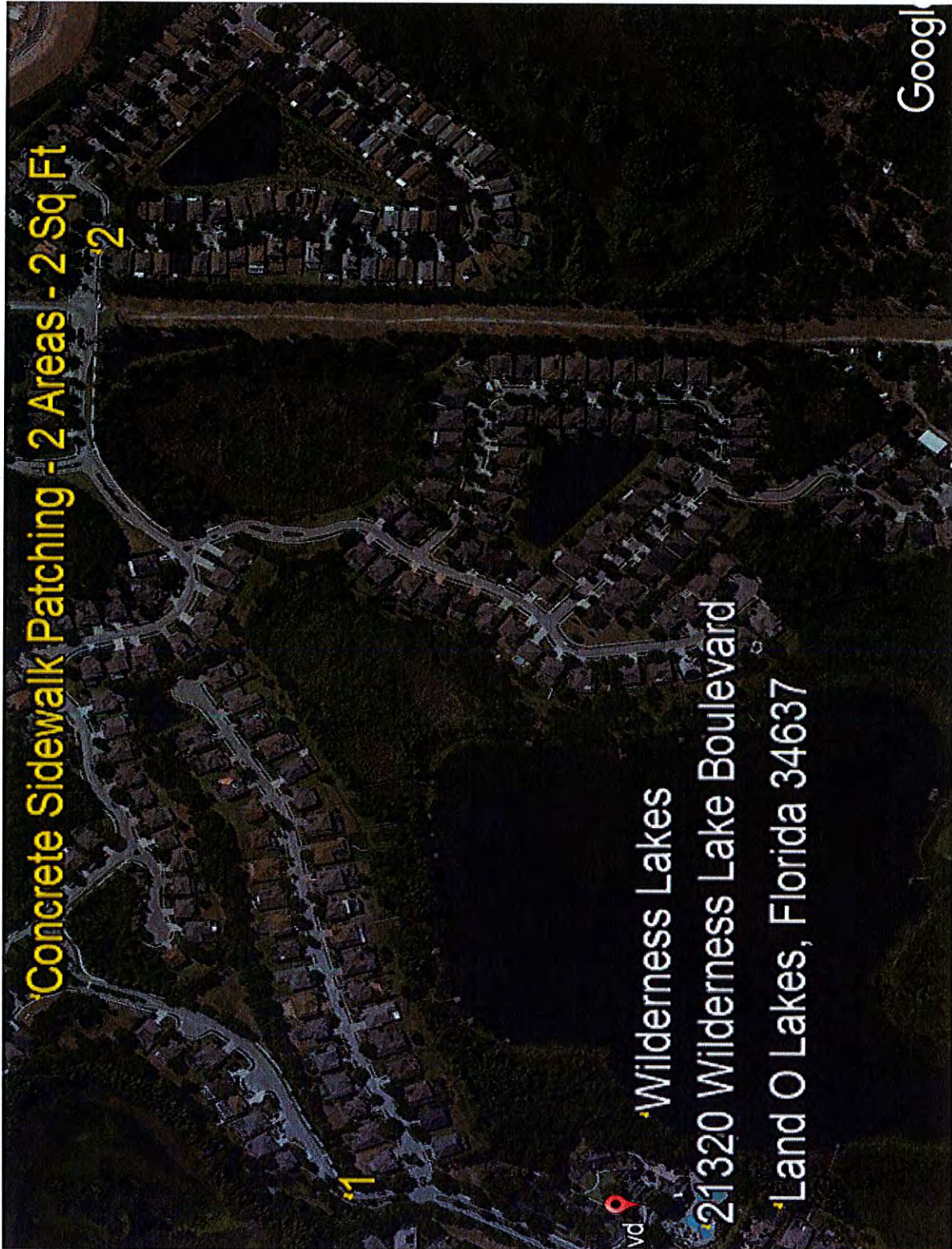
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2010 S 51st Street,
Tampa, FL 33619



Concrete Sidewalk Patching - 2 Areas - 2 Sq Ft

2

1

Google

Wilderness Lakes
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637



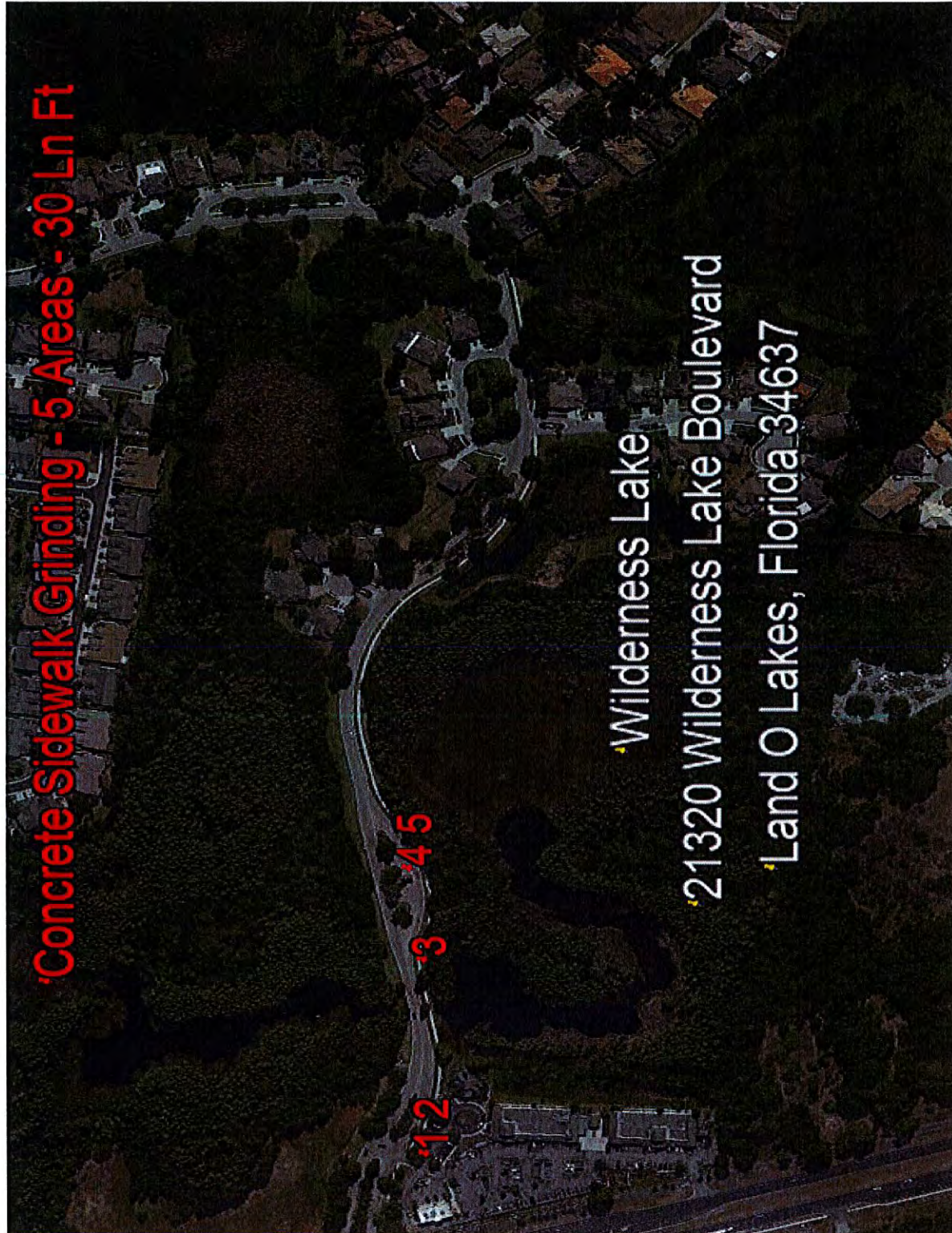
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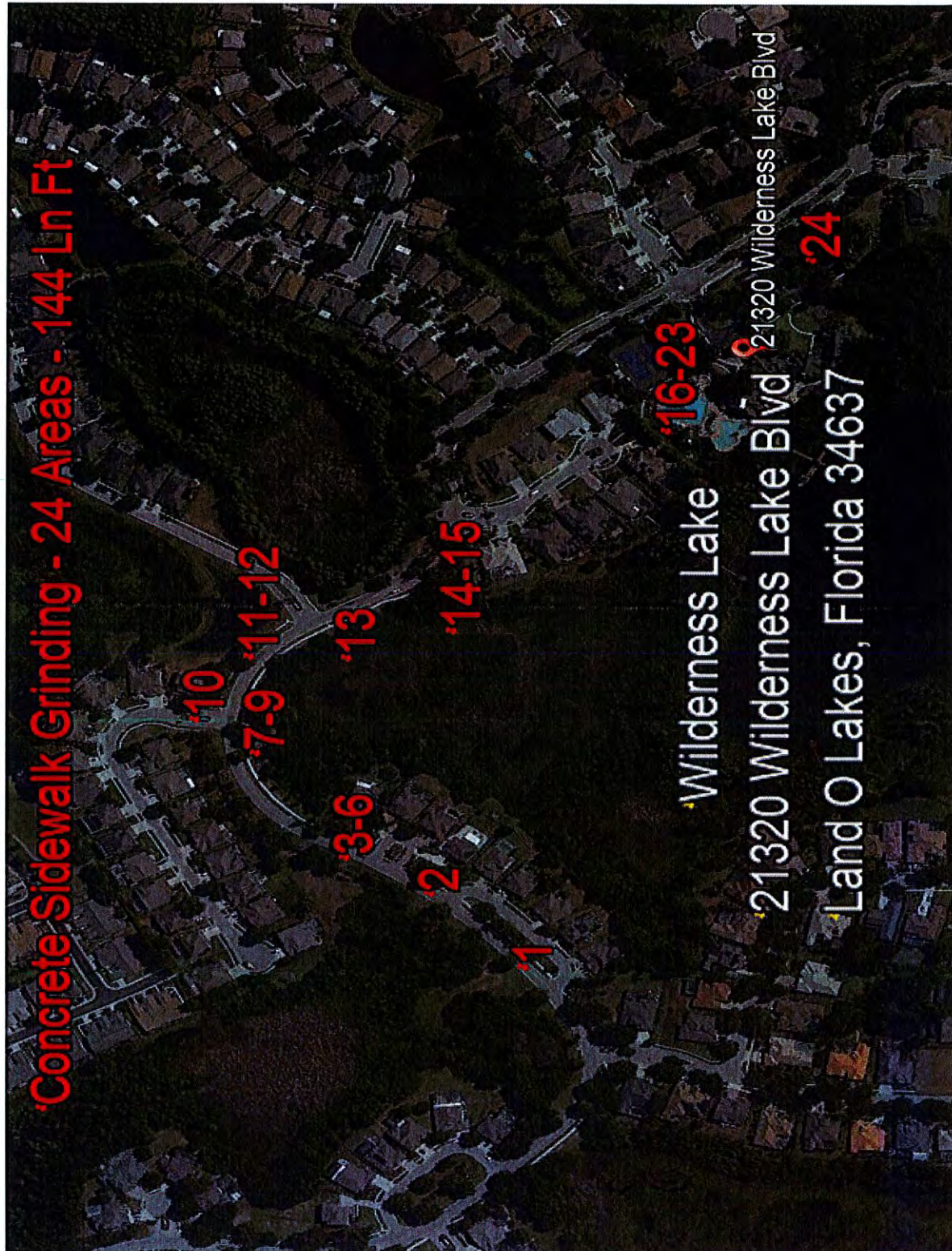
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2010 S 51st Street,
Tampa, FL 33619



Concrete Sidewalk Grinding - 24 Areas - 144 Ln Ft

10

7-9

11-12

13

14-15

3-6

2

1

16-23

24

Wilderness Lake

21320 Wilderness Lake Blvd

Land O Lakes, Florida 34637



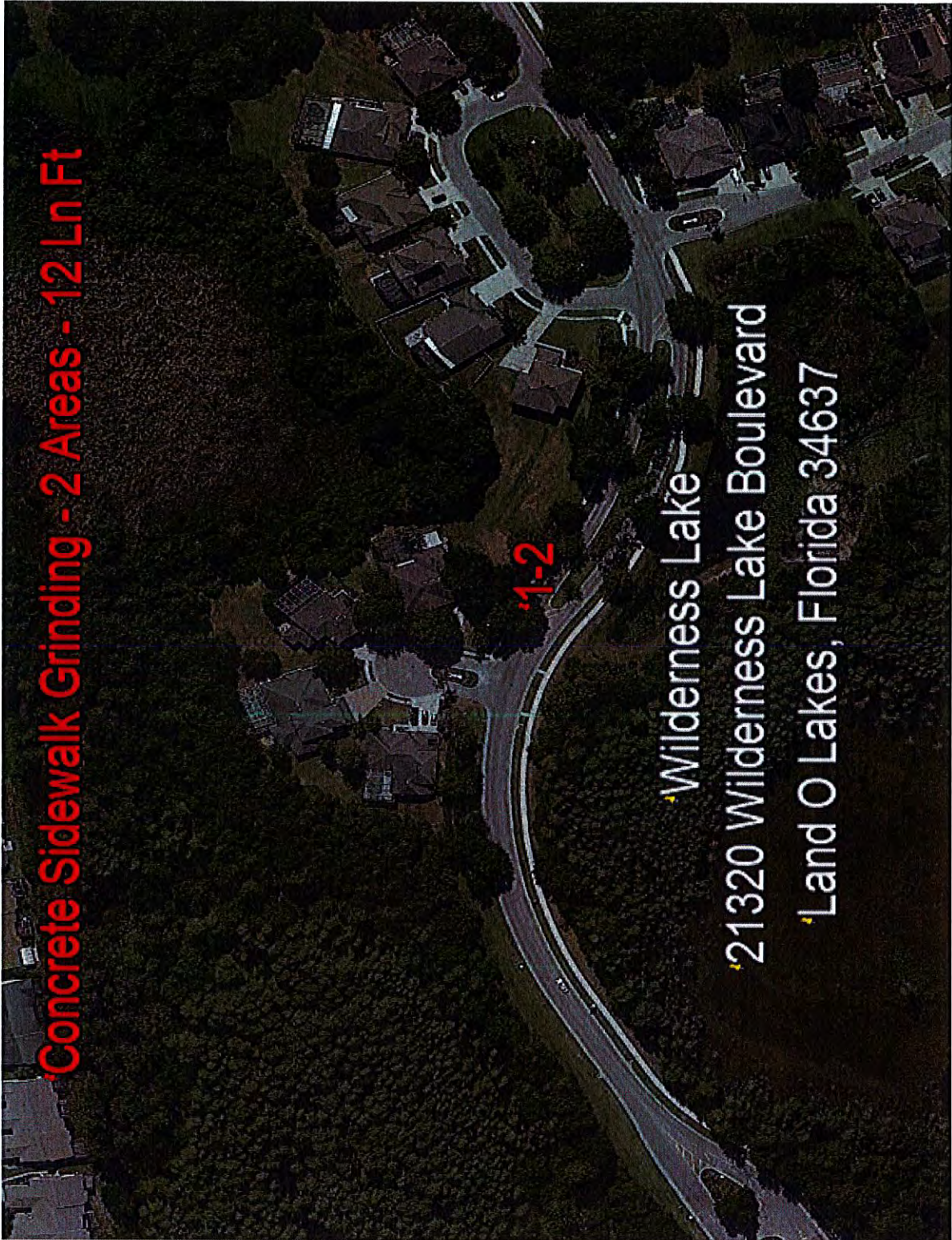
Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



Concrete Sidewalk Grinding - 2 Areas - 12 Ln Ft

1-2

Wilderness Lake
21320 Wilderness Lake Boulevard
Land O Lakes, Florida 34637



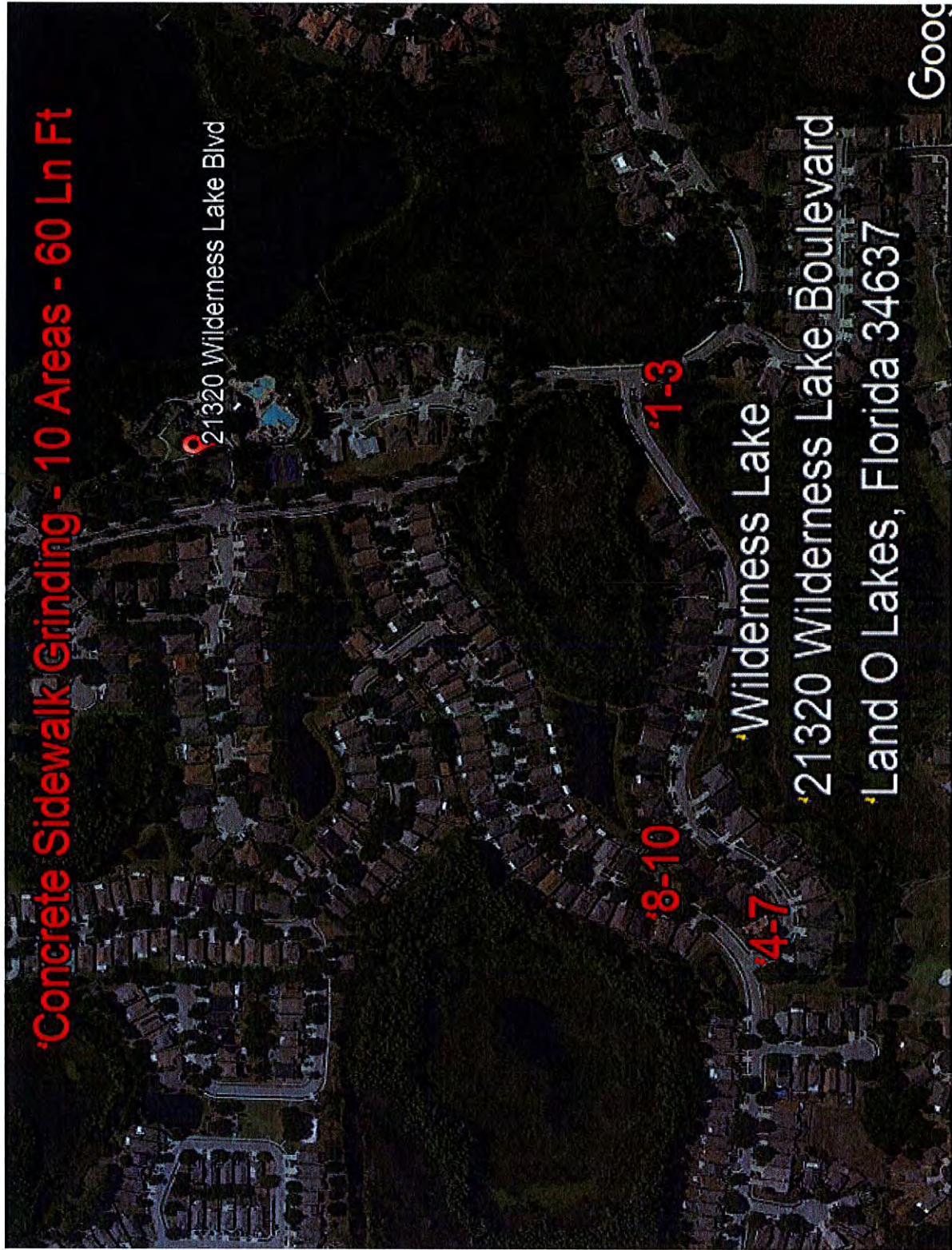
Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619



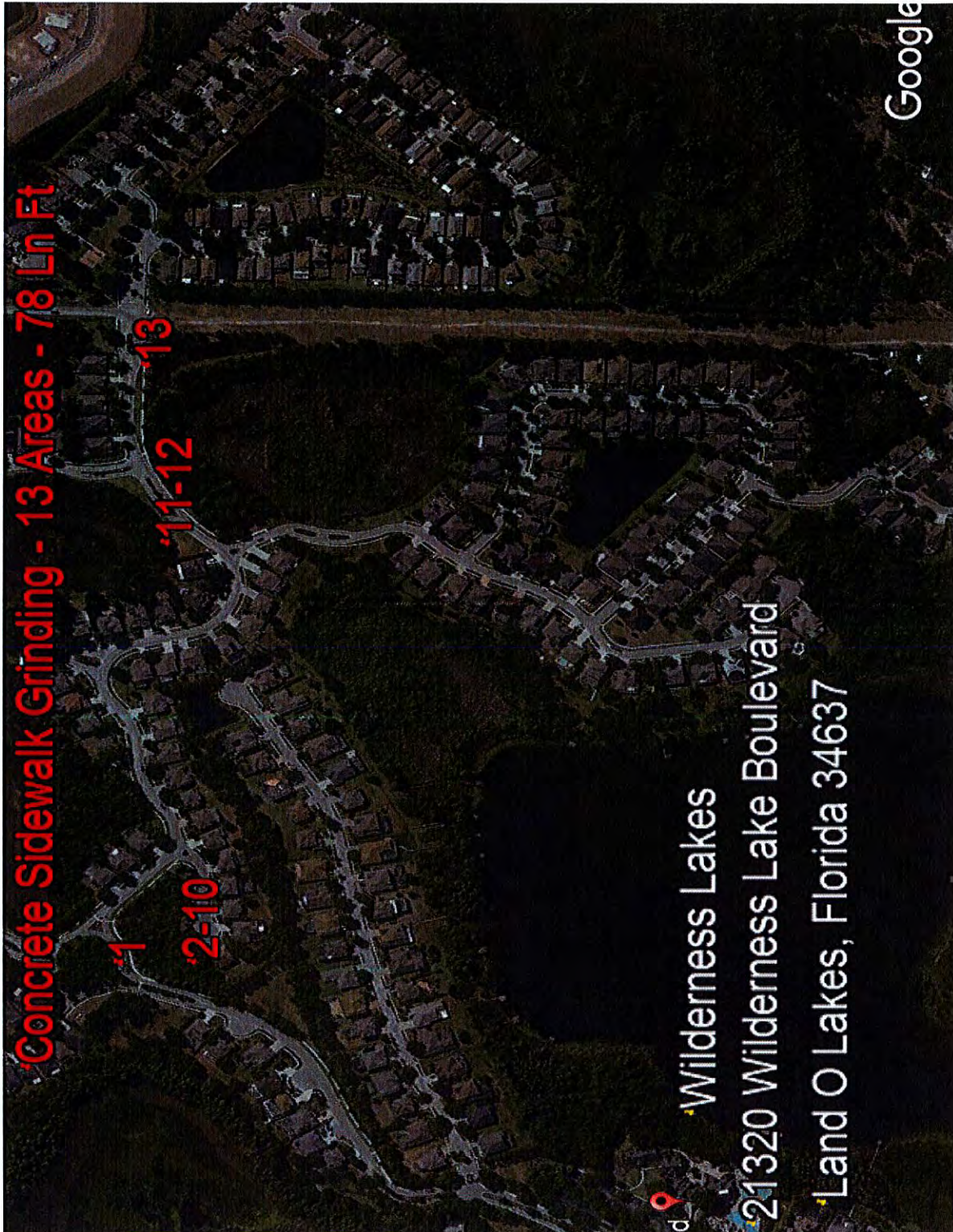
Office: 813.633.0548
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2010 S 51st Street,
 Tampa, FL 33619



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



Concrete Sidewalk Repair Sizes

#1 - 6x7

#2 - 6x6

#3 - 6x8

#4 - 4x5

#5 - 6x7

#6 - 5x6

#7 - 5x6

#8 - 6x10

#9 - 5x6

#10 - 6x6

#11 - 5x6

#12 - 5x6

#13 - 4x4

#14 - 6x7

#15 - 4x4

#16 - 5x6

#17 - 4x5

#18 - 4x6

#19 - 4x17

#20 - 4x5

#21 - 4x6

#22 - 4x4



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



#23 - 5x5

#24 - 4x6

#25 - 4x15

#26 - 4x6 + 2x5

#27 - 4x6

#28 - 5x16 + 1x5

#29 - 4x4

#30 - 4x5 + 4x5

#31 - 4x4



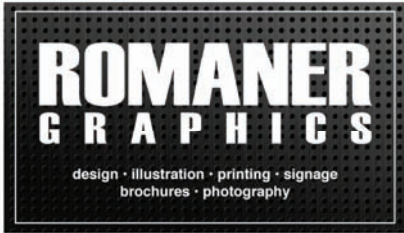
Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____

COMPANY NAME: Wilderness Lake Preserve

DATE: 1/25/22

QUOTE: 1 - Sidewalk grinding - approximately 290 linear feet

2 - Sidewalk section replacement - 540 sq. ft. - 4000 psi, 4 inch depth

3 - Sidewalk patches (smaller areas cut out and replaced) - 10

4 - Curb replacement with fiber added to concrete - 60 linear feet

5 - Asphalt patches - 220 sq. ft. Stripping will be replaced after asphalt is repaired.

Estimate is based on visual inspection and list provided by Wilderness Lake Preserve.

Pricing will be good even if there are minimum variances

TOTAL: \$28,500.00

Thank You: Romaner Graphics

Tab 14



Wilderness Lake Preserve Community Development District (CDD)

Wilderness Lake Preserve

21320 Wilderness Lake Blvd • Land O Lakes, FL • 34637

Phone: 813-995-2437 • Fax: 813-995-2436

Going Green Communication Project

Objective:

To provide state-of-the-art communication of events, meetings, notifications, photos of events, meeting highlights, videos, and special announcements by eliminating hardcopy productions currently displayed throughout the Lodge facilities.

Implementation:

- Purchase 4 - 32" LG Smart Televisions, 4 USB Drives, and 4 Wall Mounts
- Strategically mount a Smart Television in each building for viewing – (Fitness Center, Lodge, Activities Center, and Nature Center)
- Load the desired media on the USB Drives and the Televisions for viewing
- Staff will update the media, as necessary

Cost:

- 4 - 32" LG Smart Televisions with USB, HDMI, and Wifi capabilities

Cost: \$872.00 - Purchased

- 4 USB Drives

➤ Installation of the Televisions, Articulated Wall Mounts, Hardware, and Labor by: Jason Anderson of ACCI Donovan Audio Designs

Cost: \$1,278.24

- Networking and installation (Network option) - **Cost: \$4,728.71**

- Leno ThinkCentre Processor (Network option) - **Cost: \$925.00**

- 4 Fire TV Sticks (Wifi option) - **Cost: \$19.99 each - Total Cost: \$79.96**

- 4 Google Chromecast devices (Wifi option) - **Cost: \$29.99 each - Total**

Cost: \$119.96



5700 77th St
 Kenosha, WI 53142
 1-262-672-2298
 www.vpcinnovations.com

Quote (Open)

Date Jan 11, 2022 02:57 PM CST	Expiration Date 02/10/2022
Modified Date Jan 11, 2022 02:59 PM CST	
Quote # 126475 - rev 1 of 1	
Description Lenovo	
SalesRep White, Aaron (P) 262-925-2380	
Customer Contact Dobson, Tish (P) 813-995-2437 tdobson@wplodge.com	

CUSTOMER

The Preserve at Wilderness
 Lake (WL7468)
 Dobson, Tish
 21320 Wilderness Lake Boulevard
 Land O' Lakes, FL 34637
 United States

BILL TO

Wilderness Lake Preserve Lodge
 Dobson, Tish
 21320 Wilderness Lake Blvd
 Tampa, FL 34637
 United States

SHIP TO

Wilderness Lake Preserve Lodge
 Dobson, Tish
 21320 Wilderness Lake Blvd
 Tampa, FL 34637
 United States

CONTACT

Dobson, Tish
 tdobson@wplodge.com
 (P) 813-995-2437

PAYMENT METHOD

Terms: Net 30 Days

SHIPPING DETAILS

Delivery Method: FedEx Ground
 Carrier Account #:
 Special Instructions:

#	Image	Description	Part #	Qty	Unit Price	Total
1		Lenovo ThinkCentre M90q 11CR Tiny - Core i5 10500 / 3.1 GHz - vPro - RAM 8 GB - SSD 256 GB - TCG Opal Encryption, NVMe - UHD Graphics 630 - GigE - WLAN: 802.11a/b/g/n/ac/ax, Bluetooth 5.1 - Win 10 Pro 64-bit - monitor: none - keyboard: US - black - TopSeller	11CR001YUS	1	\$925.00	\$925.00

Subtotal:	\$925.00
Product Subtotal:	\$925.00
Tax (.0000%):	\$0.00
Shipping:	\$0.00
Total:	\$925.00

Thank you for the opportunity to serve your technology needs. Please take a moment to review the attached Quote for accuracy and completeness. If you find any discrepancies or need further assistance, please feel free to contact your Vantage Point Corp Account Executive. Please note because of the current inventory environment, inventory levels and product availability can fluctuate daily. Please coordinate with your Vantage Point Corp Account Executive to see what options are available for holding stock. Thank you for choosing Vantage Point Corp-- -VPCi.com

Shipping / Freight carriers across the US are seeing issues dealing with high demands right now. Please expect and plan for possible delays in shipping

Sales Associates

Preparer: White, Aaron
 E-mail: awhite@vpcinnovations.com

Phone: 262-925-2380
Account Manager: White, Aaron
E-mail: awhite@vpcinnovations.com



13336 N. Central Ave. Tampa, FL 33612

Estimate#:	ACCQ3261	DATE:	Jan 10, 2022
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Prepared For:

Tish Dobson
The Preserve at Wilderness Lake
3434 Colwell Ave
Tampa, FL 33614

Jobsite:

Tish Dobson
Wilderness Lake Preserve

21320 Wilderness Lake Blvd.
Land O Lakes, FL 34637

Prepared By:

Jason Anderson
13336 N. Central Ave.
Tampa, FL 33612

Sales Rep
Jason Anderson

Phone 813-795-2437

813-995-2437

Scope Of Work

There are many selections available when selecting a company to assist in your technology needs, and we are appreciative that you are considering ACCI.

ACCI will provide labor and equipment to:

- Install (4) 24" X 24" X 3/4" backboards for the installation and support of 55" TV Mounts and 55" TV's.
- Install (4) 55" Articulating TV Mounts to (4) specified TV locations in the Lodge.
- Install (4) Customer provided 55" TV's at specified TV locations in the Lodge.
- Install (1) Cat 6 cable from the Communication Closet to (4) specified TV locations in the Lodge.
- Install (1) HDMI to HDBaseT Distribution Amplifier in the Communications closet.
- Install (4) HDMI to Cat 6 tranceivers (1 behind each of the four TV's).
- Install (4) 6ft HDMI cables behind each one of the (4) TV,s in the Lodge.
- Test system for connectivity to all (4) TV's.

Notes:

Cat 6 cables will be supported every 4-6ft.
Cat 6 cables will be terminated with RJ-45 Modular plugs at each end.

Installation methodology:

- All work to be completed as follows, per ACCI Standards:
- Manufacturer's specifications.
 - EIA/TIA 568A, B1.2.3, 569, 569-A
 - Florida State Codes and NEC National Electric Codes.
 - ANSI/TIA/EIA-606, ANSI TIA/EIA-607 & TSB-67
 - BICSI Telecommunications Distribution Methods Manuals and Installation Manuals.
 - All local codes and ordinances will supersede all other requirements.

Schedule:

This project is based on work being performed during "regular business hours" of 8am - 5pm Monday through Friday.

Changes:

Any variations to this estimation requiring extra material, labor and/or delays to the project beyond our control will be billed in addition to the sum covered by this contract.

Warranty:

All A.C.C.I. installations are under Warranty for a period of 1 year from date of completion.

If you accept this estimate, please sign below and return to your account manager to begin the order.

Qty	Description	Ext. Price
4	24X24X3/4 GRAY BACKBOARD	\$299.88
4	Red Atom 24"-60" Full-Motion Wall Mount	\$520.00
16	Toggle Bolts	\$12.32
16	Fender Washers	\$11.04
700	Cat 6 cable - Plenum - Outdoor - Black	\$378.00
120	Cat 6 Cable - Plenum - Indoor	\$45.60
8	RJ-45 Modular Plug	\$11.84
4	HDMI Cable 6-Foot - 4K	\$66.60
1	HDMI to 4x HDBaseT Distribution Amplifier	\$1,083.33
4	HDMI HDBaseT Receiver	\$1,000.00
1	Misc Materials (Tape, Tiewraps, labels, pull string, etc...)	\$40.10
SubTotal		\$3,468.71
16	Labor For Installation Services	\$1,200.00
1	ACCI Administration Labor	\$60.00

SubTotal	\$4,728.71
Tax	\$0.00

TOTAL \$4,728.71

- Credit Card VISA Purchase (purchase amount \$4,870.57) [includes +\$141.86 payment type Surcharge]
- Check Purchase (purchase amount \$4,728.71)
- eCheck/ACH Purchase (purchase amount \$4,728.71)

Payment Terms
Net 30

Signature Acceptance _____

Printed Name _____

Quote/estimate pricing will expire on: **1/25/2022**

By signing this quotation, you agree to the terms of payment and the price of the quotation. The quoted price may not include any applicable sales tax or shipping charges. Past due balances are subject to 1.5% monthly finance charge and a \$25 late fee. Product returns may be subject to a 20% restocking fee.

Tab 15



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LANDSCAPE RENOVATION PROPOSAL

FOR

Preserve at Wilderness Lake CDD

Attention: Ms. Tish Dobson – Lodge Manager

January 16, 2022

Scope of Work

Landscape Renovation for first (2) islands in front of Dunkin’ Donuts.



Item	Size	Quantity	Unit Price	Total Price
Rip-out all shrubs & mulch and grade the islands				\$9,000.00
Install fill dirt	10	Cubic yards	\$125.00	\$1,250.00
Install fresh St. Augustine sod	3,200	Square feet	\$1.50	\$4,800.00
Install pine bark mulch	10	Cubic yards	\$45.00	\$450.00
Irrigation repairs and upgrades				\$2,500.00

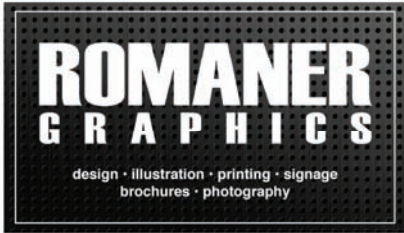
TOTAL COST: **\$18,000.00**

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson, Client Care Specialist
rjohnson@redtreelandscape.com / Cell phone: (727) 267-2059

Tab 16



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____

COMPANY NAME: Wilderness Lake Preserve

DATE: 1/18/22

QUOTE: Pressure wash, sand and seal all pavers at the Lodge complex.
\$25,500.00

Pressure wash and sand all pavers at the Lodge complex.
(We have done extensive work on the pavers and in our opinion, you don't need to
put a sealer on them at this time)

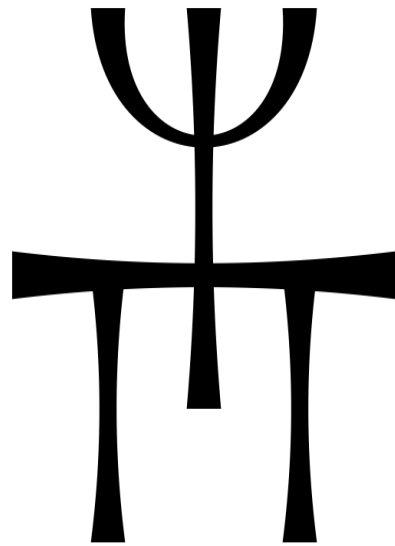
\$8,500.00

Thank You: Romaner Graphics

The Wilderness Lake Preserve Pressure Washing Proposal

1/24/2022

Proteus Pool Service LLC



Scott Masucci
PROTEUS POOL SERVICE LLC



QUOTE

Proteus Pool Service LLC

"Why Not Take Your Weekends Back and Let Us Take Care of Your Pool"

QUOTE NO. 046
DATE: 01/24/2022

P.O. Box 2329 Land O Lakes, Florida 34639
813-690-5770
proteuspools@gmail.com

EXPIRATION DATE 02/24/2022

TO The Wilderness Lake Preserve Rizzetta DM Tish Dobson
21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Scott	Removal of Black Algae from Pool deck, proposal for pressure washing and sealing the pavers on the pool deck and the same for the courtyard pavers. (Pavers behind the Lodge buildings, fire pit area, breezeway between the Nature Center and Activities Center, and the walkway between the Fitness Center and Lodge.	Payment in full at the completion of the job	

	DESCRIPTION		LINE TOTAL
Labor	Kill the Black Algae by the pools by twice applying concentrated bleach to the affected areas	2 hour	\$200.00
Labor	Pressure washing, application of Polymeric sand and sealing the pavers on the entire pool deck	12 hours	\$1200.00
Labor	Pressure washing, application of Polymeric sand and sealing the pavers on the Courtyard pavers	10 hours	\$1000.00
Labor	Pressure washing, application of Polymeric sand and sealing the pavers breezeway between the Nature Center and Activities Center	8 Hours	\$800.00
Labor	Pressure washing, application of Polymeric sand and sealing the pavers at the walkway between the Fitness Center and Lodge	8 Hours	\$800.00
Material	Tan Polymeric Sand	14 bags	\$397.32
Material	Ure-seal H2O 150 natural Transparent Paver Sealer	20 gallons	\$1075.00
		Monthly Sub-total	5472.00

Disclaimer:

This estimate may fluctuate Plus or Minus 10% due to the frequent variation in material costs and availability.

The sealer we use is Matte finish and no slip. Proteus Pool Services LLC is not liable for customers slipping on the finished pavers due to the materials used during the process.



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Wilderness Lake Preserve

By
The Pool Works of Florida
January 19, 2022



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Paver Clean & Seal

Submitted To: Wilderness Lake Preserve

Date: January 19, 2022

Work to be performed at: 21320 Wilderness Lake Boulevard | Land O' Lakes, FL 34639

Contact: Tish Dobson | tdobson@wplodge.com | 813.758.4841

We hereby submit specifications and estimates for repair. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Remove and replace furniture on the deck
Clean and seal approximately 19,092 SQFT of pavers.

5-Step Cleaning & Sealing Process Preventative Maintenance, Protect Your Investment

1. Pressure Scrub
2. Chemical Wash
3. Thoroughly Clean
4. Rinse
5. Apply (3) Coats of Seal N Lock Urethane Sealer to pavers and coping

Sand as needed for small touch up areas. This does not include the entire deck.

Wilderness Lake Preserve will have all paver relevel/repairs performed prior to the performance of this project.

** Please note that this process will not return your paver deck to its original condition.*



Clean Concrete Walkway to Dock

Clean Concrete Curtain around Splash Pad – Professional Courtesy (No charge)

JOB TOTAL

\$26,978.80

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Wilderness Lake Preserve
Paver Clean & Seal

Date: January 19, 2022

1. Payment schedule as follows:

50% due at contract signing.	\$13,489.40
50% due within 7 days of completion.	\$13,489.40
2. Balance to be paid in full upon satisfactory completion of work.
2. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.
4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order, and will become an extra charge over and above this contract.
5. **PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**
6. All work to be in compliance with the Florida Administrative Code 64E-9 and the Pinellas County Health Department.
7. Projects won't begin without a deposit received 60 days prior to the start date.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____



State of Florida Pool Contractor, License # CPC1457968

Paver Cleaning & Sealing

Breathe life back into your deck!

Everyone enjoys a brand new paver deck. Over time the pavers lose their vibrancy due to sun exposure, stains and foot traffic. The best way to preserve that "just installed" look, is through regular maintenance.

An industry standard is to have your deck re-sealed every two years. There are numerous challenges that arise when it's not serviced every few years. The elements will age your deck and in some extreme cases prematurely.

The simple solution is to implement a Preventative Maintenance Program and The Pool Works of Florida is ready to assist. We use a 5-Step Cleaning & Sealing Process to restore your pavers and increase the life of your investment.

5-Step Cleaning & Sealing Process Preventative Maintenance Protect Your Investment



Cleaning & Sealing your pavers will reduce mold, mildew and fungus, efflorescence, algae, and effectively prevents staining from oil, grease, and rust.

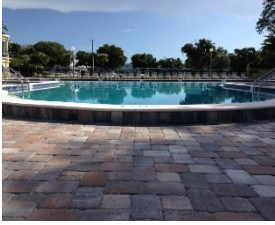


The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com





State of Florida Pool Contractor, License # CPC1457968



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



We'll match a competitor's price on any exact project scope.

State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Furniture

Servicing Greater Tampa Bay's Commercial Properties



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

Whether you are looking for something simple or resort-style elements, we have it all. Our prices can't be beat...let us quote your next project!

We are proud to represent the leading manufacturers of commercial pool furniture in the industry. Our pricing is so competitive, we aren't allowed to advertise it. Contact us for a quote or request an On-Site Consultation and experience incredible savings versus retail shopping!

Call Dawn Shanley 727.938.8389

Email Requests: dshanley@thepoolworks.com

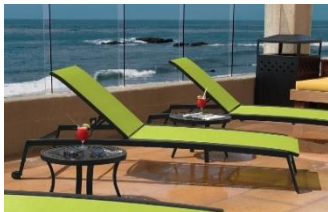


Furniture Refurbishment Services

If you're frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

Tab 17

MINUTES OF MEETING

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

The regular meeting of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District was held on **Wednesday January 5, 2022 at 9:35 a.m.** at The Preserve at Wilderness Lake Lodge, located at 21320 Wilderness Lake Blvd., Land O' Lakes, FL 34637.

Present and constituting a quorum:

Holly Ruhlig	Board Supervisor, Chairman
Bryan Norrie	Board Supervisor, Vice-Chairman
Scott Diver	Board Supervisor, Assistant Secretary
Beth Edwards	Board Supervisor, Assistant Secretary

Also present were:

Heather Evereth	Board Supervisor, Assistant Secretary (via conf. call)
John Vericker	District Counsel, Straley Robin & Vericker (via conf. call)
Tish Dobson	General Manager, Preserve at Wilderness Lake
Bill Johnson	District Financial Services, Rizzetta & Company, Inc.
Kathleen Clark	Senior Accountant, Rizzetta & Company, Inc.
Leslie Spock	Senior Accountant, Rizzetta & Company, Inc.
R.J. Johnson	Representative, Red Tree Landscape
Pete Lucadano	Representative, Red Tree Landscape
Stephen Brletic	Representative, JMT Engineering (via conf. call)

Audience	Not Present
----------	--------------------

FIRST ORDER OF BUSINESS

Call to Order /Pledge of Allegiance

Ms. Dobson called the meeting to order confirming a quorum for the meeting. Ms. Ruhlig led the Board in the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

There was no audience present.

THIRD ORDER OF BUSINESS

Board Supervisor Requests and Walk on Items

Ms. Dobson asked the Board if they had requests or any walk-on items. There were none presented at this time.

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FOURTH ORDER OF BUSINESS

General Interest Items

A. Landscaping Reports

Ms. Dobson presented the PSA Field Service Report. There were no comments put forth at this time.

Mr. Johnson and Mr. Lucadano reviewed the landscape maintenance with the Board. They stated that mowing, trimming, and de-mossing is ongoing. They have also sprayed for turf fungus in the St. Augustine sod.

They reviewed the tree removals and landscape installation projects for January.

New Pump and Well update: The pipe and wiring are in the ground. A few parts are on back order.

The Pump and Well at the front entrance update: The electrician will be onsite Thursday or Friday. The Tech will be onsite to complete the repair to the disconnect.

Updated the Board on rerouting the irrigation line behind 7444 Night Heron Drive.

Mr. Diver thanked Mr. Lucadano for the firetruck that was used for Santa's arrival.

Mr. Johnson stated that the remediation of the mulch installation is underway.

Ms. Edwards stated that the front median will need to be scheduled for enhancement – remove vegetation, leave trees, and replace vegetation with sod. She stated that it is the first two medians as you enter the community. A discussion ensued.

B. District Engineer

Mr. Woodcock was not present.

Mr. Brletic presented the Board with an update on the resurfacing project. He stated that it is on schedule. Minor repairs were addressed with Ms. Dobson's threshold and approval.

C. District Counsel

No action items.

D. GHS Environmental Report

Ms. Dobson presented the GHS report for the Board's review. There were no questions put forth. Ms. Dobson stated that GHS Environmental and RedTree Landscape will work together in maintaining the channel and drainage structure.

E. Lodge Manager's Report

94 Ms. Dobson presented the Lodge Manager's Report. Ms. Dobson requested permission to
95 heat the lap pool until January 16th versus turning off the heaters now. She will send an
96 eblast to the community accordingly.
97

98 Ms. Dobson stated that she will conference with RedTree on trimming the Palm trees in the
99 later part of February versus waiting until March or April.

100
101 **FIFTH ORDER OF BUSINESS**

**Consideration of Investment Options – Bill
102 Johnson**

103
104 Leslie Spock and Kathy Clark presented the November 30, 2021 Balance and Reserve
105 Sheets. A discussion ensued regarding the transfer of \$50,000.00 to the Reserves for Fiscal
106 Year 2020/2021.

107
108 *(The Board took a recess at 11:20 a.m. and returned at 11:37 a.m.)*
109

110 **SIXTH ORDER OF BUSINESS**

**Discussion Regarding the New Staffing
111 Matrix – Gregg Gruhl**

112
113 Mr. Gruhl was not present. Ms. Dobson presented the new staffing matrix to the Board. A
114 discussion ensued. Ms. Dobson and Mr. Gruhl will bring back the final matrix with numbers to
115 the February meeting. A discussion ensued regarding staff reviews.
116

117 **SEVENTH ORDER OF BUSINESS**

**Consideration of Establishment of Audit
118 Committee for Fiscal Years 2022-2026**

119
120 Ms. Dobson stated that it was time to start the District's Audit RFP process for fiscal
121 years 2022-2026. She reviewed the audit RFP process for the Board.
122

123 Ms. Dobson asked for a motion to appoint the Board members as the audit committee
124 and authorize District staff to advertise for the RFP for the District's auditing services.
125

On a Motion by Ms. Ruhlig, seconded by Mr. Diver, with all in favor, the Board of Supervisors appointed themselves to serve on the Audit Committee and authorized District staff to advertise the Request for Proposals for the Auditing Services for Preserve at Wilderness Lake Community Development District.

126
127 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Prompt
128 Payment Policy**

129
130 Ms. Dobson presented and reviewed Resolution 2022-03, Prompt Payment Policy. She
131 entertained the Board members' questions.
132

On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved Resolution 2022-03, Prompt Payment Policy as presented for Preserve at Wilderness

Lake Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Scope for Pool Service Contract

Mr. Brletic reviewed the advertisement and the scope of services for the request for proposals for the District's pool maintenance. A discussion ensued. Mr. Brletic will contact Dawn Valley to advertise the Request for Proposals.

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the revised Scope of Services for the RFP for Pool Services and authorized District staff to advertise the Request for Proposals for Preserve at Wilderness Lake Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Foxgrove Drainage Project

Mr. Brletic presented and reviewed the proposals for the Foxgrove Drainage Project. He stated that Romaner Graphics decided not to submit a proposal. Mr. Brletic recommended Site Masters' proposal at a cost of \$8,500.00. Mr. Brletic will forward to Site Masters' proposal as it was not included in the meeting agenda.

On a Motion by Mr. Norrie, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved Site Masters' proposal for the Foxgrove Drainage Project with District Counsel drafting an agreement with operative provisions for Preserve at Wilderness Lake Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Communication Project

Ms. Dobson presented the Going Green Communication Project. She entertained the Board members' questions. Mr. Diver made a motion to accept the Going Green Proposal with a not-to-exceed amount of \$3,000.00. A discussion ensued. Mr. Diver retracted his motion. Discussion continued.

On a Motion by Ms. Ruhlig, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the purchase of four (4) televisions at a not-to-exceed \$1,200.00 and to request a proposal to add the televisions to the network for Preserve at Wilderness Lake Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 1, 2021

164 Ms. Dobson presented the minutes of the Board of Supervisors' meeting held on
165 December 1, 2021. There were no changes.
166

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 1, 2021 as presented for the Preserve at Wilderness Lake Community Development District.

167
168 **THIRTEENTH ORDER OF BUSINESS** **Consideration of the Operation &**
169 **Maintenance Expenditures for November**
170 **2021**
171

172 Ms. Dobson presented the Operation & Maintenance Expenditures for November 2021.
173

On a Motion by Ms. Edwards, seconded by Mr. Norrie, with all in favor, the Board of Supervisors approved the Operation & Expenditures for November 2021 (\$92,018.93) for the Preserve at Wilderness Lake Community Development District.

174
175 **FOURTEENTH ORDER OF BUSINESS** **General Manager's Update**
176

177 Ms. Dobson presented the Financial Statements for November 2021 and the Reserve
178 Study Report. She stated that she would contact Steve Schwartz for guidance on higher price
179 points that are impacting the reserves.

180
181 Ms. Dobson presented her report and mentioned the next regular meeting date of
182 February 2, 2022 at 6:30 p.m.

183
184 **FIFTEENTH ORDER OF BUSINESS** **Audience Comments**
185

186 Ms. Dobson asked if there were any audience comments. There were no audience
187 comments put forth.

188
189 **SIXTEENTH ORDER OF BUSINESS** **Supervisors Requests**
190

191 Ms. Dobson asked if there were any Supervisor requests. A discussion ensued regarding
192 the Ranger Station repairs.
193
194
195

On a Motion by Ms. Edwards, seconded by Mr. Diver, with all in favor, the Board of Supervisors approved that if Ms. Dobson, the District Engineer, and Structural Engineer agree that the Ranger Station's repair is simple and straight forward and does not exceed \$10,000.00, then the District will proceed with the repair of the Ranger Station with Ms. Dobson and Ms. Ruhlig signing off on the repairs and anything more complex or more expensive will be brought back to the Board for approval for Preserve at Wilderness Lake Community Development District.

196 Ms. Dobson will notify Cardno regarding the Ranger Station repairs.
197
198

199 **SEVENTEENTH ORDER OF BUSINESS Adjournment**
200

201 Ms. Dobson stated that if there was no further business to come before the Board then a
202 motion to adjourn would be in order.
203
204

On a Motion by Mr. Diver, seconded by Ms. Ruhlig, with all in favor, the Board of Supervisors adjourned the meeting at 1:13 p.m. for the Preserve at Wilderness Lake Community Development District.

205
206
207 _____
208 Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 18

The Preserve at Wilderness Lake Community Development District

District Office · Citrus Park, Florida · (813) 933-5571
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.wildernesslakecdd.org

Operation and Maintenance Expenditures December 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021.

The total items being presented: **\$165,336.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
A Total Solution, Inc. (ATS)	13089	158763	Service Call - Security System 10/21	Security System Monitoring & Deputy	\$ 5,873.61	1
A Total Solution, Inc. (ATS)	13137	158842	Service Call - Fire Alarm System 11/21	Capital Reserves	\$ 1,597.00	2
A Total Solution, Inc. (ATS)	13137	159158	Service Call - CCTV System 11/21	Capital Reserves	\$ 525.93	3
ACPLM, Inc.	13107	2021426	Concrete Repair 11/21	Roadway Repair & Maintenance- Brick Pavers	\$ 11,260.00	4
ACPLM, Inc.	13107	2021477	Additional Concrete & Resent Pavers 12/21	Roadway Repair & Maintenance- Brick Pavers	\$ 4,448.00	5
AlSCO, Inc.	13090	LTAM924064	Linen & Mat Service 11/21	Facility Supplies - Spa	\$ 120.80	6
AlSCO, Inc.	13108	LTAM925771	Linen & Mat Service 11/21	Facility Supplies - Spa	\$ 120.80	7
Beth Edwards	13111	BE120121	Board of Supervisors Meeting 12/01/21	Supervisor Fees	\$ 200.00	8
Bryan D Norrie	13117	BN120121	Board of Supervisors Meeting 12/01/21	Supervisor Fees	\$ 200.00	8
Cardno, Inc.	13109	530862	Engineering Services 11/21	District Engineer	\$ 2,305.00	9
Cool Coast Heating & Cooling Inc	13091	7103	AC Repair 11/21	Maintenance & Repair - Lodge	\$ 218.00	11
Duke Energy	13138	9100 8746 4930 11/21	Herons Glen 11/21	Electric Utility Service	\$ 16.79	12
Duke Energy	13138	9100 8746 5155 11/21	Herons Wood Sign 11/21	Electric Utility Service	\$ 16.40	15
Duke Energy	13150	94409 44391 11/21	Summary Bill 11/21	Electric Utility Service	\$ 510.01	18

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Extreme Concrete Cleaning, Inc.	13127	6458	Pressure Wash - Sidewalks & Curbs 11/21	Sidewalk Pressure Washing	\$ 3,400.00	34
Fitness Logic, Inc.	13093	104325	Monthly Maintenance 11/21	Fitness Equipment Preventative	\$ 110.00	35
Fitness Logic, Inc.	13139	104646	Repairs - Athletic Equipment 12/21	Fitness Equipment Repairs	\$ 136.10	37
Fitness Logic, Inc.	13139	104652	Repairs - Athletic Equipment 12/21	Fitness Equipment Repairs	\$ 79.99	39
Fitness Logic, Inc.	13139	104698	Repairs - Athletic Equipment 12/21	Fitness Equipment Repairs	\$ 265.60	41
FITREV Inc.	13140	24531	Athletix Equipment Cleaner 12/21	Facility Supplies - Spa	\$ 1,149.08	43
Florida Department of Revenue	13128	61-8014999201-4 11/21	Sales & Use Tax 11/21	Sales Tax Payable	\$ 192.59	44
Frontier Communications	202112 16-1	239-159-2085-030513-5 12/21	Fios Internet 12/21	Telephone, Fax & Internet	\$ 95.98	45
Frontier Communications	202112 09-1	813-929-9402-041519-5 11/21	813-929-9402 Phone Service 11/21	Telephone, Fax & Internet	\$ 85.98	48
Frontier Communications	202112 13-1	813-995-2437-061803-5 12/21	813-995-2437 Phone Service 12/21	Telephone, Fax & Internet	\$ 782.72	51
GHS Environmental	13113	2021-588	Monthly Aquatic Weed Control Program 11/21	Lake & Wetland Management	\$ 4,165.00	55
Harris Romaner Graphics	13094	20843	Repairs to Fitness Center & Playground 11/21	Maintenance & Repair - Lodge	\$ 625.00	56
Harris Romaner Graphics	13094	20844	Repaint 4 Signs - 2 sides 11/21	Capital Reserves	\$ 2,600.00	57
Harris Romaner Graphics	13114	20858	Repairs Damage Water Park Rules Sign 11/21	Maintenance & Repair - Lodge	\$ 395.00	58
Harris Romaner Graphics	13114	20860	Keep Gate Closed Pool Signs 11/21	Resident Services	\$ 260.00	59

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Harris Romaner Graphics	13129	20873	Replace Concrete Pad - Maintenance Shed 12/21	Capital Reserves	\$ 4,700.00	60
Harris Romaner Graphics	13141	20876	Fabricate Sign - Truck & High Profile Vehicles 12/21	Capital Reserves	\$ 500.00	61
Harris Romaner Graphics	13141	20877	Repairs around Guard House 12/21	Capital Reserves	\$ 200.00	62
Harris Romaner Graphics	13141	20878	Repair Hole in Fitness Center Restroom 12/21	Maintenance & Repair - Lodge	\$ 320.00	63
Heather Lyn Evereth	13092	HE110321	Board of Supervisors Meeting 11/03/21	Supervisor Fees	\$ 200.00	64
Heather Lyn Evereth	13112	HE120121	Board of Supervisors Meeting 12/01/21	Supervisor Fees	\$ 200.00	8
Himes Electrical Service, Inc.	13115	22242	Replaced Wiring at Clubhouse 10/21	Maintenance & Repair - Lodge	\$ 755.85	65
Himes Electrical Service, Inc.	13142	22423	Electrical Repairs 12/21	Maintenance & Repair - Lodge	\$ 474.25	66
Himes Electrical Service, Inc.	13130	22432	40 amp Breaker for Well Pump 12/21	Maintenance & Repair - Lodge	\$ 172.52	67
Holly C Ruhlig	13122	HR120121	Board of Supervisors Meeting 12/01/21	Supervisor Fees	\$ 200.00	8
Jerry Richardson	13151	1573	Monthly Hog Removal Service 12/21	Wildlife Management Services	\$ 1,200.00	68
Johnson, Mirmiran & Thompson, Inc.	13116	2-182962	Engineering Services Capital Projects 10/21	Capital Reserves	\$ 3,170.00	69
Johnson, Mirmiran & Thompson, Inc.	13143	3-184668	Engineering Services Capital Projects 11/21	Capital Reserves	\$ 487.50	72
McNatt Plumbing Company, Inc.	13095	61861	Maintenance & Repairs 11/21	Maintenance & Repair - Lodge	\$ 490.00	75
Oriental Trading Company, Inc.	13118	713370008	New Years Crowns 11/21	Special Events	\$ 21.66	76

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Pasco County Utilities	13131	Summary Water 11/21	Summary Water Billing 11/21	Water Utility Service	\$ 445.08	80
Pasco Sheriff's Office	13119	I-10/12/2021-06417	Off Duty Detail 11/21	Deputy	\$ 2,600.00	88
PBSS Inc./American Lock	13144	11298	Repaired Door to Fitness Center & GFI in Breakroom 12/21	Maintenance & Repair - Lodge	\$ 290.00	90
Preserve at Wilderness Lake CDD	CD273	CD273	Debit Card Replenishment			
			Lowes	Maintenance & Repair - Lodge	\$ 209.26	92
			Publix	Various	\$ 64.89	93
			Publix	Special Events	\$ 146.37	94
			Holloway's Farm Supply	Special Events	\$ 3.00	95
			Publix	Special Events	\$ 87.92	96
			Publix	Office Supplies	\$ 23.20	97
			Amazon	Special Events	\$ 94.77	98
			Pet Supplies Plus	Nature Center Operations	\$ 59.90	101
			Lowes	Maintenance & Repair - Lodge	\$ 26.96	102
			Lowes	Various	\$ 267.12	103
			Accurate Signs on time	Special Events	\$ 60.00	104

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Bounce A Lot Inflatables	Special Events	\$ 50.00	106
			Walgreen	Various	\$ 79.95	109
			Nelson's CPR & First Aid Training	Office Supplies	\$ 350.00	113
			Lowes	Maintenance & Repair - Lodge	\$ 20.96	116
			Publix	Special Events	\$ 84.78	117
			Amazon	Resident Services	\$ 12.99	118
			Extra Space Storage	Special Events	\$ 235.00	120
			Walgreens	Office Supplies	\$ (38.51)	122
			Michaels	Office Supplies	\$ 9.99	123
			Lowes	Maintenance & Repair - Lodge	\$ 62.94	124
			Publix	Various	\$ 134.17	125
			Publix	Various	\$ 46.08	126
			Amazon	Athletic/ Park Court/ Field Repairs	\$ 81.36	127
			Tylohelo	Maintenance & Repair - Lodge	\$ 378.80	129
			Publix	Various	\$ 45.61	132

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
			Pet Supplies Plus	Nature Center Operations	\$ 13.96	133
			Amazon	Various	\$ 182.56	134
			Publix	Various	\$ 168.21	137
			No IP	IT Support & Repairs	\$ 24.95	139
			Sam's Club	Special Events	\$ (34.90)	141
			Lowes	Maintenance & Repair - Lodge	\$ 216.34	142
			Publix	Special Events	\$ 95.92	143
			Amazon	Maintenance & Repair - Lodge	\$ (28.99)	144
			Bounce A Lot Inflatables	Special Events	\$ 353.90	148
			Amazon	Various	\$ 212.51	151
			Sam's Club	Various	\$ 113.59	154
			Papa Johns Pizza	Special Events	\$ 87.99	155
			Lowes	Various	\$ 13.56	156
			Sam's Club	Various	\$ 189.28	157
			Pet Supplies Plus	Nature Center Operations	\$ 17.22	158

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
ProPet Distributors, Inc.	13120	137070	Dogipot Smart Litter Pick Up Bags 11/21	Dog Waste Station Supplies & Capital Reserves	\$ 775.95	159
Proteus Pool Service LLC	13153	WIL004	Pool Services & Supplies 11/21	Pool Service Contract & Pool Repairs	\$ 2,418.05	160
PSA Horticultural	13097	1262	November 11 Landscape Inspection 11/21	Field Operations	\$ 1,100.00	161
ReadyRefresh by Nestle	13099	11K0006240923	Bottled Water Service 10/21	Resident Services	\$ 81.93	162
RedTree Landscape Systems, LLC	13100	8721	Landscape Maintenance/Irrigation Repair/Arbor Care 11/21	Various Landscape	\$ 15,000.00	163
RedTree Landscape Systems, LLC	13100	8844	Irrigation Repair 11/21	Irrigation Repairs	\$ 143.75	164
RedTree Landscape Systems, LLC	13100	8879	Irrigation Repair 11/21	Irrigation Repairs	\$ 762.60	166
RedTree Landscape Systems, LLC	13100	8881	Irrigation Repair 11/21	Irrigation Repairs	\$ 75.00	167
RedTree Landscape Systems, LLC	13100	8902	Irrigation Repair 11/21	Irrigation Repairs	\$ 561.50	168
RedTree Landscape Systems, LLC	13100	8928	Palm Tree Pruning 10/21	Tree Trimming Services	\$ 6,000.00	169
RedTree Landscape Systems, LLC	13100	8929	Monthly Pest Control 10/21	Landscape-Pest Control	\$ 1,650.00	170
RedTree Landscape Systems, LLC	13100	8930	Bahia Sod Fertilization 10/21	Landscape-Fertilization	\$ 2,400.00	171
RedTree Landscape Systems, LLC	13100	8931	St. Augustine Turf Fertilization 10/21	Landscape-Fertilization	\$ 1,500.00	172
RedTree Landscape Systems, LLC	13100	8932	Ornamental Fertilization 10/21	Landscape-Fertilization	\$ 1,500.00	173

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
RedTree Landscape Systems, LLC	13100	8933	Monthly Specialty Plants Fertilization 10/21	Landscape-Fertilization	\$ 375.00	174
RedTree Landscape Systems, LLC	13132	8986	Landscape Maintenance/Irrigation Repair/Arbor Care 12/21	Various Landscape	\$ 15,000.00	175
Rizzetta & Company, Inc.	13098	INV0000063169	District Management Fees 12/21	District Management	\$ 5,475.00	176
Rizzetta Amenity Services, Inc.	13121	INV00000000009005	Out of Pocket Expenses 07/21	Payroll Reimbursement - Mileage	\$ 43.35	177
Rizzetta Amenity Services, Inc.	13121	INV00000000009336	Personnel 11/26/21	Management Contract - Payroll	\$ 12,351.64	178
Rizzetta Amenity Services, Inc.	13146	INV00000000009360	Out of Pocket Expenses 11/21	Payroll Reimbursement - Mileage	\$ 106.40	179
Rizzetta Amenity Services, Inc.	13146	INV00000000009381	General Management & Oversight 12/21	Management Contract - Fee & Payroll	\$ 13,542.01	180
Rizzetta Technology Services	13101	INV0000008298	Website Hosting Services 12/21	Website Fee & Maintenance	\$ 175.00	181
Robert Scott Diver	13110	SD120121	Board of Supervisors Meeting 12/01/21	Supervisor Fees	\$ 200.00	8
Site Masters of Florida, LLC	13123	112021-4	Balance - Tennis Court Drainage Improvement 11/21	Capital Reserves	\$ 6,400.00	182
Site Masters of Florida, LLC	13152	122121-1	Remove Soil & Vegetation Build Up 12/21	Capital Reserves	\$ 1,600.00	183
Special Markets Insurance Consultants,	13147	122121	Volunteer Coverage 12/20/21-12/20/22	Supervisor Workers Compensation	\$ 200.00	184
Straley Robin Vericker	13124	20619	Legal Services 11/21	District Counsel	\$ 1,791.11	185
Suncoast Energy Systems, Inc.	13125	U1114425	Propane Delivery 11/21	Gas Utility Service	\$ 3,002.13	187

The Preserve at Wilderness Lake Community Development District

Paid Operation & Maintenance Expenditures
December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>	<u>Page #</u>
Suncoast Energy Systems, Inc.	13133	U1114519	Propane Delivery 12/21	Gas Utility Service	\$ 2,884.96	188
Suncoast Energy Systems, Inc.	13148	U1114610	Propane Delivery 12/21	Gas Utility Service	\$ 1,591.77	189
Sysco West Coast Florida, Inc.	13102	437172025 3	Food/Beverage/Resident Services Supplies 11/21	Various	\$ 649.41	190
Tibbetts Lumber Co., LLC	13134	4369427	Split Rail 12/21	Maintenance & Repair - Lodge	\$ 16.95	192
Tropicare Termite & Pest Control, Inc.	13103	113822	Interior Treatment 11/21	Maintenance & Repair - Lodge	\$ 150.00	193
Vanguard Cleaning Systems of Tampa Bay	13104	98873	Monthly Service Charge 11/21	Lodge- Facility Janitorial Services	\$ 1,500.00	195
Vanguard Cleaning Systems of Tampa Bay	13135	99265	Monthly Service Charge 12/21	Lodge- Facility Janitorial Services	\$ 1,500.00	196
Vantage Point Corp	13149	IC125882	Printer Toner 11/21	Office Supplies	\$ 197.06	197
Verizon Wireless	13105	9893330910	Cell Phone Service 11/21	Telephone, Fax & Internet	\$ 58.69	198
Welch Tennis Courts, Inc.	13106	64181	US Open Regular Duty Balls 11/21	Resident Services	<u>\$ 151.40</u>	203
Report Total					<u>\$ 165,336.51</u>	

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Cool Coast Heating & Cooling Ir	13030	6897	Changeout Coil & Compressor with Warranty 10/21	Capital Reserves	\$ 7,860.00
Harris Romaner Graphics	13035	20786	Railing Repairs 10/21	Capital Reserves	\$ 3,600.00
Patio Land USA, Inc	12995	11920-A Balance	Balance Due - Poolside High Back Chair Replacements 09/21	Capital Reserves	\$ 1,668.00
Patio Land USA, Inc	12996	12111-A Balance	Balance Due - Poolside Sling Back Chair Replacements 09/21	Capital Reserves	\$ 1,579.50
The Pool Works of Florida, Inc	13042	1527	33% Due for Aquatic's Resurfacing Project 10/21	Capital Reserves	\$ 33,348.30
The Pool Works of Florida, Inc	13042	1528	Bond Fee for Aquatic's Resurfacing Project 10/21	Capital Reserves	\$ 3,891.00
Site Masters of Florida, LLC	13074	110321-3	Deposit - Tennis Court Drainage Improvement 11/21	Capital Reserves	\$ 3,600.00
A Total Solution, Inc. (ATS)	13137	158842	Service Call - Fire Alarm System 11/21	Capital Reserves	\$ 1,597.00
A Total Solution, Inc. (ATS)	13137	159158	Service Call - CCTV System 11/21	Capital Reserves	\$ 525.93
Harris Romaner Graphics	13094	20844	Repaint 4 Signs - 2 sides 11/21	Capital Reserves	\$ 2,600.00
Harris Romaner Graphics	13129	20873	Replace Concrete Pad - Maintenance Shed 12/21	Capital Reserves	\$ 4,700.00
Harris Romaner Graphics	13141	20876	Fabricate Sign - Truck & High Profile Vehicles 12/21	Capital Reserves	\$ 500.00
Harris Romaner Graphics	13141	20877	Repairs around Guard House 12/21	Capital Reserves	\$ 200.00
Johnson, Mirmiran & Thompson, Inc.	13116	2-182962	Engineering Services Projects 10/21	Capital Reserves	\$ 3,170.00

The Preserve at Wilderness Lake Community Development District

Reserve Fund Expenditures

October 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Code</u>	<u>Invoice Amount</u>
Johnson, Mirmiran & Thompson, Inc.	13143	3-184668	Engineering Services Capital Projects 11/21	Capital Reserves	\$ 487.50
ProPet Distributors, Inc.	13120	137070	Dogipot Smart Litter Pick Up Bags 11/21	Capital Reserves	\$ 115.00
Site Masters of Florida, LLC	13123	112021-4	Balance - Tennis Court Drainage Improvement 11/21	Capital Reserves	\$ 6,400.00
Site Masters of Florida, LLC	13152	122121-1	Remove Soil & Vegetation Build Up 12/21	Capital Reserves	\$ <u>1,600.00</u>
Reserve Expenditure Total					\$ <u>51,946.80</u>

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Tab 20



Quarterly Compliance Audit Report

Preserve at Wilderness Lake

Date: December 2021 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

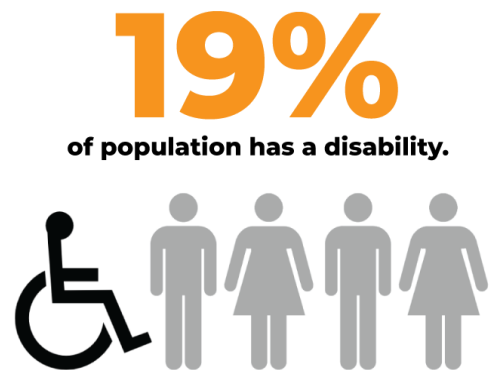
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 21



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 2, 2022, at 9:30 a.m.
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1 & 2):** November 8, 2022

**General
Manager's
Report**

February 2

2022

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<u>FINANCIAL SUMMARY</u>	<u>12/31/2021</u>
General Fund Cash & Investment Balance:	\$1,762,207
Reserve Fund Cash & Investment Balance:	\$974,528
Debt Service Fund Investment Balance:	\$716,854
Total Cash and Investment Balances:	\$3,453,589
General Fund Expense Variance: \$260,394	Under Budget



Rizzetta & Company

- 1) **4th Quarter ADA Website Compliance Report** – The District’s website is in full compliance with the Florida F.S. 189.069 requirements.
- 2) **New Staffing Matrix Summary** – Completed and approved by Rizzetta & Company. Staff reviews and merit raises completed.
- 3) **April Budget Workshop** – Date to be determined during the February meeting.
- 4) **Landscape Renovation Proposal Received** – Consideration of renovating the first two medians at the front entrance.