



Rizzetta & Company

# Preserve at Wilderness Lake Community Development District

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**Board of Supervisors Meeting  
April 27, 2022**

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

[www.wildernesslakecdd.org](http://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

<b>District Board of Supervisors</b>	Holly Ruhlig Bryan Norrie Heather Evereth Beth Edwards Scott Diver	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>General Manager</b>	Tish Dobson	Rizzetta & Company, Inc.
<b>District Attorney</b>	John Vericker	Straley Robin & Vericker
<b>District Engineer</b>	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](http://www.wildernesslake.org)

April 19, 2022

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

Dear Board Members:

The **budget workshop** of the Board of Supervisors of the Preserve at Wilderness Lake Community Development District will be held on **Wednesday, April 27, 2022 at 9:30 a.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:

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. BUSINESS ITEMS**
  - A. Discussion Regarding Proposal to Oversee Woodline Trimming Project..... Tab 1
  - B. Discussion Regarding Tennis Court Lighting Proposals ... Tab 2
  - C. Discussion Regarding District Engineer's Contract..... Tab 3
  - D. Discussion Regarding Amenity Staffing Addendum..... Tab 4
  - E. Discussion Regarding Fiscal Year 2022/2023 Budget
- 3. SUPERVISOR REQUESTS**
- 4. 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,  
*Fish Dobson*  
General Manager

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

# Tab 1

Tish,

Please allow this email to serve as a cost estimate to perform oversight of the proposed woodline trimming project. The purpose of the oversight would be to keep the community in compliance with your Environmental Resource Permits (ERP).

Task 1: GHS staff will meet and work with the selected contractor on the first day of the project to supervise and demonstrate the acceptable maintenance of the woodline.

Cost = \$250.00

Task 2: GHS staff will perform inspections during the woodline trimming activities to ensure the project is conducted within the guidelines of the ERP. Necessary adjustments will be coordinated with the selected company's foreman.

Cost = \$150/inspection

GHS recommends a minimum of two inspections per week while the trimming is being performed.

Thank you for the opportunity to provide a cost for these services. Please let us know if you need any additional information.

Have a great day!

**Chuck Burnite**

Senior Environmental Scientist

**GHS Environmental**

PO Box 55802 St. Petersburg, FL 33732-5802

Phone: 727-432-2820

## **Tab 2**

## Tennis Court/Pickleball Usage & Expenses

<b>Usage</b>	
<b>10/2020 - 2/28/2022</b>	2,344 entries by access card
<b>Number of Fixtures</b>	16
<b>No. of times an old fixture to be replaced per year</b>	Total of 3.41 times per year
<b>Annual Maintenance Cost for Fixture Replacements</b>	\$852.50
<b>Annual Cost of Labor for Relamping (sunk cost but used in maintenance calc)</b>	\$136.27
<b>Total Annual Cost (electric, relamping &amp; labor)</b>	\$3,091.17

<b>Expected Life When New</b>	30 years
<b>Remaining Life Span on the Double Lights - (3 sets of 2)</b>	11 years
<b>First Replacement Cost</b>	\$16,603
<b>Remaining Life Span on the Single Lights - 10</b>	11 years
<b>First Replacement Cost</b>	\$41,507
<b>Players in favor of LED lighting</b>	22
<b>Players opposed of LED lighting</b>	1

## Wilderness Lakes Tennis Court Proposal

Sharon Teets <admin@alstonelectric.net>

Tue 2/22/2022 11:56 AM

To: tdobson wlplodge.com <tdobson@wlplodge.com>

Cc: Leland Alston <leland@alstonelectric.net>

Tish:

Thank you for allowing us to come into your proposal process at this late time. Unfortunately, we are unable to provide a firm number. We have reached out to three material suppliers and they have been unable to provide pricing as of this date. From information gathered, our price range would still be approximately \$20,000.

We are definitely interested in working with you on this project. Once we have a finite detail we will submit a figure for final consideration.

Regards,

Leland Alston, Owner

Alston Electric, LLC

[admin@alstonelectric.net](mailto:admin@alstonelectric.net)

[alstonelectric.net](http://alstonelectric.net)



**Alston Electric, LLC**

15103 Duggan Rd  
Dade City, FL 33523 US  
+1 3524581710  
leland@alstonelectric.net  
www.alstonelectric.net



**Estimate**

ADDRESS  
Tish Dobson  
Wilderness Lake Preserve  
21320 Wilderness Lake Blvd.  
Land O Lakes, FL 34637 US

ESTIMATE 1203  
DATE 03/31/2022  
EXPIRATION DATE 04/15/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/15/2022	Quoted Electrical Work	Invoice reflects quoted amount	1	22,600.00	22,600.00

Estimate for replacement of tennis court light fixtures with new LED light fixtures. TOTAL **\$22,600.00**

Accepted By

Accepted Date

Blank Tab

**H**IMES  
**E**LECTRICAL  
**S**ERVICE, INC.

November 11, 2021

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

VIA Email: [TDobson@WLPLodge.com](mailto: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

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# 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  
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IES Class IV

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Tennis Courts  
969758

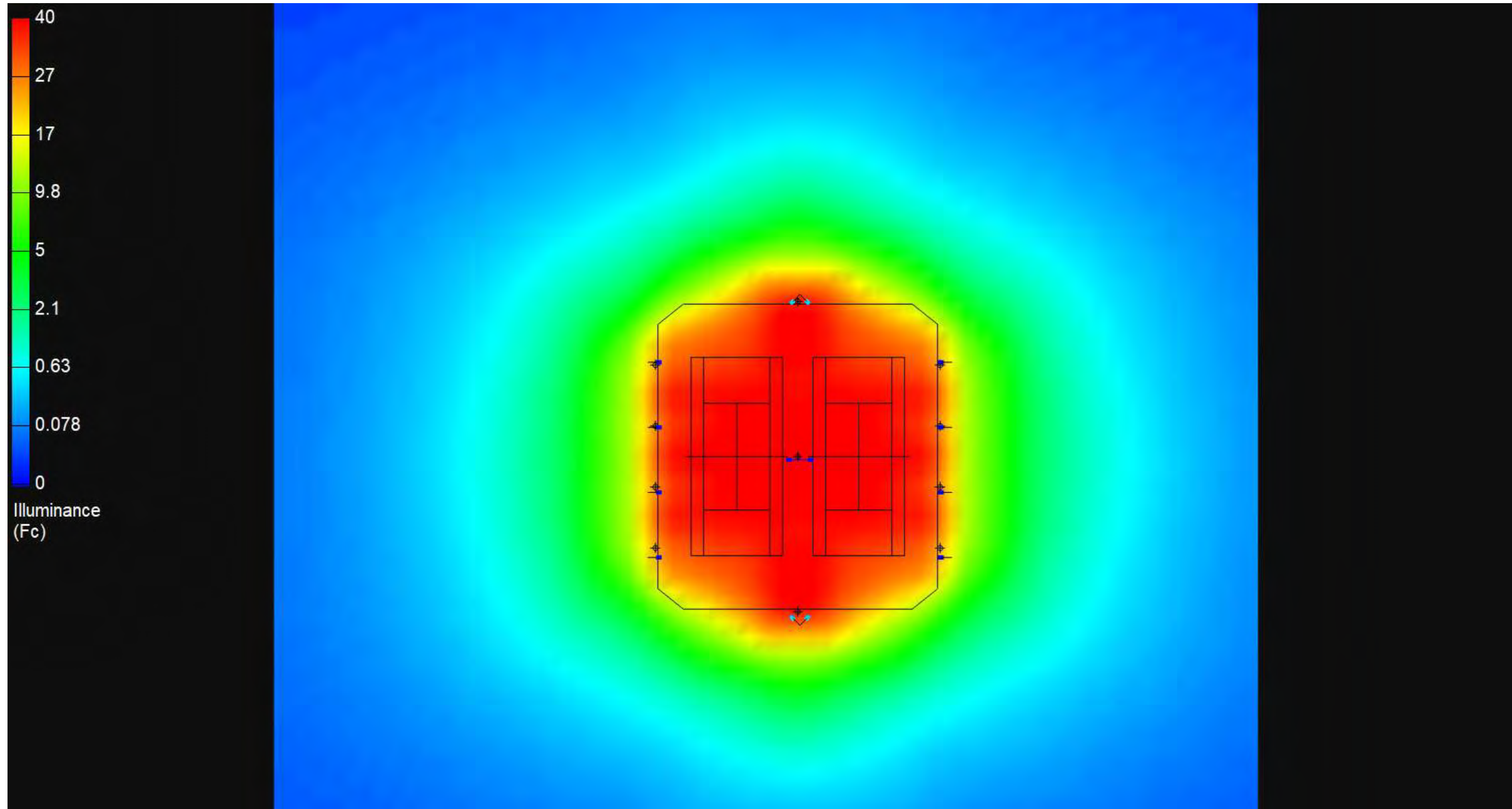
Drawn By: SS

Date:10/28/2021

Notes:  
24' Mounting Height  
350W GT4s  
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Tennis Courts  
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## 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

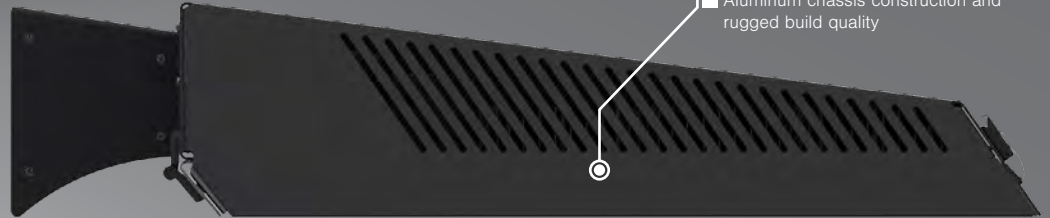
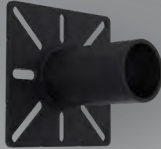
■ True Amber and Phosphor Converted (PC) Amber premium LED chip options

■ 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

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

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



■ Aluminum chassis construction and rugged build quality

# NAFCO® GTX

## High-Output LED Lighting



**WILL** WISCONSIN LIGHTING LAB®



# 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 (DTV2) 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	3	0	3	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

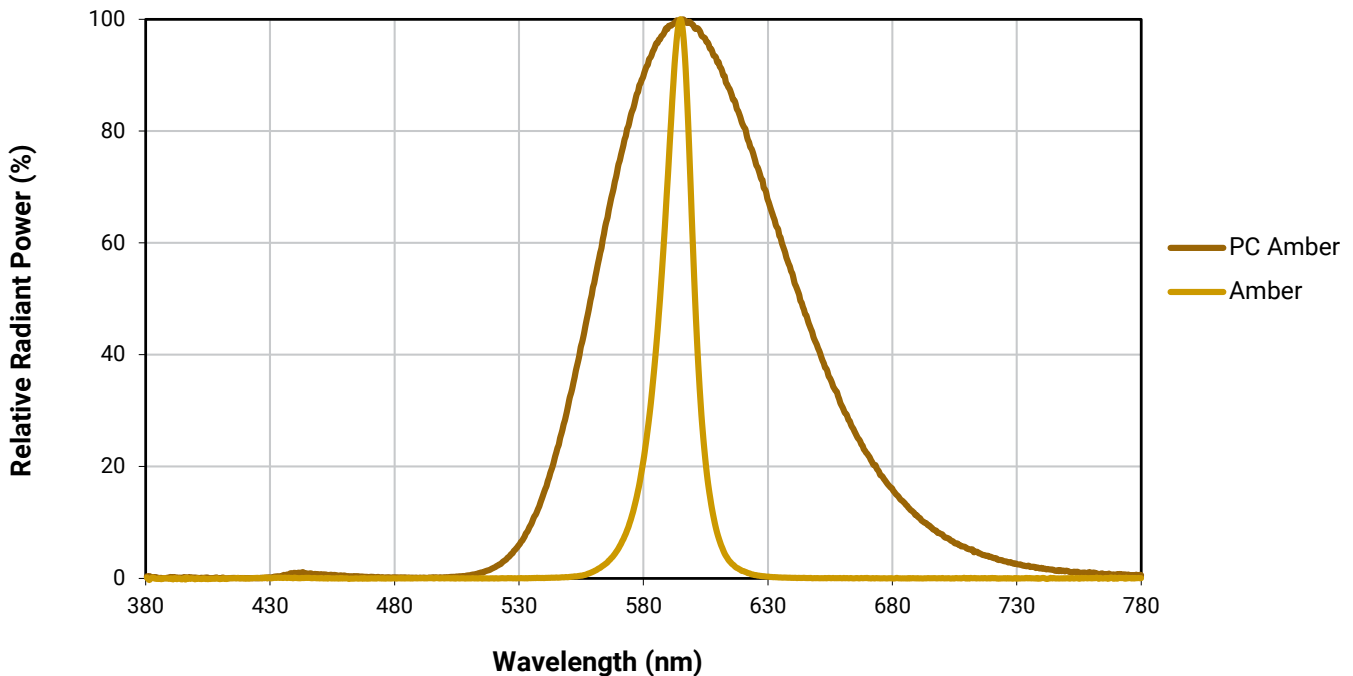
**Lumen Multiplier & Maintenance (WHITE LED)**

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	58,000	220,000	220,000	220,000	220,000	220,000	220,000	193,000	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**

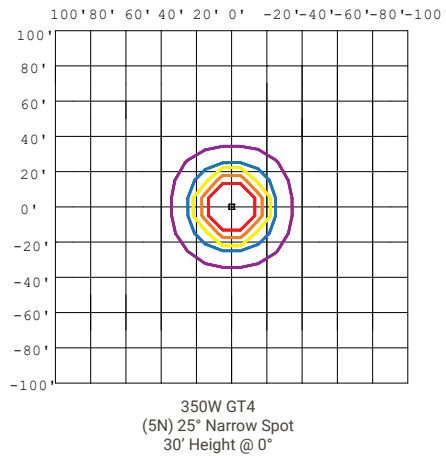
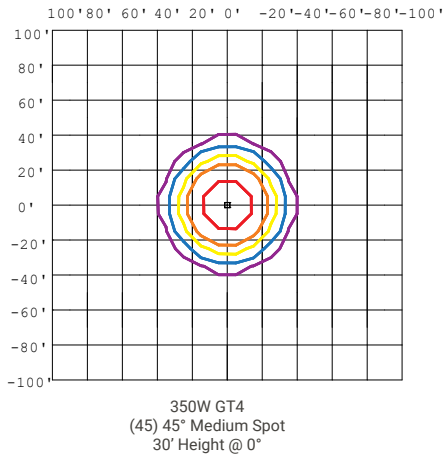
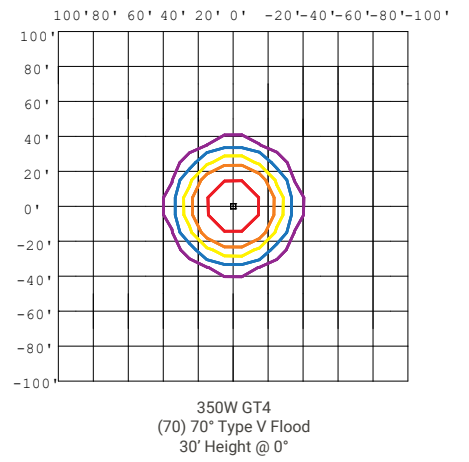
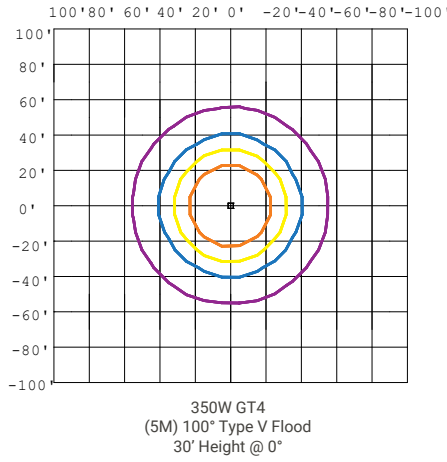
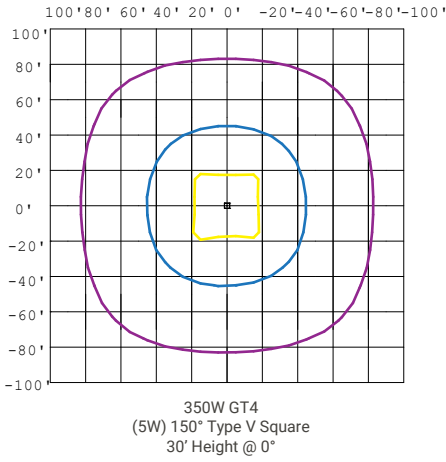
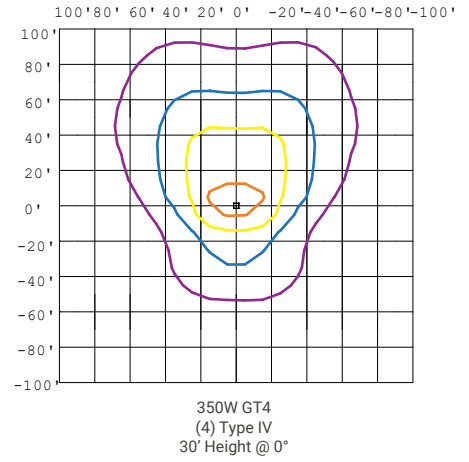
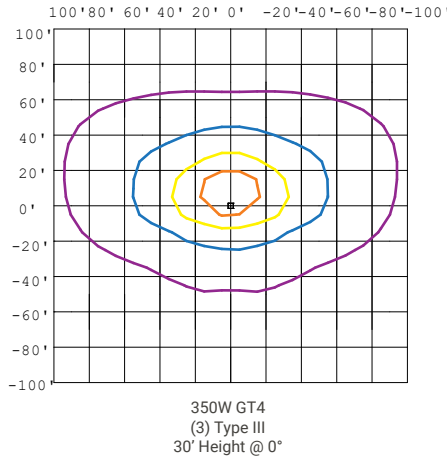
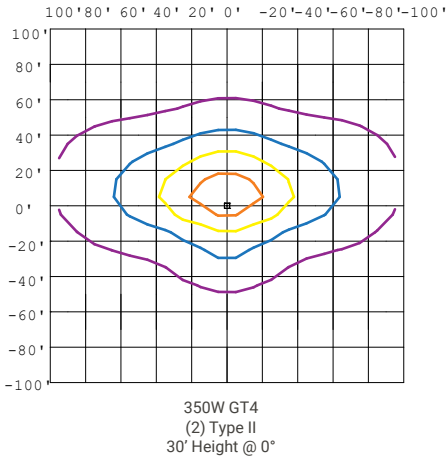


**Photometric Diagrams**

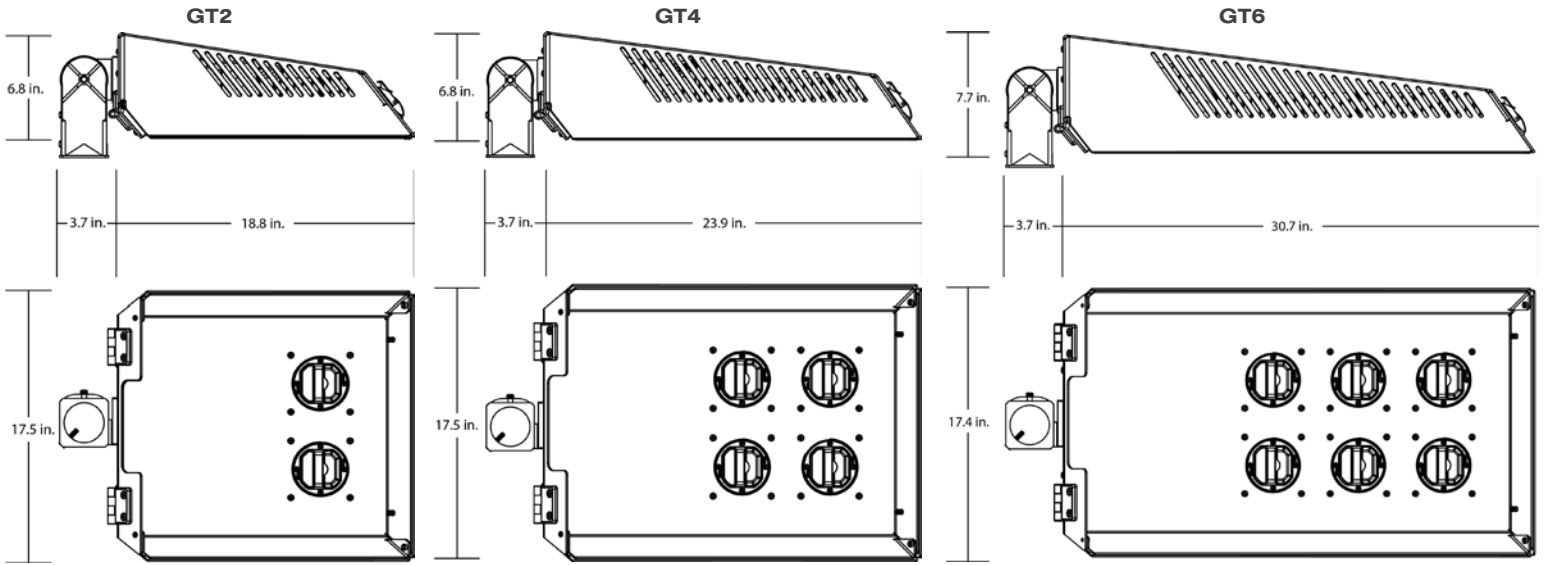
**LEGEND**

- 0.5 fc
- 2.0 fc
- 5.0 fc
- 10 fc
- 25 fc

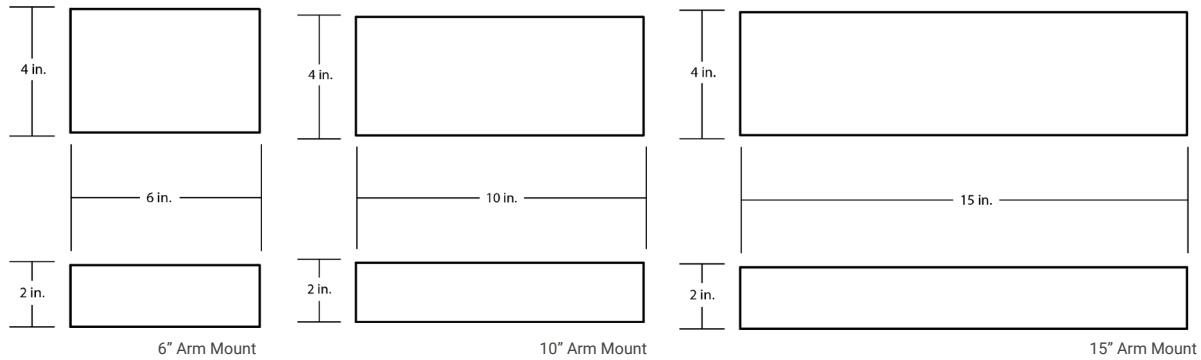
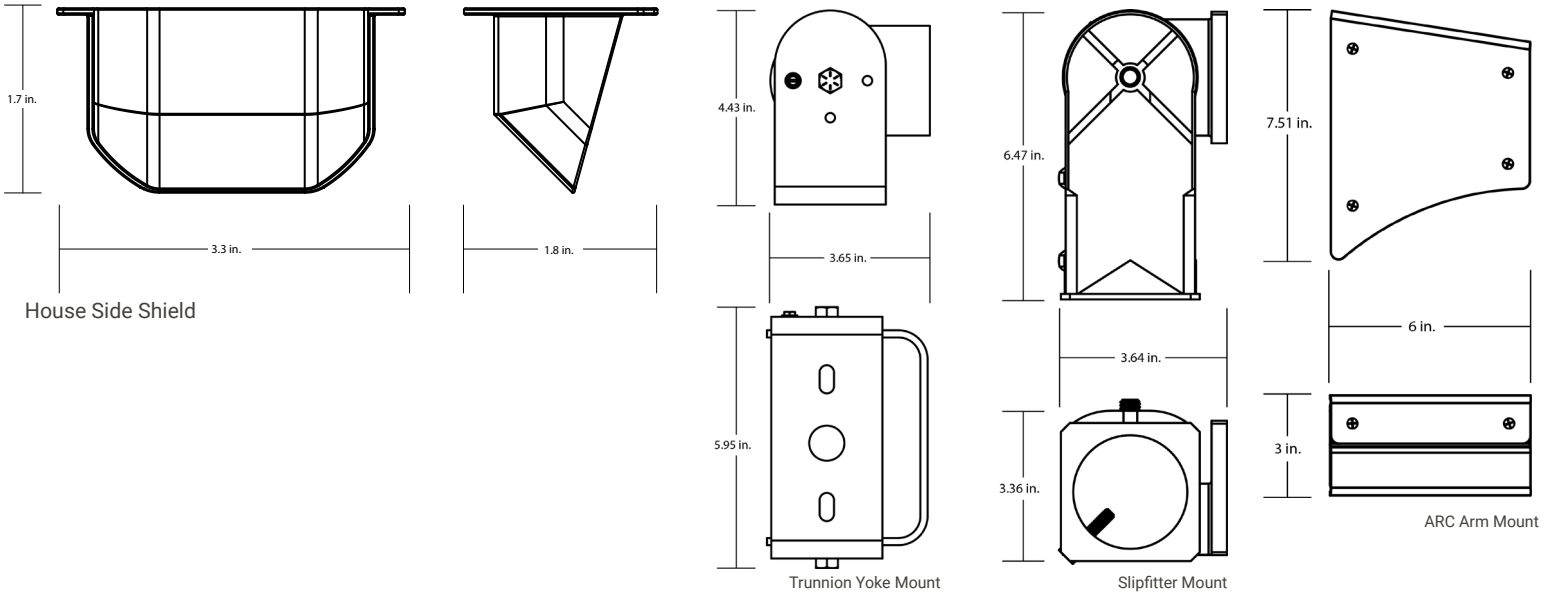
Simulated per IESNA LM-63-1995



**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



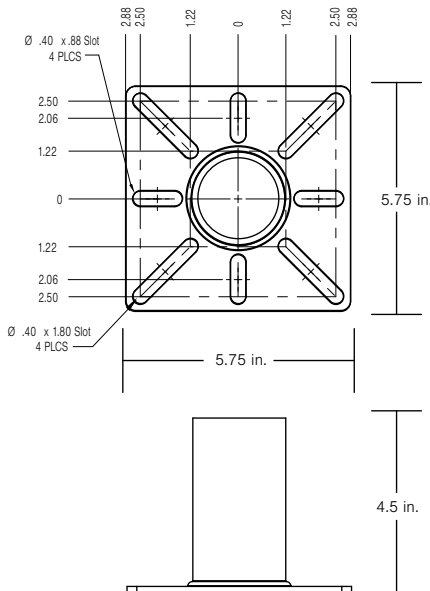
ARC Arm Mount



Arm Mounts



Tennis Davit Adapter



Blank Tab



DATE: 12/3/2021

10600 Land o Lakes Blvd  
Land O' Lakes, FL. 34638  
Phone # (813) 929-9500  
Fax (813) 929-0011

Estimate

PROPOSAL TO:  
Wilderness Lake Preserve Lodge  
21320 Wilderness Lake Blvd  
Land o Lakes, FL 34637

JOB REFERENCE:

Proposal to provide materials and labor for replacing (16) existing 1000w Metal-Halide pole-mounted light fixtures with (16) new 300w LED fixtures

Labor	\$	2,030.00
Materials	\$	6,357.78
Scissor Lift	\$	465.00

**\*These Lights come with a 5-year manufacturers warranty**  
**\*We hold a 1-year labor warranty for repairs**

\*\*\*\*\* NOTE \*\*\*\*\*

- 1) Repair of existing finishes (incl.drywall, landscaping, and concrete) required for new electrical installations to be by others
- 2) Due to constant fluctuations in commodity costs, proposal is valid for 20 days
- 3) Kazars Electric Inc. is not to be accountable for delays in delivery of goods or services occasioned by acts of God, Failure of it's suppliers to ship or deliver on time, or other circumstances beyond Kazar's Electric's reasonable control, including, but not or limited to, sourcing, shipment, or delivery issues caused by, relating to, or resulting from COVID-19 or other similar national or global health situations. Delivery dates are best estimates, and in no case shall Kazar's Electric Inc. be liable for any Consequential or special damages arising from any delay in provision of services, shipment, or delivery
- 4) Work to be completed during normal business hours M-F 7am-3:30pm

**Acceptance Of Proposal**

The above pricing, qualifications and conditions are found to be satisfactory and are accepted.  
Kazar's Electric Inc. is hereby authorized to proceed as outlined for the sum of:

\$ 8,852.78

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# PLLD2 Series

## LED Parking Lot/Area Light Specifications

Project \_\_\_\_\_

Date \_\_\_\_\_ Type \_\_\_\_\_



PLLD2-50K150-H3-SF



### Features

- 100–277 VAC
- L70 rated 50,000 hour lifetime
- IP65 rated water resistance

### Construction

These are manufactured with a durable aluminum housing and polycarbonate lenses.

### Application

Easily replaces traditional metal halide shoebox area/parking lot lights. These work well to light streets, pathways, building facades, and other large areas.

### Output Equivalencies

PLLD2-50K100-H3	250 W metal-halide
PLLD2-50K150-H3	400 W metal-halide
PLLD2-50K200-H3	750 W metal-halide
PLLD2-50K240-H3	750 W metal-halide
PLLD2-50K300-H3	1,000 W metal-halide
PLLD2-50K480-H3	2,000 W metal-halide

### Warranty

Five (5) Year Warranty

### Certifications and Compliances

These lights are UL Listed in compliance with UL 1598 (IFAM) and are listed as DLC Premium.



### Available Configurations<sup>1</sup>

A single area light configuration consists of (1) light and (1) mount. The “x” in the light part number represents either “40K” or “50K” denoting color temperature. The mount option appears as a suffix after the light part number. Mount and area light will ship as individual components.

#### light

PLLD2-xK100-H3

PLLD2-xK150-H3

PLLD2-xK200-H3

PLLD2-xK240-H3

PLLD2-xK300-H3

PLLD2-xK480-H3

#### CCT

40K (4000K)

50K (5000K)

#### mount

-APM (adjustable pole mount PLLD2-APM)

-FPM (fixed pole mount PLLD2-FPM)

-SF (slipfitter mount PLLD2-SF)

-WM (wall/surface mount PLLD2-WM)

### Part Number Breakdown

Example: PLLD2-50K240-H3-WM

Family	Color Temperature	Wattage	Lens Type
PLLD2	40K [4000K] or 50K [5000K]	100 [100 W]	H3 [type III-M]
		150 [150 W]	
		200 [200 W]	
		240 [240 W]	
		300 [300 W]	
		480 [480 W]	

### Optional Accessories

#### Lenses

- PLLD2-LENS-1015-4S (type IV-S lens for 100 W, 150 W, and 300 W<sup>2</sup>)
- PLLD2-LENS-1015-5S (type V-S lens for 100 W, 150 W, and 300 W<sup>2</sup>)
- PLLD2-LENS-2024-4S (type IV-S lens for 200 W, 240 W, and 480 W<sup>2</sup>)
- PLLD2-LENS-2024-5S (type V-S lens for 200 W, 240 W, and 480 W<sup>2</sup>)

<sup>1</sup>Contact customer service if interested in options other than those listed.

<sup>2</sup>300 W and 480 W models require two lenses per light

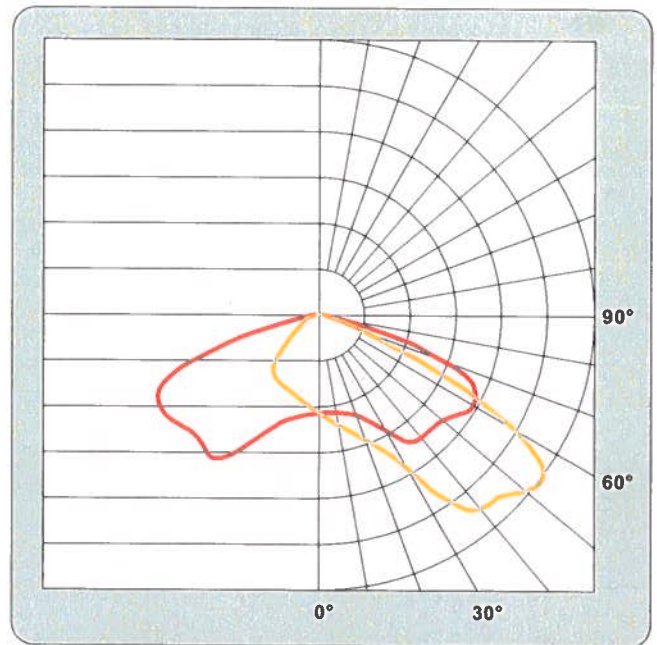
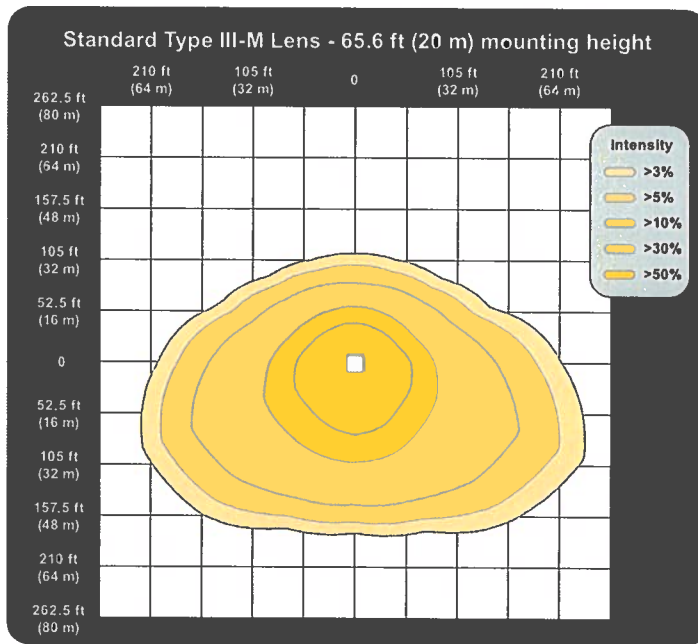
# PLLD2 Series

## LED Parking Lot/Area Light Specifications

### Specifications

Model PLLD2-	xK100-H3	xK150-H3	xK200-H3	xK240-H3	xK300-H3	xK480-H3
Intensity	14,000 lm	20,400 lm	26,900 lm	32,200 lm	40,700 lm	67,000 lm
Operating Voltage	100-277 VAC					
Power Consumption	100 W	150 W	200 W	240 W	300 W	480 W
Current Draw @120 VAC	0.83 A	1.25 A	1.67 A	2 A	2.5 A	4 A
Efficacy	≥134 lm/W					
Available Color Temperature(s)	4000K or 5000K (as ordered)					
Light Distribution	Type III-M					
CRI	70+					
Dimming	1-10 V					
IP Rating	IP65					
Ambient Operating Temperature	-40°-122° F (-40°-50° C)					
Product Weight	9.15 lb (4.15 kg) <sup>3</sup>		13.4 lb (6.1 kg) <sup>3</sup>		17.6 lb (8 kg) <sup>3</sup>	28.05 lb (12.7 kg) <sup>3</sup>
Rated Life (L70)	50,000 hours					

### Photometrics - Beam Angle



Additional model-specific photometric data available on site or upon request.

<sup>3</sup>Weight is for light only. Mount adds approximately 2.6-4 lb (1.2-1.8 kg) depending on style.

Specifications are subject to change without notice.

2700K/3000K/3500K/4000K/5000K  
CCT SELECTABLE



## **Tab 3**

## **Agreement for Professional Engineering Services**

This Agreement for Professional Engineering Services (this "**Agreement**") is entered into as of August 8, 2018 between the **The Preserve at Wilderness Lake Community Development District** (the "**District**"), and **Cardno, Inc.** ("**Engineer**"), in accordance with the scope of services and for the fees set forth below.

### **SCOPE OF SERVICES**

The Engineer shall be the District's engineer, and in that capacity, shall perform the following:

1. General Consultation, Meetings and District Representation:
  - a) Consult with the Board of Supervisors of the District ("**Board**") and its designated representative and participate in such meetings, discussions, project site visits, workshops and hearings as may be necessary for the administration, accomplishment and fulfillment of the professional services set forth herein with regard to those projects authorized by the Board;
  - b) Consultation and representation before the water management district and such other public agencies and private individuals as may be necessary in connection with the interests of the District and when so directed to do so by the Board or its designated representative;
  - c) Engineer's contract administration services, including: establishing and maintaining project records, files and permitting documents; planning, scheduling, production and quality control; coordinating and invoicing management; coordinating and administrating of various professional service elements; and
  - d) Such other professional and technical services as may be requested by the Board, in accordance with generally accepted engineering practices and procedures.
2. Meetings of the Board. At the District's direction, the Engineer shall attend regular and special meetings of the Board of Supervisors.
3. Operating and Maintenance of District Works and Facilities. The Engineer shall consult with and advise the Board, or its designated representative, on the operation and maintenance of all District Works and Facilities.
4. Inspection of District Works and Facilities. The Engineer shall make periodic inspections of the District's Works and Facilities, at the direction of the Board, and shall provide reports to the Board of these observations.
5. Maintenance Work. The Engineer shall recommend to the Board, such maintenance as is necessary for District Works and Facilities, and shall prepare a project task report for such purposes.
6. Annual Maintenance Budget. The Engineer shall assist in the preparation of the District's Annual Maintenance Budget.

7. Permitting. The Engineer shall prepare and submit to the appropriate regulatory agency those permit application materials needed for environmental, design and construction elements of District Works and Facilities and shall assist the District with the processing of such applications.
8. Construction Project Plans and Specifications. The Engineer shall prepare plans and specifications, contract documents, cost estimates, bid evaluations and other allied engineering work for these construction projects undertaken by the District.
9. Surveying Services. The Engineer shall provide boundary, land, topographic construction master control, construction staking and excavation quantity surveys in support of the projects and services described herein, as requested by the Board.
10. Construction Project Oversight. The Engineer shall provide project oversight services for the District on all District construction projects for which the Engineer prepared or assisted in the preparation of construction drawings and specifications, District construction projects for which a work certification or permit is required by a regulatory agency, and all other construction projects for which the Board has requested the Engineer to provide oversight services in the interest of the District ("**Construction Projects**"). Project oversight services shall be performed by the Engineer or by persons in the employ of and working under the direction and control of the Engineer. The performance of project oversight services may require one or more full or part-time project representative, depending upon the requirements of the Construction Project. The Engineer, or its representative, shall exercise reasonable professional efforts consistent with the Standard of Care and endeavor to protect the District against all defects and deficiencies in all Construction Projects. However the Engineer's furnishing of project oversight services does not guarantee the work of any contractor, nor represent the assumption by the Engineer of any obligation of the Contractor or the District's other Consultants, nor any responsibility for construction means and methods or for job safety. The Engineer shall not be responsible for the enforcement of safety regulations involving any contract to the District. The Engineer shall file oversight reports with the District, as necessary, based on the length and complexity of the Construction Project, except that the Engineer shall file oversight reports at least monthly.
11. Litigation and Legal Proceedings. The Engineer shall assist the District in all litigation or legal action, or shall act as an expert witness on behalf of the District, as needed.
12. Engineering Records. The Engineer shall maintain copies of all such designs, plans, specifications, construction documents, reports, permits, correspondence, records and other data produced by the Engineer in the performance of services under this agreement. Upon the request of the District, the Engineer shall transfer duplicates of appropriate engineering records to the District's office, and the Engineer shall be reimbursed for the cost of reproduction.
13. Additional Service. The Engineer shall provide such other additional services as may be required by the District and mutually agreed to.

## INSURANCE

The Engineer shall provide the District with evidence of insurance with limits of liability not less than the amounts listed in **Exhibit "A"**.

## ENGINEERING SERVICES WORK AUTHORIZATION

Performance by the Engineer of the work described in paragraphs 1 through 6, of the Scope of Work shall be approved and authorized upon execution of this Agreement. Performance by the Engineer of the work described in paragraphs 7 through 13 of the Scope of Work shall be subject to the reasonable approval and direction of the Board, and the issuance of an approved District Engineering Work Authorization (WA). Each WA issued shall delineate the scope of work to be performed, including that work described in the Scope of Work, that is to be performed; all work set forth in the WA shall have been established at the time the work was requested and shall not be exceeded, except with the prior written approval of the Board. The Board may increase the maximum fee set forth in a WA when the scope of work, as delineated in the WA, is changed, or when additional work must be performed which could not have been reasonably foreseen or anticipated at the time the WA was authorized and issued.

## TIME OF PERFORMANCE

The Engineer shall provide those Professional Services described in the above Scope of Work, until this Agreement is terminated in accordance with the terms of this Agreement described below.

## FEES TO BE PAID

The Engineer shall be compensated on the actual hours worked, in accordance with the rate table set forth on **Exhibit "B"**. Invoices for services rendered shall be prepared monthly and submitted to the District for review and payment. The District will pay invoices in accordance with the Florida Prompt Payment Act. All bills and invoices for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. All bills and invoices for any travel expenses shall be submitted in accordance with Section 112.061, Florida Statutes. This Agreement shall be governed by the laws of the State of Florida. The venue for any actions arising out of this Agreement shall be in Pasco County, Florida.

## MODIFICATION TO THE TERMS OF THIS AGREEMENT

This Agreement is the entire contract between the parties and there is no modification or waiver of any of the terms and conditions herein unless agreed to in writing and signed by both parties.

## TERMINATION

This Agreement may be terminated by either without cause with thirty (30) days advance written notice. The Engineer shall be paid the reasonable value of such services or portion of service satisfactorily completed prior to the date of termination and for any unpaid reimbursable expenses.

## PUBLIC RECORDS AND USE OF DOCUMENTS

All documents, including, but not limited to, drawings, specifications, electronic data files, correspondence and contracts, as instruments of service are public records and shall be treated as such in accordance with Florida law. As required under Section 119.0701, Florida Statutes, the Engineer shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Engineer upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. The drawings and specifications may be used by the District on other construction projects, additions to the construction project, or for completion of the construction project by others, provided that the Engineer will owe no duty to or have any liability to the District as to such other projects, or for use of the Engineer's designs for purposes other than as specifically designed in the project. The District agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of the District's reuse or modification of the documents. Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, F.S.

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, OR BY EMAIL AT MHUBER@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 OLD PASCO RD., SUITE 100, WESLEY CHAPEL, FLORIDA 33544.**

## INDEMNIFICATION

The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold the District harmless of and from any liabilities, losses or damages to the extent caused by the negligent acts, errors, or omissions of the Engineer, the Engineer's agents, or its employees, in the performance of professional services under this Agreement. Neither party shall be liable to the other party in any circumstances for any indirect, economic, special or consequential loss or damage including but not limited to loss of revenue, loss of production or loss of profit. Notwithstanding any other clause in this Agreement, the total aggregate liability of the Engineer to the District for any claims, losses, costs or damages arising out of or in connection with the Engineer's performance of the Agreement, whether under the law of contract, tort (including negligence), statute or otherwise, shall be limited to the extent permissible by law to five times the total compensation received by the Engineer, or the limits of the relevant insurance policies pursuant to this Agreement, whichever is greater. The limits of liability in this clause do not apply to any liability



of the Engineer, arising from claims made by any third party for personal injury, death or damage to any property.

**CLAIMS AND ATTORNEYS FEES**

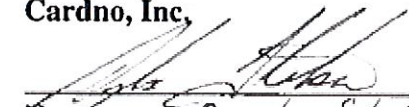
In any claim or dispute arising from the performance of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees and all related costs and expenses, including, without limitation, attorneys' fees and costs for all appeals and in bankruptcy proceedings from the non-prevailing party.

**STANDARD OF CARE**

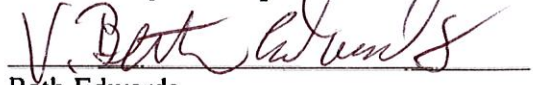
The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of Engineer's profession practicing under similar conditions at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services.

**IN WITNESS WHEREOF**, the parties hereto have hereunder placed their respective hand and seals the date noted above.

**Cardno, Inc,**

  
Name: Douglas Staker  
Title: Vice President

**The Preserve at Wilderness Lake  
Community Development District**

  
Beth Edwards  
Chairman of the Board of Supervisors



## 2019 RATE SCHEDULE

CLASSIFICATION	RATE
PRINCIPAL	\$290
PROJECT DIRECTOR	\$205
DEMOGRAPHER/ ECONOMIST	\$170
SENIOR ENGINEER/HYDROGEOLOGIST/ECOLOGIST	\$170
SENIOR PLANNER	\$155
PROJECT MANAGER	\$165
Assistant Project Manager	\$135
BROWNFIELD MANAGER	\$145
SENIOR GIS SPECIALIST	\$145
LANDSCAPE ARCHITECT	\$125
PROJECT ENGINEER/ ENGINEER INTERN	\$120
BROWNFIELD SPECIALIST	\$120
DESIGNER	\$110
PLANNER	\$110
SENIOR ENVIRONMENTAL TECHNICIAN	\$110
GIS SPECIALIST	\$95
ENVIRONMENTAL SCIENTIST/ GEOLOGIST	\$85
FIELD TECHNICIAN	\$80
CLERICAL	\$80

For Expert Witness Testimony and related services, a surcharge of 50 percent will apply.

Effective Period: thru December 31, 2019

*Rates are subject to adjustment as appropriate to compensate for inflation, cost of doing business and/or changes in the workforce*



## CDD Labor Rates

(January 1, 2022 – January 1, 2023)

<b><u>Classification</u></b>	<b><u>Rates</u></b>
Principal	\$220
Project Manager	\$195
Senior Engineer	\$175
Project Engineer	\$140
Engineer	\$110
Senior Surveyor	\$145
Project Surveyor	\$125
Surveyor	\$90
Survey Field Crew (3-person)	\$165
GIS Technician	\$150
Senior Environmental Scientist	\$150
Environmental Scientist	\$105
Senior Designer	\$105
Designer	\$95
Senior Engineering Technician	\$80
Engineering Technician	\$65
Senior Inspector	\$110
Inspector	\$70
Clerical	\$48

Tish,

As requested I have attached our rates schedule for this year. Also, I can attend morning meetings no problem, however, there may be a chance occurrence that I would not be able to attend a night meeting if it conflicts with my son's baseball practice/games or a conflict with another communities night meetings. In those cases, I have 2 engineer's that could attend as my backup. Let me know if you need anything else. Thanks!

**Johnson, Mirmiran & Thompson, Inc.**  
An Employee-Owned Company

Stephen Brletic, P.E.  
Senior Associate

2000 E. 11<sup>th</sup> Ave, Ste 300  
Tampa, FL, 33605  
D. (813) 868-6508  
C. (813) 361-1466  
[sbrletic@jmt.com](mailto:sbrletic@jmt.com)

# Tab 4

**CONTRACT FOR DISTRICT MANAGEMENT AND AMENITY SERVICES -  
ADDENDUM #1**

**THIS CONTRACT FOR DISTRICT MANAGEMENT AND AMENITY SERVICES - ADDENDUM #1** the (“**Addendum #1**”) is made as of the 4th day of May 2022, by and between **The Preserve at Wilderness Lake Community Development District**, whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the “**District**”) and **Rizzetta and Company, Inc.**, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**Consultant**”).

**WHEREAS**, the Consultant and the District entered into the Contract for District Management and Amenity Services dated June 2, 2021 (the “**Agreement**”);

**WHEREAS**, the District and the Consultant desire to add the provisions listed in **Exhibit “A”** to the Agreement; and

**WHEREAS**, by the execution of this Addendum #1 to the Agreement, it is agreed that the Consultant will be performing professional services as an independent contractor and will not be subject to the control of the District as to the means and method of performance of the services.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises and conditions herein contained, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

- 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of the Agreement.
- 2. ADDENDUM TO THE AGREEMENT.** The Agreement shall be amended by adding the provisions listed in **Exhibit “A”** of this Addendum #1 to the Agreement.
- 3. TERMS AND CONDITIONS.** All other terms and conditions of the Contract for District Management and Amenity Services are hereby ratified and shall apply to this Addendum #1.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum #1 as of the day and year written above.

**Rizzetta and Company, Inc.**

**The Preserve at Wilderness Lake  
Community Development District**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Holly Ruhlig  
Chair of the Board of Supervisors

## **Exhibit “A”**

1. The Consultant shall provide the District with the current written organizational chart for Amenity Personnel and the General Manager. The General Manager’s reporting structure to the Consultant shall be included in the written organizational chart. The District shall be notified in writing in advance of any changes to the organizational chart and any reporting and performance review process changes for the General Manager.
2. The General Manager shall conduct all reviews of the Amenity Personnel.
3. The Consultant shall establish a formal procedure for soliciting feedback from the Board of Supervisors on the General Manager’s performance and shall request such feedback at least thirty (30) days in advance of any reviews of the General Manager.
4. The Board’s feedback on the General Manager’s performance shall be part of the General Manager’s written performance review.
5. The Consultant shall solicit feedback from the Board of Supervisors with respect to merit pay increases for the Amenity Personnel and the General Manager. The Board of Supervisors must approve merit increases for the Amenity Personnel and the General Manager in advance.
6. The Consultant shall solicit feedback from the Board of Supervisors with respect to bonuses for the Amenity Personnel and the General Manager. The Board of Supervisors must approve bonuses for the Amenity Personnel and the General Manager in advance.