



Rizzetta & Company

Concord Station Community Development District

**Board of Supervisors' Meeting
November 12, 2020**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1615**

www.concordstationcdd.com

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AGENDA

Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL
34638

District Board of Supervisors	Steven Christie	Chairman
	Fred Berdeguez	Vice Chairman
	Donna Matthias-Gorman	Assistant Secretary
	Karen Hillis	Assistant Secretary
	Jerica Ramirez	Assistant Secretary
District Manager	Bryan Radcliff	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin Vericker
District Engineer	Stephen Brletic	JMT Engineering

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

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 813-933-5571. 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.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544

November 4, 2020

**Board of Supervisors
Concord Station Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, November 12, 2020 at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Audit Committee Meeting Held on October 8, 2020.....Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 8, 2020..... Tab 2
 - C. Consideration of Operation and Maintenance Expenditures for September 2020..... Tab 3
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. Clubhouse Manager
 - i. Review Monthly Clubhouse Report..... Tab 4
 - C. Deputy Update
 - D. District Counsel
 - E. District Manager
 - F. Field Operations Manager
 - i. Aquatics Report
 - ii. Field Inspection & Aquatics Reports–October..... Tab 5
 - iii. Greenview Weekly Reports..... Tab 6
- 5. BUSINESS ITEMS**
 - A. Consideration of Adding Exit Light to Playground Gates..... Tab 7
 - B. Consideration of Proposal to Manage Pesticiferous Aquatic Midge.....Tab 8
 - C. Consideration of Fountain Proposals Tab 9
 - D. Consideration of Landscape Proposals.....Tab 10
 - E. Consideration of Easement Encroachment - Thatcham 18240 Pool & Lanai.....Tab 11
 - F. Consideration of Easement Encroachment -18076 Atherstone Pool - Screen Enclosure..... Tab 12
 - G. Consideration of Easement Encroachment Agreement -18369 Aylesbury Lane.....Tab 13
 - H. Consideration of Audit Engagement Letter.....Tab 14
 - I. Consideration of Resolution 2020-01, Designating Officers..... Tab 15
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Bryan Radcliff

Bryan Radcliff
District Manager

Tab 1

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 8, 2020, Minutes of Audit Committee Meeting
Page 1

MINUTES OF MEETING

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

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Concord Station Community Development District was held on **Thursday, October 8, 2020 at 6:30 p.m. via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-150).**

Present and constituting a quorum:

Steven Christie	Board Supervisor, Chairman
Fred Berdeguez	Board Supervisor, Vice Chairman
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary
Karen Hillis	Board Supervisor, Assistant Secretary
Jerica Ramirez	Board Supervisor, Assistant Secretary

Also present were:

John Vericker	District Counsel, Straley Robin Vericker
Bryan Radcliff	District Manager, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Radcliff called the meeting to order and performed the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Audit Services
Proposals**

The Audit Committee reviewed the proposals received from Grau and Associates, Berger, Toombs, Elam, and Gaines, and McDirmit Davis and ranked them based on the evaluation criteria approved at the first Committee meeting. Individual members read their scoring into the record and Management compiled the scores. Mr. Radcliff announced that McDirmit Davis had the highest votes.

On a Motion by Ms. Hillis, seconded by Mr. Berdeguez, with all in favor, the Audit Committee ranked McDirmit Davis as the highest ranked bidder and recommended that the Board enter into an agreement with them for auditing services for Fiscal Year 2020/2021, for the Concord Station Community Development District.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 8, 2020, Minutes of Audit Committee Meeting
Page 2

THIRD ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with all in favor, the Audit Committee adjourned the meeting at 6:36 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 8, 2020, Minutes of Audit Committee Meeting
Page 1

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Chairman/Vice Chairman

Tab 3

Concord Station Community Development District

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operations and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$111,281.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Apex Pest Control, Inc.	003659	082420	Termite Warranty Renewal - 08/20	\$ 200.00
Clean Sweep Supply Co., Inc.	003667	00210445	Janitorial Supplies 09/20	\$ 194.45
Concord Station CDD	CD103	CD103	Debit Card Replenishment	\$ 901.68
DCSI, Inc.	003678	27599	Monthly Monitoring 09/20	\$ 49.99
Donna Matthias-Gorman	003673	DM091020	Board Of Supervisors Meeting 09/10/20	\$ 200.00
Duke Energy	003674	55585 50570 08-20	0000 Trinity Cottage Drive Light 08/20	\$ 966.09
Duke Energy	003662	Summary Bill 08/20	Summary Bill 08/20	\$ 8,543.92
Dynamic Creations & Designs	003648	2069	12x12 And 15X24 Aluminum Signs 08/20	\$ 930.00
Egis Insurance Advisors LLC	003668	11963	Policy#100117607 Renew Period 10/01/20-10/01/21	\$ 18,561.00
First Pinoy Inc	003669	2645A	WIFI Nest Thermostat And Install 06/20	\$ 535.00
Fred Berdeguez	003665	FB091020	Board Of Supervisors Meeting 09/10/20	\$ 200.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Communications of Florida	003656	813-909-4569-121718-5 09/20	Account #813-909-4569-121718-5 09/20	\$ 628.23
GEC Services LLC	003660	IN000526924	5 Gallon Bucket Of Disinfectant 09/20	\$ 100.00
GEC Services LLC	003681	IN000527296	5 Gallon Bucket Of Disinfectant 09/20	\$ 25.00
Greenview Landscaping, Inc.	003679	9CCSCDD20	Monthly Landscape Maintenance 09/20	\$ 19,000.00
Greenview Landscaping, Inc.	003679	9CCSCHOU20	Monthly Maintenance for Clubhouse 09/20	\$ 1,100.00
Greenview Landscaping, Inc.	003679	9CCSIRRSP20	Irrigation Repairs 09/20	\$ 300.00
Illuminations Holiday Lighting	003671	319920-1	Holiday Lighting-Deposit 09/20	\$ 6,437.50
Jani-King of Tampa Bay	003649	1-417802	Monthly Cleaning Service 09/20	\$ 250.00
Jerica Ramirez	003675	JR091020	Board Of Supervisors Meeting 09/10/20	\$ 200.00
Johnson, Mirmiran & Thompson, Inc.	003650	11-161233	Engineer Services 07/20	\$ 3,840.00
Johnson, Mirmiran & Thompson, Inc.	003672	12-162481	Engineer Services 08/20	\$ 4,372.50

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Johnson, Mirmiran & Thompson, Inc.	003680	6-154253-2	Engineer Services 02/20	\$ 1,456.55
Johnson, Mirmiran & Thompson, Inc.	003672	8-157063	Engineer Services 04/20	\$ 1,772.50
Karen Hillis	003670	KH091020	Board Of Supervisors Meeting 09/10/20	\$ 200.00
Pasco County	003661	13884489	18636 Mentmore Blvd 08/20	\$ 1,310.16
Pasco County	003661	13884490	19322 Umberland Place 08/20	\$ 9.84
Piper Fire Protection, Inc.	003682	71898	CLW Extinguisher Inspect Annual 09/20	\$ 113.90
Rizzetta & Company, Inc.	003651	INV0000052562	District Management Fees 09/20	\$ 6,037.50
Rizzetta Amenity Services	003657	INV00000000007893	Amenity Management Services 08/20	\$ 3,292.41
Rizzetta Amenity Services	003663	INV00000000007925	Amenity Management Services 09/20	\$ 7,238.06
Rizzetta Amenity Services	003676	INV00000000007953	Out of Pocket Expenses 08/20	\$ 105.08
Rizzetta Amenity Services	003683	INV00000000007985	Amenity Management Services 09/20	\$ 7,989.24

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta Technology Services, LLC	003652	INV0000006205	Email Accounts, Admin & Maintenance 09/20	\$ 75.00
Solitude Lake Management LLC	003684	PI-A00468273	Monthly Mitigation Services 09/20	\$ 2,595.00
Solitude Lake Management LLC	003684	PI-A00468274	Monthly Mitigation Services Spot Spraying 09/20	\$ 513.00
Splashpads USA, Inc	003653	1287	Spusa Stainless Steel Dual Dump Bucket 07/20	\$ 3,425.00
Steven A. Christie	003666	SC091020	Board Of Supervisors Meeting 09/10/20	\$ 200.00
Straley Robin Vericker	003654	18700	Monthly Legal Services 08/20	\$ 2,110.05
Straley Robin Vericker	003654	18701	Legal Services - Easement Encroachment 07/20	\$ 423.93
Straley Robin Vericker	003685	18865	Monthly Legal Services 09/20	\$ 1,072.50
Straley Robin Vericker	003685	18866	Legal Services - Easement Encroachment 09/20	\$ 637.50
Suncoast Pool Service	003686	6548	Monthly Pool Service 09/20	\$ 1,650.00
Suncoast Rust Control, Inc.	003658	02770	Rust Control 08/20	\$ 1,035.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	003677	000000103464 09/09/20	Account #121715 Legal Advertising 09/20	\$ 119.20
Times Publishing Company	003687	0000109016 09/16/20	Account #121715 Legal Advertising 09/20	\$ 92.80
Tropicare Termite & Pest Control Inc.	003655	91687	Pest Control Service INT/EXT - 08/20	\$ 50.00
Tropicare Termite & Pest Control Inc.	003655	92312	Set Rodent Traps - 08/20	\$ 60.00
Tropicare Termite & Pest Control Inc.	003688	93043	Pest Control Service INT/EXT - 09/20	\$ 50.00
Tropicare Termite & Pest Control Inc.	003688	93680	Set Rodent Traps - 09/20	\$ 60.00
Waste Management Inc. of Florida	003664	0566476-1568-3	Waste Disposal Services 09/20	\$ 52.00
Report Total				<u>\$ 111,281.58</u>

Tab 4



Concord Station Clubhouse

18636 Mentmore Blvd. • Land O Lakes, FL • 34638

Phone: 813.909.4569 • Fax: 813.909.4573

October 2020 Clubhouse Operations/Maintenance/Event Updates:

1. Maintenance pressure washed the rest of the pool furniture.
2. Fence surrounding irrigation pumps on Mentmore Blvd. was repaired, cleaned and locked by maintenance staff.
3. Splash Pad dump bucket has been installed on 10/30/20
4. Local vendor is coming up with T-Shirt Designs for new staff shirts.
5. Gator signs have been delivered and we will begin to place these throughout the community.
6. A/C company (first pinoy) will be submitting a quote to raise the unit in the attic of the clubhouse and reroute the drain so that it can work properly.
7. Splash pad repair called in to Splash Pad USA on 10/27/20, waiting for solution as to why the pad is not powering up. (*update, replacement sensor was mailed, received on 11/4)
8. Requesting 2 pallets of green rubber playground mulch. Playground King (\$1298 + \$300 shipping) , Home Depot (\$699 + Free Shipping) - Recommending Home Depot
9. First Pinoy A/C has been here many times to keep cleaning a clogged pipe that happens all the time. Quote attached to redo the drain, lift the unit in the attic and repositioning for correct drainage.
10. No Fishing signs / Do not feed the alligators / were delivered and started installing these around the community.
11. Waiting on Quote from DCSI for camera relocation close to playground and basketball/tennis courts.

Upcoming Events:

November Events are Cancelled



Quote

First Pinoy Inc

8235 leo kidd ave Port Richey 34668

Phone: 8135042666 Fax: 8139493901 Email: info@firstpinoyairsystem.com

Date: 29-Oct-2020 06:17 PM

QUOTATION 471

NO:

To: Concord Station CDD

18636 Mentmore Blvd
Land O Lakes, Florida
34638
United States

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
1.00	labor.	750.00	0.00	750.00
1.00	4 pcs of 6x6 treated wood	208.00	0.00	208.00
1.00	accessories-balck tape, silver tape, spray glue, duct board	250.00	0.00	250.00
Sub Total:				\$ 1,208.00
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 1,208.00

Site Name:

Contact Name:

Quote Description

Service call for a/c keeps shutting off in primary and secondary float switch

Recommendation:

Re-do Airhandler Installation ; need to raise up Air Handler for proper descending flow of condensation water on the

Primary Drain Line in order not to back flow causes unit to shut off

Company Note

Tab 5

CONCORD STATION

FIELD INSPECTION REPORT



October 26, 2020
Rizzetta & Company
Bryan Schaub – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Enclave & Drexel

General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ☐ With the late season rains and continued warmer temperatures, continue treating all broadleaf weeds in all maintained and irrigated turf sections.
- ☐ Property-wide, continue to check plant material for fungus.
- ☐ Continue treating ant mounds through out the property.

The following are action items for Greenview Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold & Underlined indicates a question or info for BOS.** **Orange is for Staff.**

1. In Enclave near the mailboxes, continue treating stressed Magnolias. Ones across the street are healthy. An irrigation reduction might help these Magnolias.
2. Continue treating ant mounds by lift station and property-wide.
3. **By the Enclave Monument, treat St Augustine turf for weeds. (Pic 3) below**
4. By entrance to the Enclave, treat and/or remove weeds from tree rings. (Pic 4 >)
5. In same area, remove St Augustine runners after edging soft edges, detail utility boxes, and remove suckers from trees.
6. By the first Drexel entrance, remove suckers from Magnolias and tip long runners on taller hedges.
7. In same area, trim dead out of Wax Myrtles and fertilize.
8. At the corner of Mentmore and Sun Lake, hand pull large weeds and weed trees growing up through the bushes.



Waterford, Sunlake/Mentmore & Wellington

9. In the Retreat, lift Oaks that are contacting structures, in particular vinyl fencing. (Pic 9 >)

10. At Waterford entrance, stressed turf. Confirm irrigation and continue treatments. (Pic 10)



11. At The Manors entrance, possible irrigation break, dry turf and dead/declining Lantana, possibly caused by service work. (Pic 11) below

12. In ROW for The Manors, treat and/or remove weeds from tree rings.

13. Around Buckinghamshire, turf in sidewalk to curb strip has weeds and is stressed. Other areas are off color/chlorotic. Investigate and correct problem.

14. In same area, treat bed weeds.



15. On Mentmore by Buckinghamshire, flush cut dead tree and stump (approx. 2 ' height).

16. In same area, continue treating ant mounds.



17. At triangle park, remove dead Ornamental grasses and treat large ant mound in perimeter beds.

18. At triangle park, treat and/or remove weeds from tree rings.

19. In hedge by Lift Station on Mentmore after Wellington adjacent to vinyl fencing where warranty Podocarpus are planted, treat weeds inside bed lines. Supplemental irrigation for new plantings responsible for weed growth. (Pic 19 >)

20. In south ROW of Mentmore between Mentmore and Snowdonia near the circular pond, investigate, trim out dead, remove moss, and treat shorter declining hedge. (Pic 20 >)

21. At Wellington entrance, weeds in turf, off colored turf and dead spots in a turf strip, sidewalk to curb. Vendor to correct issues.

22. At Tuckerton and Mentmore, remove and replace warranty, dead Podocarpus in bed adjacent to vinyl fencing.



Mentmore, Trilby, Longwood & Amenities Center

23. At Trilby, treat and/or remove grassy weeds in Jasmine Minima.

24. At Amenities Center, remove Palm boots in shrubs blown down in weather event.



25. On west side of Pool Deck, investigate and treat stressed Magnolia.

26. In same area, top overly long runners on Holly Standards. (Pic 26 >)

27. In Viburnum hedge behind the Pool Deck along chain-link fencing, remove all large weeds and weed trees.

28. At Amenities Center, weed planters at front entrance, remove suckers from Magnolias and continue treating Hollies.



Proposals

1. Greenview to generate a proposal to replace dead Ornamental Grasses with plant material suitable to those conditions and aesthetically acceptable in the perimeter beds in the triangle park on Buckinghamshire. (Pic 1 a b)



Summary, Enclave & Drexel

General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ☐ With the late season rains and continued warmer temperatures, continue treating all broadleaf weeds in all maintained and irrigated turf sections.
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- ☐ Continue treating ant mounds through out the property.

11/5/20

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- 11/2 1. In Enclave near the mailboxes, continue treating stressed Magnolias. Ones across the street are healthy. An irrigation reduction might help these Magnolias. *Capped tree bubbler*
- 11/2 2. Continue treating ant mounds by lift station and property-wide.
- 11/4 3. **By the Enclave Monument, treat St Augustine turf for weeds. (Pic 3) below**
Retreated 11/4
- 11/2 4. By entrance to the Enclave, treat and/or remove weeds from tree rings. (Pic 4 >)
- 11/2 5. In same area, remove St Augustine runners after edging soft edges, detail utility boxes, and remove suckers from trees.
- 11/3 6. By the first Drexel entrance, remove suckers from Magnolias and tip long runners on taller hedges.
- 11/3 7. In same area, trim dead out of Wax Myrtles and fertilize.
- 11/3 8. At the corner of Mentmore and Sun Lake, hand pull large weeds and weed trees growing up through the bushes.



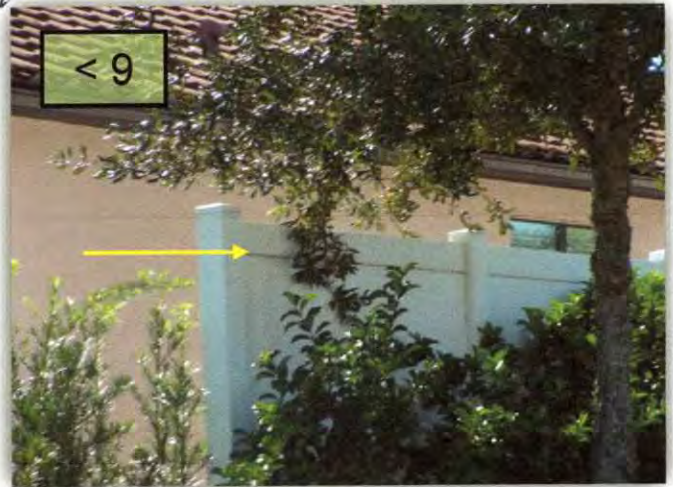
Waterford, Sunlake/Mentmore & Wellington

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11/4 10. At Waterford entrance, stressed turf. Confirm irrigation and continue treatments. (Pic 10)

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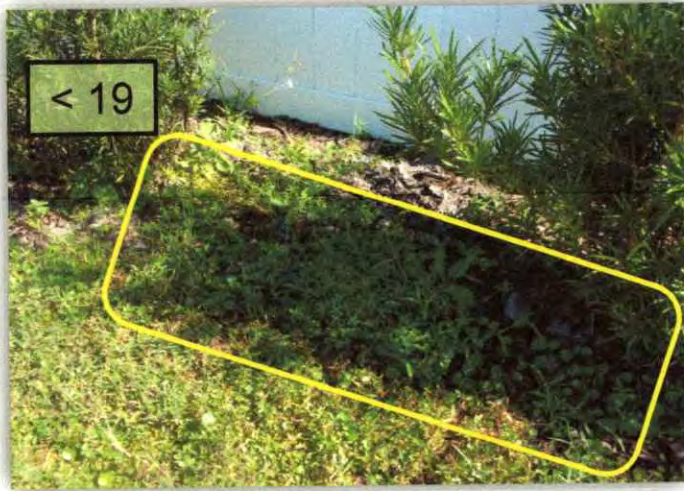
Replaced under warranty



Mentmore, Trilby, Longwood & Amenities Center

11/3 23. At Trilby, treat and/or remove grassy weeds in Jasmine Minima.

11/3 24. At Amenities Center, remove Palm boots in shrubs blown down in weather event.



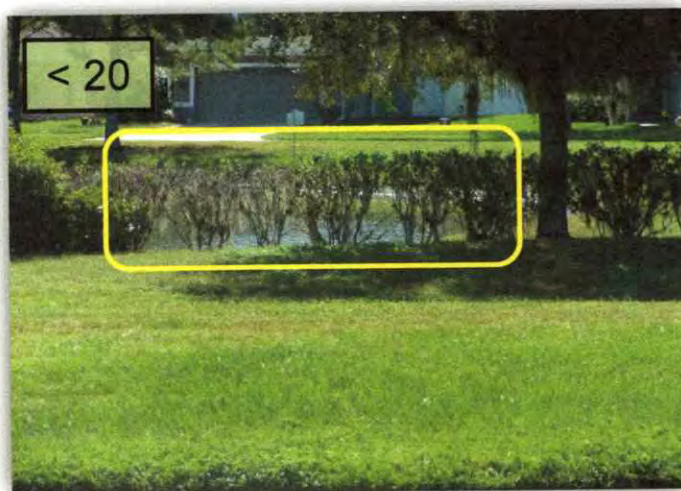
11/4 25. On west side of Pool Deck, investigate and treat stressed Magnolia.

Treated for scale insects

11/4 26. In same area, top overly long runners on Holly Standards. (Pic 26 >)

11/4 27. In Viburnum hedge behind the Pool Deck along chain-link fencing, remove all large weeds and weed trees.

11/4 28. At Amenities Center, weed planters at front entrance, remove suckers from Magnolias and continue treating Hollies.



Rizzetta & Company
Professionals in Community Management

Proposals

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11/5 Provided
Proposal



SOLITUDE

LAKE MANAGEMENT



Concord Station CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 10/30/2020

Prepared for:

Jordan Langford, District Manager
Rizzetta & Company
12750 Citrus Park Lane #115
Tampa, FL 33625

Prepared by:

Nick Margo, Aquatic Biologist

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SITE ASSESSMENTS	
PONDSS13,S14,S16	3
PONDSS17,R8,R10	4
PONDSR5,R11,M2	5
PONDS M4	6
MANAGEMENT/COMMENTS SUMMARY	6 - 7
SITE MAP	8

S13

Comments:

Site looks good

The site is in good condition with minimal nuisance, shoreline grasses.

Action Required:

Re-inspect next visit

Target:



October, 2020



October, 2020

S14

Comments:

Site looks good

Site is in good condition with minimal nuisance vegetation regrowth. There is slight encroachment from the adjacent wetland.

Action Required:

Routine maintenance next visit

Target:

Cattails



October, 2020



October, 2020

S16

Comments:

Normal growth observed

The site contains decay from a recent submersed weed treatment.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



October, 2020



October, 2020

S17

Comments:

Site looks good

The site is in good condition with minimal nuisance, shoreline vegetation and slight encroachment from the adjacent wetland.

Action Required:

Routine maintenance next visit

Target:

Cattails



October, 2020



October, 2020

R8

Comments:

Treatment in progress

The site is in good condition with minimal nuisance, shoreline vegetation.

Action Required:

Re-inspect next visit

Target:



October, 2020



October, 2020

R10

Comments:

Normal growth observed

The site contains minor traces of seasonal torpedograss and pennywort

Action Required:

Re-inspect next visit

Target:



October, 2020



October, 2020

Site: R5

Comments:

Site looks good

The site is in good condition and has minimal nuisance, shoreline vegetation.

Action Required:

Re-inspect next visit

Target:



October, 2020



October, 2020

Site: R11

Comments:

Treatment in progress

The site has minimal nuisance shoreline vegetation.

Action Required:

Re-inspect next visit

Target:



October, 2020



October, 2020

Site: M2

Comments:

Like it's neighbor W30, the site has minimal nuisance, shoreline vegetation and minimal signs of any spatterdock.

Action Required:

Re-inspect next visit

Target:



October, 2020



October, 2020

Site: M4

Comments:

Normal growth observed
The site contains some submersed bladderwort that was recently treated and will receive future follow-up treatments.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



October, 2020



October, 2020

Management Summary

Most of the ponds observed on the property appeared to be in good condition at the time of the inspection. There were no major algal blooms observed on-site and water condition appeared to be satisfactory. There were no major grass or submersed weed issues that needed to be addressed.

There is a slight encroachment of cattails and/or torpedograss on some of the sites, but as the water levels start to recede this is to be expected due to the banks becoming exposed. Sites S14 & S17 are excellent examples of this.

Sites S16 & M4 were both recently treated for submersed vegetation and both sites the vegetation appeared to be dying. We will follow up with both sites to ensure any extra treatments needed are performed.

Thank you for choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
S13	Site looks good		Re-inspect next visit
S14	Site looks good	Cattails	Routine maintenance next visit
S16	Normal growth observed	Submersed vegetation	Routine maintenance next visit
S17	Site looks good	Cattails	Routine maintenance next visit
R8	Treatment in progress		Re-inspect next visit
R10	Normal growth observed		Re-inspect next visit
R5	Site looks good		Re-inspect next visit
R11	Treatment in progress		Re-inspect next visit
M2			Re-inspect next visit
M4	Normal growth observed	Submersed vegetation	Routine maintenance next visit

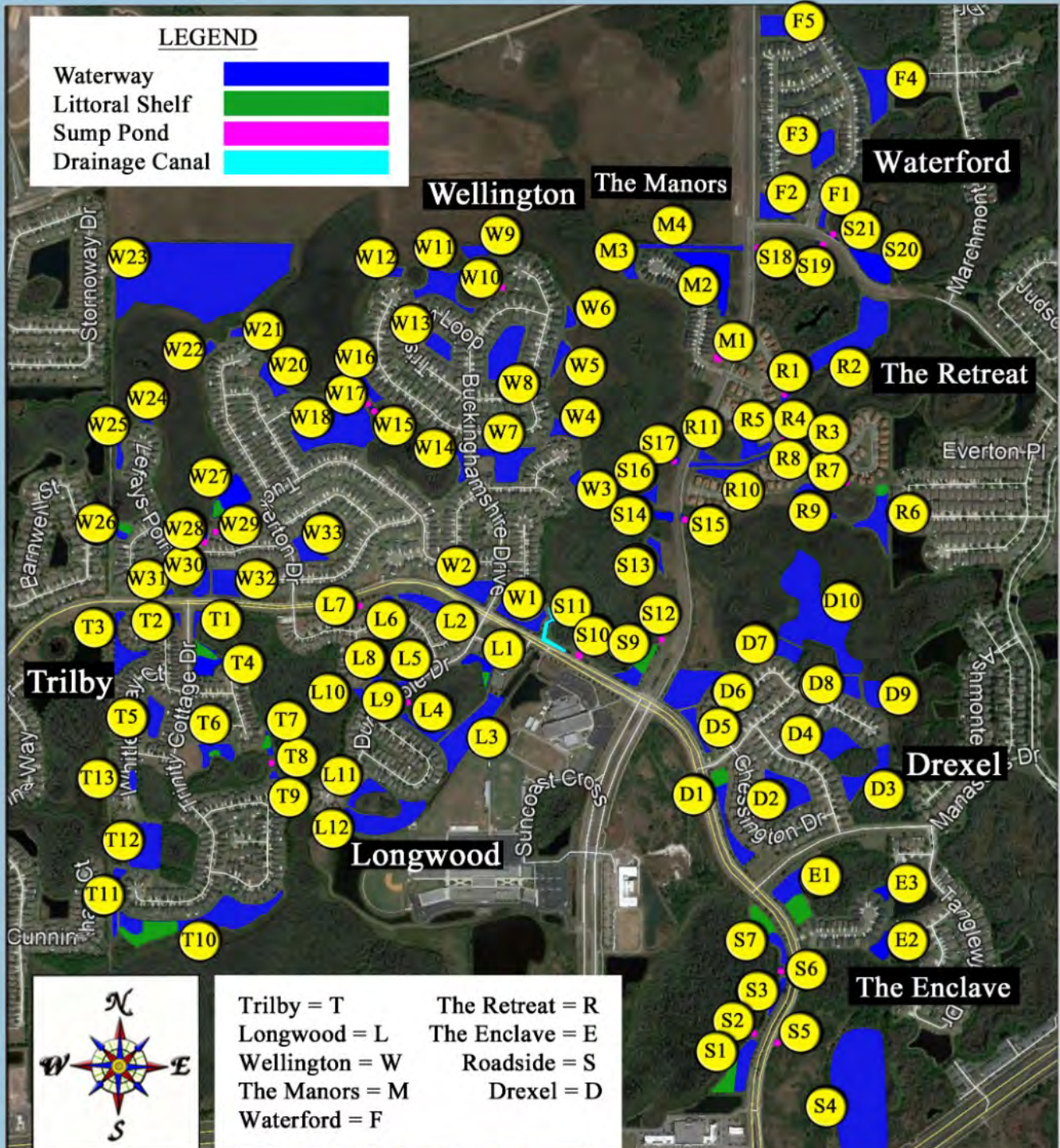
SOLITUDE
LAKE MANAGEMENT

A Suncoast Company
Restoring Balance. Enhancing Beauty.

Concord Station CDD

Land O' Lakes, Florida

Call 888.480.LAKE



PCB

1/2020

Tab 6

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

debs@greenviewfl.com

TO: CONCORD STATION

DATE: October 1, 2020

RE: WEEKLY REPORT

WEEKLY REPORT SEPTEMBER 21st TO SEPTEMBER 26TH 2020

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS EAST SIDE OF MENTMORE.

THURSDAY: MOWED PONDS AND PARKS WEST SIDE OF MENTMORE.

9/21/2020: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. TRIMMED HANGING FRONTS FROM QUEEN PALM TREES ON LAKE PATIENCE AND AT THE CLUBHOUSE.

9/22/2020: 1. TRIMMED THE SHRUBS AT THE CLUBHOUSE. 2. TRIMMED THE SHRUBS AT THE MONUMENT SIGNS.

9/23/2020: 1. TREATED ST. AUGUSTINE GRASS FOR WEEDS. 2. TRIMMED QUEEN PALM TREES ON BUCKINGHAMSHIRE AND TUCKERTON.

9/24/2020: 1. TRIMMED PODACARPUS PLANTS ALONG WHITE VINYL FENCES.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

debs@greenviewfl.com

TO: CONCORD STATION

DATE: October 7, 2020

RE: WEEKLY REPORT

WEEKLY REPORT SEPTEMBER 28TH TO OCTOBER 3RD 2020

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS EAST SIDE OF MENTMORE.

THURSDAY: MOWED PONDS AND PARKS WEST SIDE OF MENTMORE.

9/28/2020: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2.
APPLIED ANT BAIT ON ANT HILLS.

9/29/2020: 1. SPRAYED ROUND UP HERBICIDE AT CLUBHOUSE
PLANTER BEDS. 2. TRIMMED SHRUBS ON MENTMORE.

9/30/2020: 1. SPRAYED ROUND UP HERBICIDE ON MENTMORE
PLANTER BEDS. 2. TRIMMED SHRUBS ON LAKE PATIENCE AND
SUNLAKE.

10/01/2020: 1. SPRAYED ROUND UP HERBICIDE ON LAKE PATIENCE
AND SUNLAKE PLANTER BEDS. 2. TRIMMED SHRUBS ON
BUCKINGHAMSHIRE. 3 TRIMMED SHRUBS ON TUCKERTON.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

debs@greenviewfl.com

TO: CONCORD STATION

DATE: October 15, 2020

RE: WEEKLY REPORT

WEEKLY REPORT OCTOBER 5TH TO OCTOBER 9TH 2020

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS EAST SIDE OF MENTMORE.

THURSDAY: MOWED PONDS AND PARKS WEST SIDE OF MENTMORE.

10/05/2020: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. APPLIED ANT BAIT ON ANT HILLS.

10/6/2020: 1. TRIMMED SHRUBS AT CLUBHOUSE. 2. WEEDDED PLANTER BEDS AT THE MONUMENT SIGNS.

10/7/2020: 1. TRIMMED LOW HANGING FRONS FROM PALM TREES. 2. TRIMMED SHRUBS AT TRAIN STATION. 3. SPRAYED ROUNDUP HERBICIDE AT TRAIN STATION.

10/08/2020: 1. REPLACED THREE MISSING VALVE BOX COVERS. 2. REPLACED 10 LANTANAS AT HWY 54 ENTRANCE WHERE VEHICLE RAN OVER THE CURB. 3. REPAIRED DRIP LINELEAK AT HWY 54 ENTRANCE WHERE VEHICLE RAN OVER CURB.

10/15/2020: 1. FERTILIZED PALM TREES. 2. TREATED ISOLATED TURF AREAS FOR CHINCH BUGS.

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P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

debs@greenviewfl.com

TO: CONCORD STATION

DATE: October 23, 2020

RE: WEEKLY REPORT

WEEKLY REPORT OCTOBER 12TH TO OCTOBER 17TH 2020

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS EAST SIDE OF MENTMORE.

THURSDAY: MOWED PONDS AND PARKS WEST SIDE OF MENTMORE.

10/12/2020: 1. PICKED UP AND REMOVED WIND BLOWN DEBRIS. 2. APPLIED ANT BAIT ON ANT HILLS. 3. REPAIRED TWO INCH IRRIGATION LEAK IN THE MENTMORE LIFT STATION NORTH OF TUCKERTON. THE LEAK WAS A TWO INCH MALE ADAPTOR.

10/13/2020: 1. TRIMMED SHRUBS AT MONUMENT SIGNS. 2. SPRAYED ROUND UP HERBICIDE AT MONUMENT SIGNS. 3. SPRAYED ROUND UP HERBICIDE IN CLUBHOUSE PLANTER BEDS.

10/14/2020: 1. INSTALLED 80 THREE GALLON LIGUSTRUM ON MENTMORE EAST SIDE NORTH OF MENTMORE LIFT STATION. 2. INSTALL 15 THREE GALLON PODACARPUS ALONG WHITE VINYL FENCE NEAR MENTMORE LIFT STATION.

10/23/2020: 1. REPLACED SIX IRRIGATION HEADS NOT ROTATING.
TWO ON MENTMORE, ONE AT THE CLUBHOUSE AND THREE ON
SUNLAKE.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

debs@greenviewfl.com

TO: CONCORD STATION

DATE: October 29, 2020

RE: WEEKLY REPORT

WEEKLY REPORT OCTOBER 19TH TO OCTOBER 24TH 2020

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS EAST SIDE OF MENTMORE.

THURSDAY: MOWED PONDS AND PARKS WEST SIDE OF MENTMORE.

10/19/2020: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. SOIL DRENCHED ANT HILLS WITH INSECTICIDES.

10/20/2020: 1. TRIMMED SHRUBS AT CLUBHOUSE. 2. TRIMMED SHRUBS AT MONUMENT SIGNS. 3. WEEDED PLANTER BEDS AT CLUBHOUSE AND MONUMENT SIGNS.

10/21/2020: 1. TRIMMED SHRUBS AT TRAIN STATION. 2. WEEDED BEDS AT TRAIN STATION.

10/22/2020: 1. REPAIRED TWO DRIP LINE IRRIGATION LEAKS ON MENTMORE MEDIAN ISLANDS. 2. REPAIRED DRIP LINE LEAK AT CLUBHOUSE NORTH SIDE OF CLUBHOUSE.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FLORIDA 33733

727-804-8864 CELL

FAX 727-867-4393

debs@greenviewfl.com

TO: CONCORD STATION

DATE: November 5, 2020

RE: WEEKLY REPORT

WEEKLY REPORT OCTOBER 26TH TO OCTOBER 31ST 2020

MONDAY: MOWED MENTMORE ROADSIDES AND MEDIAN ISLANDS.

TUESDAY: MOWED SUNLAKE AND LAKE PATIENCE.

WEDNESDAY: MOWED PONDS AND PARKS EAST SIDE OF MENTMORE.

THURSDAY: MOWED PONDS AND PARKS WEST SIDE OF MENTMORE.

10/26/2020: 1. PICKED UP AND REMOVED WIND-BLOWN DEBRIS. 2. APPLIED ANT BAIT ON ANT HILLS.

10/27/2020: 1. TREATED OLEANDERS AT CLUBHOUSE FOR CATERPILLARS. 2. WEEDED PLANTER BEDS IN MENTMORE MEDIAN ISLANDS. 3. WEEDED PLANTER BEDS ON SUNLAKE MEDIAN ISLANDS. 4. WEEDED PLANTER BEDS ON LAKE PATIENCE.

10/28/2020: 1. WEEDED PLANTER BEDS AT CLUBHOUSE. 2. TRIMMED SHRUBS AT THE CLUBHOUSE.

10/29/2020: 1. PROVIDED COST PROPOSAL TO WEED LINE TRIMM AND SPRAY ROUND UP HERBICIDE ALONG VINYL FENCE LINES THAT

BORDER CDD PROPERTY. 2. PROVIDED PROPOSAL TO TREAT BAHIA GRASS ALONG MENTMORE FOR BROADLEAF WEEDS.

Tab 7

**DCSI Inc "Security & Sound"**

P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Concord Station
5844 Old Pasco Rd. Suite #100
Wesley Chapel, FL 33544

SHIP TO

Concord Station
18636 Mentmore Blvd.
Land O Lakes, FL 34638

ESTIMATE #	DATE	EXPIRATION DATE
11902	09/28/2020	11/30/2020

P.O. NUMBER

Clubhouse

SALES REP

DC

ACCT#/LOT/BLK

Playground gates

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to add Request To Exit buttons to the two play ground gates. Included: Access Control (2) 3x3 aluminum pole with concrete footer (2) Slim Line Pneumatic request to exit button underground wire & conduit Installation and programming included.	1	1,798.00	1,798.00

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$1,798.00

Accepted By

Accepted Date

Tab 8

Managing Pestiferous Freshwater Aquatic Midge Emergences from Storm Water Retention Ponds¹

Kenneth T. Gioeli, R. Leroy Creswell, Jeffrey P. Gellermann, Edward A. Skvarch, and Philip G. Koehler²

Freshwater aquatic midges are mosquito-like Diptera belonging to the families Chironomidae and Chaoboridae (Koehler 2003). Chironomidae are commonly referred to as “Blind Mosquitoes,” and Chaoboridae are commonly referred to as “Phantom Predatory Midges” (Figure 1). Midge eggs, larva, and pupa are often found in storm water retention ponds, and their larvae thrive in low oxygen zones. These larvae are often referred to as wrigglers, and sometimes as “bloodworms” because some are bright red in color (Figure 2). The adult midges do not bite, suck blood, or carry diseases, and, therefore, are sometimes called “blind mosquitoes.” Adult midges become a problem when they emerge from ponds in large numbers, primarily in the warm summer months (Figure 3).



Figure 2. Bloodworm.
Credits: Lyle Buss, UF/IFAS



Figure 1. Chironomid adult.
Credits: James Castner, UF/IFAS



Figure 3. Family: *Chironomidae*; Genus: *Glyptotendipes*.
Credits: Lyle Buss, UF/IFAS

1. This document is ENY-856, one of a series of the Entomology and Nematology Department, UF/IFAS Extension. Original publication date October 2009. Reviewed February 2016. Visit the EDIS website at <http://edis.ifas.ufl.edu>.
2. Kenneth T. Gioeli, natural resources Extension agent; R. Leroy Creswell, Sea Grant Extension agent; Jeffrey P. Gellermann, Extension agent, UF/IFAS Extension Sarasota County; Edward A. Skvarch, Extension agent, UF/IFAS Extension St. Lucie County; and Philip G. Koehler, professor, Entomology & Nematology Department; UF/IFAS Extension, Gainesville, FL 32611.

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U.S. Department of Agriculture, UF/IFAS Extension Service, University of Florida, IFAS, Florida A & M University Cooperative Extension Program, and Boards of County Commissioners Cooperating. Nick T. Place, dean for UF/IFAS Extension.

Unfortunately, the emergence of large numbers of these pestiferous aquatic midges impacts the quality of life of the residents living around many storm water retention ponds in communities throughout Florida. Adult midges prefer to rest in shady areas in the day and are often found in large numbers under eaves, on patio screens, and in foyers. These midges can also find their way inside homes as residents enter and exit the structure. In addition, people have reported damage to paint finishes, airplanes, allergies, and discouraged tourism.

A Freshwater Aquatic Midge Integrated Pest Management (FAM IPM) Plan has been developed by the University of Florida to help residents tackle these midge problems. IPM plans are described as a coordinated use of multifaceted pest control strategies. The FAM IPM Plan features the coordinated use of algae control strategies, insectivorous fish, light traps, and insect growth regulators.

Healthy Ponds

The residents concept of what constitutes a healthy, desirable pond can be taken into account when designing a local FAM IPM Plan. These considerations may include fertilizer and pesticide-free buffers between turf and ponds edge; clean, clear water with no algae and low turbidity; irregular shaped ponds with appropriate native, low maintenance vegetation; and adequate fish and wildlife.

Aquatic Midge IPM Plan

The first strategy in the FAM IPM plan involves the use of algae control. Larval Chironomidae graze on algal detritus that settles to the bottom of these ponds. Ponds can be treated with algaecides, such as those containing copper, to control algae. A nutrient abatement strategy should also be implemented. This strategy involves the enforcement of the Florida Green Industry Standards for fertilizer application to turf around ponds. According to the Florida Department of Environmental Protection (2002), for flat turf adopt the use of three-foot untreated buffers if a fertilizer spreader with a deflector shield is used or a ten foot untreated buffer if a spreader without a deflector shield is used. For steeply sloped turf, larger buffers are recommended. Other environmentally friendly practices such as avoiding blowing grass clippings into the water and using slow-release fertilizers are also featured in the nutrient abatement strategy.

The second strategy in the FAM IPM plan involves the use of insectivorous fish to biologically control aquatic midges in ponds. Ponds can be stocked with bream and bass to

control nuisance aquatic insects and provide recreational fishing opportunities. According to the Florida Fish and Wildlife Conservation Commission (2007), bream should be stocked at a rate of five hundred fingerlings per acre. Bream (70% blue gill / 30% red ear) should be stocked in the fall, allowing them to spawn. One hundred bass fingerlings per acre were stocked in the spring when feeder fish were available. Stocking in the summer is not recommended as high temperatures can potentially stress the fish (Cichra 1995).

The third strategy in the FAM IPM plan involves the use of light traps to control adult midges (Ali et al., 1994). Some light traps are able to either trap or kill midges to reduce their numbers. Lights can be used in upland buffers adjacent to the infested ponds in order to divert midges from houses.

The fourth strategy in the FAM IPM plan involves the use of insect growth regulators (IGRs) to prevent midge larvae from pupating normally and developing into the adult stage. An IGR labeled for the control of aquatic midges contains (S)-Methoprene and is sold in pellets. These pellets release the IGR for up to 30 days. (S)-Methoprene can effectively stop the formation of midge pupae in the water (Ali 1991). The (S)-Methoprene label recommends a dosage of five to ten pounds per acre which should be applied twenty feet from the waters edge. Always read and follow label directions. Although the use of (S)-Methoprene can effectively manage aquatic midge pupae, it can be expensive.

Conclusion

Implementation of the FAM IPM Plan should result in a significant reduction of pestiferous aquatic midge emergences from storm water retention ponds. An integrated use of algae control strategies, insectivorous fish, light traps, and insect growth regulators can be effective if properly implemented.

References

- Ali, A. (1991). "Perspectives on management of pestiferous Chironomidae (Diptera), an emerging global problem". *J. Am. Mosq. Control Assoc.* 7:260-281.
- Ali, A., Ceretti, L., Barbato, G., Marchese, F. D'Andrea, & B. Stanley. (1994). "Attraction of *Chironomus salinarius* (Diptera: Chironomidae) to artificial light on an island in the saltwater lagoon of Venice, Italy". *J. Am Mosq. Control Assoc.* 10:35-41.

Cichra, C. (1995). *Managing Florida Ponds for Fishing*. Gainesville: University of Florida Institute of Food and Agricultural Sciences. Circular 802.

Department of Environmental Protection. (2002). Summary of Florida Green Industries Best Management Practices for Protection of Water Resources in Florida.

Florida Fish and Wildlife Conservation Commission. (2007). "Producers of fish for stocking purposes". <http://www.myfwc.com/Fishing/docum/fish-sup.html> (Retrieved March 27, 2008).

Koehler, P. (2003). *Blind Mosquitoes (Aquatic Midge)*. Gainesville: University of Florida Institute of Food and Agricultural Sciences. <http://edis.ifas.ufl.edu/IG092>.

A FEW THINGS TO KNOW ABOUT...

AQUATIC MIDGE FLIES

Order: Diptera

Family: Chironomidae

Genus & Species: 2000+ species in North America

Habitat

- Bodies of water 3'–30' deep
- Lakes with excess organic waste from landscaping, turf, reclaimed water, paved surfaces, septic tanks, and other watershed sources
- Ponds with low oxygen conditions that allow waste products to release ammonia, hydrogen sulfide gas, phosphorus and other nutrients
- Water with higher levels of muck accumulation, murky color, bad odors
- Ponds with excessive blue-green algae and phytoplankton

Control Methods

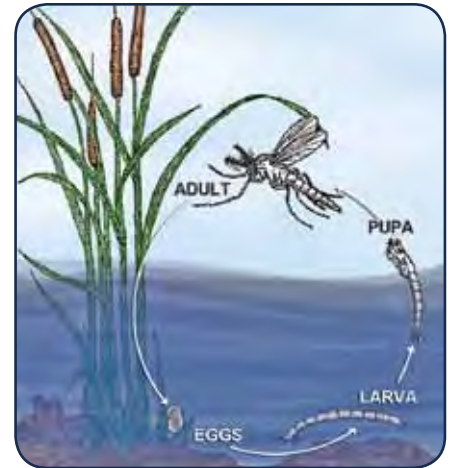
- Increase oxygen in the lake with an aeration system
 - Destratifies lake bottom
 - Increases beneficial bacteria
 - Reduces nutrients
- Use larvacides as needed
- Treat algae quickly to avoid creating more problems
- Add fish that feed on midge larvae

Are swarms of bugs keeping you inside?

Aquatic midge flies are non-biting insects found in lakes and ponds throughout Florida and are known by many common names including blind mosquito and fuzzy bill. They do not bite, suck blood, or carry disease like true mosquitoes do, so they are more of a nuisance than anything.

Midge flies are a food source for other aquatic insects, such as dragon fly nymphs and several varieties of fish, so the goal is not to completely eliminate them, but to keep them in proper balance within the ecosystem. Midge fly populations grow exponentially in water that is high in nutrients and bottom muck, and low in oxygen, environments that don't support fish.

- Can be a problem in Florida all year but swarms tend to be worse in the spring and early fall
- At night they are attracted to lights around houses and businesses
- Outdoor activity can be difficult as swarming midges can be inhaled into the mouth and nose and get into eyes and ears
- Swarms fly to cool shady areas & stain paint, stucco, roofs, cars, etc.
- Small & large pond and lakes, whether natural or man-made
- Larvae live on and in the lake bottom making them more difficult to control and to detect imminent adult swarming



What can be done about them?

Shorter term control with fast results includes applying larvacides to the lake to prevent midge flies from developing into flying adults.

For longer term control, you need to improve the water quality of the lake. As lakes age many develop layers of organic bottom muck that dramatically lowers dissolved oxygen levels favoring growth of midge fly larvae while preventing fish and other insect predators from feeding on them. Infested lakes can easily support populations of 2,000 larvae per square meter.

Lakes low in oxygen and high in nutrients, pollution and algae are a perfect habitat for midges. The most effective long term remedy for midge flies may be installing a Vertex diffused air aeration system to raise oxygen levels and improve overall water quality. Call Aquatic Systems for a free site survey and consultation on the best solution for your swarming midge fly problem.



SERVICES CONTRACT

CUSTOMER NAME: Concord Station CDD – Jordan Lansford, Rizzetta & Co.
PROPERTY NAME: Concord Station CDD
CONTRACT DATE: May 13, 2020
SUBMITTED BY: Nick Viles

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The fee for the Services is \$1,179.00. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

By: _____

Name: _____

Title: _____

Date: _____

Concord Station CDD

By:  _____

Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

1320 Brookwood Drive Suite H
Little Rock AR 72202

Please Mail All Contracts to:

2844 Crusader Circle, Suite 450
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



SCHEDULE A - SPECIAL SERVICES

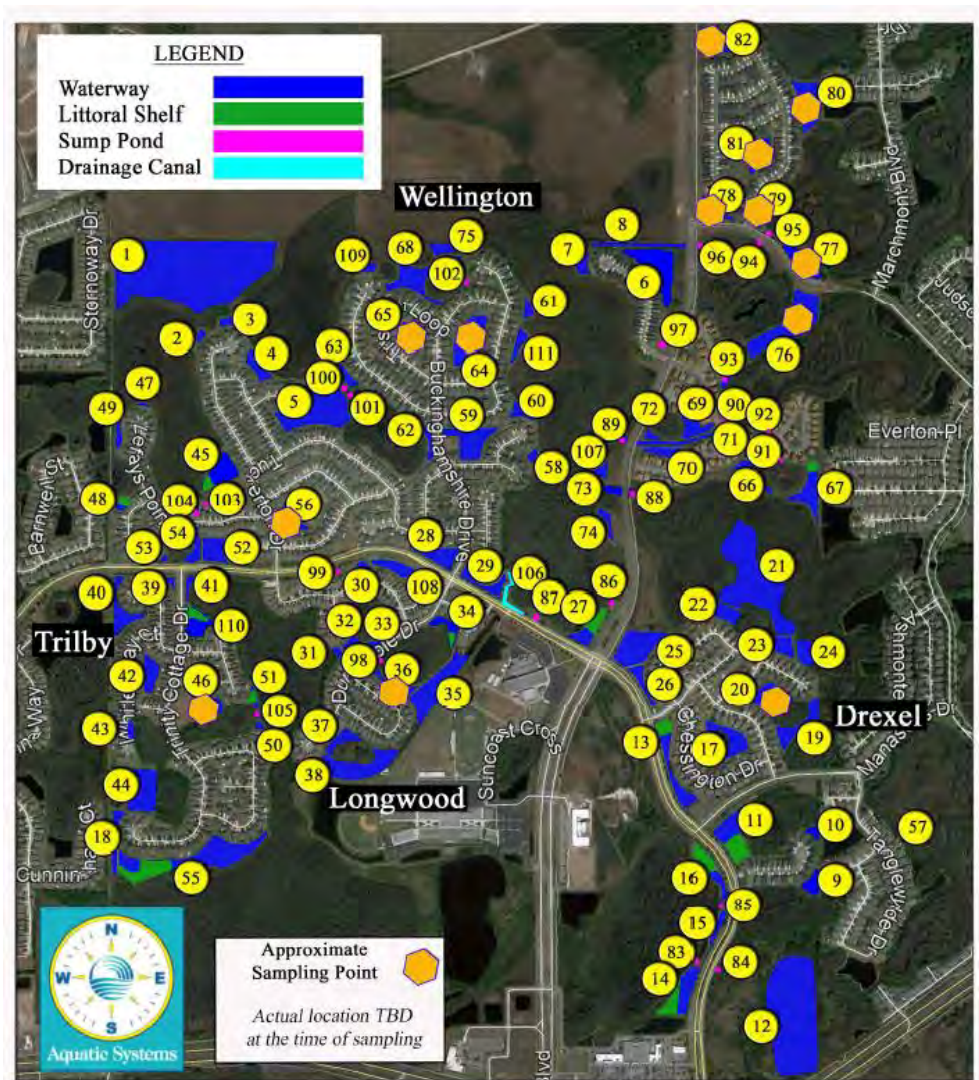
SPECIFICATIONS: Midge Fly Survey Assessment – Sites #20, #36, #46, #56, #64, #65, #76, #77, #78, #79, #80, #81 and #82, Ponds and Lakes (15.72 Acres)

Equipment: Boat, Eckman Dredge and Sampling Equipment

Quantity

Special Field Services:

- 1 Midge Fly Survey Report: Includes larvae counts to identify problem population locations.



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General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions, and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality **enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.**
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes and ponds, and are being applied in a manner consistent with their labeling.
5. Contractor is certified in Stormwater BMP (Best Management Practice) Inspection and Maintenance, and is a Certified Compliance Inspector of Water (CCIS).
6. Contractor is a National Stormwater Center Certified Stormwater Inspector.
7. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
8. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
9. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
10. Contractor will maintain general liability and workman's compensation insurance.

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Tab 9

SERVICES CONTRACT

CUSTOMER NAME: Mr. Bryan Radcliff
PROPERTY NAME: Concord Station CDD
CONTRACT DATE: October 15, 2020
SUBMITTED BY: Chris Byrne
SPECIFICATIONS: Vertex Fountain installation located at site 80 in Land O Lakes, FL.

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The fee for the Services is \$13,518.00. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.
4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for

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irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or

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otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

CONCORD STATION CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

1320 Brookwood Drive Suite H
Little Rock AR 72202

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453

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SCHEDULE A – FOUNTAIN INSTALLATION

Fountain Installation:

1. Company will install the following floating surface aerator:
 - 1 Vertex TriTier Vertical Series 5 HP (230V/1PH)
Includes: TriTier Precision machined brass/bronze nozzle
Standard Stainless-Steel Intake Debris Screen
200 ft. of STW-A Rated underwater 8/4 power cable
High performance turbine pump/motor assembly
Control Panel (UL Listed / NEMA Rated)
GFCI Protection Breaker
Control Breaker
Motor Starter / Contactor
Motor Overload Protection Assembly
24-hour time clock
Surge/Lightning Protection
Motor Start & Run Capacitors
All labor and parts necessary for proper installation**
Includes removal of old fountain

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SÖLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

RGBW Lighting Installation:

1. Fountain will include an LED RGBW (red, green, blue, white) Underwater Lighting Package
Includes: 4 Underwater LED RGBW Lights (40 Watt)
200 ft. of underwater power cable 14/3
Control panel that is Factory Pre-Programmed with color assortment and holiday themes. It includes a calendar feature for automatic on/off programming of shows throughout the year.
GFCI Protection Breaker
Control Breaker

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Automatic Digital Programmable Timer*
Control Fuse Protection
All labor and parts necessary for proper installation

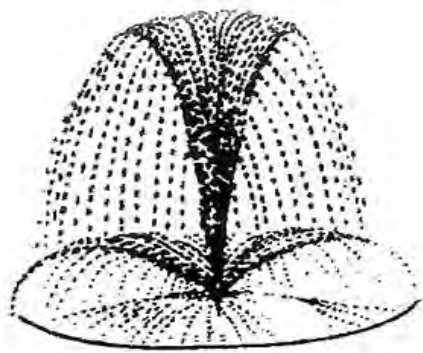
General:

1. Company is a Manufacturer Certified Sales, Service, and Repair Company.
2. All electrical work performed as part of the above installation will be done in accordance with all state and local codes, by a person licensed to perform such work.
3. All Fountains & Aerators are total component UL LISTED or ETL Listed.
4. Company will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
5. Company will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants the fountain for four (4) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants light sets for two (2) years from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants all other components for one (1) year from the date of installation against any defects in materials and workmanship.
5. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
6. The manufacturer's warranty and the SŌlitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SŌlitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

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Architectural Fountains, Inc

- Commercial • Residential
- Floating Fountains • Aeration Systems

2010 28th Street North • St. Petersburg, FL 33713
Toll Free 800-323-6068 • Phone (727) 323-6068 • Fax: (727) 323-1480

Customer: RIZETTA & COMPANY
Address: 12750 CITRUS PARK LANE
SUITE 115
City: TAMPA,
State, Zip FL 33625

Date: 10/12/2020
Phone:
Fax:
Attention: BRYAN RADCLIFF
Job Site: CONCORD STATION CDD
Quotation Number 101220-02

Fountain Quotation Design Notes:

THREE TIER DISPLAY

Equipped as Follows:

1	3	H.P. submersible motor and pump
		Volts--230 Phase--SINGLE Amps--17
1	46"	Diameter Float: Durable, UV resistant.
		green float with high resistance to color distortion--offers superior weatherability for long life
1		Float Mounting Assembly: all stainless steel construction.
4		Submersible lamps: bronze/brass, adjustable angle with tempered lenses. Bright White 36 WATT LED LIGHTS
1		Control Panel: Weatherproof, UL listed enclosure. Complete with time, control box with overload protection, light timer, (optional photo cell), breakers for pumps, lights, and controls. All UL listed components.
1	200'	Lengths of submersible cable for pump
1	200'	Length of submersible cable for lights
3	25'	Lengths of tether anchor rope and suitable anchors.
1	Nozzle(s)	THREE TIER


4 COLOR CHANGING LIGHTS	Total Quotation	Deposit	Balance Due
	\$6,500.00	N/A	\$6,500.00
	\$7,100.00	N/A	\$7,100.00

3 YEAR WARRANTY ON PUMP AND MOTOR
2 YEAR WARRANTY ON ALL OTHER PARTS
90 WARRANTY ON LABOR

FOUNTAIN COST INCLUDES INSTALLATION

Buyer acknowledges that before signing this contract he/she read both sides and agrees to be bound by all the terms and conditions.

Company Name

DocuSigned by:

4415A7B1542F497...

Buyers Authorized Signature Date John J. Stack, President, Architectural Fountains, Inc.

Phase

Ø



FOUNTAIN GLO™ RGBW LIGHTS

COLOR CHANGING SEQUENCING LED LIGHT SETS

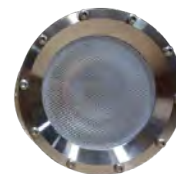
- » RGBW 4-Light Sequencing Lights in 40W & 80W Available
- » Create Amazing Effects with 24 Factory Preprogrammed Color Sequences, or Inquire About Our Custom Color Sequence Packages!
- » Light Fixtures Constructed of High Quality 304 Stainless Steel
- » Low Voltage System Operates Off 115V in 60Hz Markets (*230V in 50Hz Markets*)
- » Complete Package Complies with UL1838 & CE and Includes: 4-Light Sequencing Light Set, NEMA 4X Fiberglass Power Control Center and Controller Box, and Cable.
- » Efficient LED's Offer 70,000 Hours of Operating Time - That's 8 Years!
- » RGBW Light Sets Can be Added to Any 1HP-25HP Otterbine Fountain or Aerator System - Ask Us About Other Brands
- » All Light Systems Come Standard with Cable Quick Disconnect
- » Comprehensive 1-Year Warranty

Light Set Recommendations:

40W Lights Sets are recommended for 1HP-5HP systems, while 80W Light Sets are recommended for 10HP-25HP systems.



40W Lamp



80W Lamp

RGBW LED Specifications

RGBW Lighting	40W	80W
Amp Draw*	1.9	4.2
Output Electrical Rating	30VDC	
Lamp Wattage (Total)	150	331

Lumens (per single fixture)

Model	Minimum				Maximum				Max Cable (12awg)	Max Cable (10awg)
	Red	Green	Blue	White	Red	Green	Blue	White		
40W	260	300	77	430	420	480	130	620	600ft (183m)	1000ft (305m)
80W	600	720	172	1250	940	1130	270	1960		

If longer cable runs are needed contact the factory.

*50Hz amp draw will be half of what is listed in charts.



5273 Giron Circle
Kissimmee, FL 34758

407-717-5851
www.sitexaquatics.com

Proposal

September 15, 2020

Submitted by: Joe Craig

Concord Station CDD

Customer: Rizzetta & Company
Contact: Mr. Bryan Radcliff
Address: 12750 Citrus Park Lane Tampa, FL 33625
Email: bradcliff@rizzetta.com
Phone: 813.933.5571

The following bid is for 1-Otterbine 3HP Tristar floating fountain w/ RGBW LED lights to Concord Station community located in Land O Lakes, Florida.

Service		Cost
1-3hp 230/1ph Tristar-motor, float, controls, pigtails	—	\$14,770.00
200' of 12/4 fountain cable	—	Included
1-RGBW LED light set	—	Included
200' of 16/2 LED light cable	—	Included
Installation	—	Included
1st year of fountain maintenance	—	Included
5-year warranty	—	Included
Total	—	\$14,770.00

Terms & Conditions

Payment

A deposit of 50% (\$4,885.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$4,885.00) due upon 30 days of fountain installation. Overdue accounts may accrue a service charge.

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

Joseph T. Craig

Accepted By

Date

President, Sitex Aquatics, Ilc.

Date



Otterbine Barebo, Inc. RGBW Sequencing LED Lighting Sequence Program List

RGBW Sequence Program		
SD Card	Show (Selector Sw.)	Description
1	1	Valentine's Day
	2	Mardi Gras
	3	St. Patrick's Day
2	1	Easter
	2	Independence/Memorial/Veteran's Day
	3	Independence/Memorial/Veteran's Day
3	1	Rainbow
	2	Halloween
	3	Thanksgiving
4	1	Christmas
	2	Christmas
	3	New Years
5	1	RGBW Fast
	2	RGBW Medium
	3	RGBW Slow
6	1	Solid Blue
	2	Solid Red
	3	Solid Green
7	1	Solid White
	2	Solid Purple
	3	Solid Orange

Tab 10

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEWFL.COM

To: Concord Station CDD

Date: October 8, 2020

Re: Landscape Proposals requested on September Inspection Report

1. Install 6 three-gallon Juniper and 20 three-gallon Jack Frost Ligustrum in front of Mentmore lift station near the Enclave entrance to fill in missing plants. **COST: \$390.00.**
2. At the Sunlake median island at the corner of Mentmore install 50 three-gallon Juniper to fill in Juniper bed. This bed is low lying and holds water when it rains. During the rainy season plants will continue to struggle. It appears the bed had been designed as a water retention area.
COST: \$750.00.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEWFL.COM

TO: CONCORD STATION CDD

DATE: November 3, 2020

RE: FENCE LINE TREATMENT

INVOICE: 11CCSFLT20

Along the White Vinyl fences that border the CDD property where CDD mowing occurs weed eat fence line and spray herbicide along fence to kill an approximate eight-inch area bordering the fence lines.

This is a one-time treatment.

Greenview will be as careful as possible while weed eating the fence line but can not guarantee that the vinyl fence will not have any possible damage caused by the weed eater.

Greenview will need a waiver that they will not be held responsible for any possible damage to the fence if any possible damage does occur due the weed eating up to the fence line.

COST: \$1200.00.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEWFL.COM

TO: CONCORD STATION CDD

DATE: November 3, 2020

RE: BAHIA TURF TREATMENT

LOCATION: MENTMORE ROADSIDES

INVOICE: 11CCSBTF20

Apply 800 gallons of herbicide solution on Mentmore roadsides for weeds in the Bahia turf areas.

COST: \$1600.00.

GREENVIEW LANDSCAPING INC.

P.O. BOX 12668

ST. PETERSBURG, FL 33733

CELL: 727-804-8864

OFFICE: 727-906-8864

FAX: 727-867-4393

EMAIL: DEBS@GREENVIEWFL.COM

TO: CONCORD STATION CDD

DATE: November 5, 2020

RE: LANDSCAPE PROPOSALS

INVOICE: CCSINSPRO20

1. At the Manors entrance replace a 2-inch irrigation valve that sticks open.
COST: \$180.00.
2. Replace 30 one-gallon Lantana that have been damaged by lighting contractor. **COST: \$150.00.**
3. On Buckinghamshire replace 120 three-gallon Muhly Grass and install 300 feet of drip line for the grasses. **COST: \$2100.00.**
Option 2: Or just remove the remaining grasses that are in front of the Viburnum at no charge.
4. Fertilize Palm trees with 320 pounds of 8-2-12 per contract specifications.
COST: \$300.00.

Tab 11

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4

Application for Plan Approval

Concord Station
Community Association, Inc.

To: Condominium Associates
2019 Osprey Lane Suite B Lutz, FL 33549
Fax: 813-949-6041 | E-mail: pasco@condominiumassociates.com

As required by the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc, as amended, the undersigned, as Owner of the property listed below, hereby applies for approval of improvements to the property and provides the following information in support of this application:

- DESCRIPTION OF IMPROVEMENT: Install new backyard paver deck, pool and screen enclosure.
- ARCHITECTURAL PLANS: If applicable, submit 2 sets. Provided as separate attachment
- SITE & GRADING PLAN: Submit whenever alterations of lot grade are anticipated.
- LANDSCAPING PLAN AND PLANT LIST: To be submitted for all landscaping improvements.
- EXTERIOR MATERIALS (For building or room additions):
Roof: _____ Siding: _____
- EXTERIOR COLORS: (Please list all exterior color changes and submit samples):
Paint Color Scheme: _____ Body: _____ Trim: _____
Front Door / Accent: _____ Roof: _____

It is expressly understood that approval by the Architectural Review Committee of the foregoing improvement(s) shall in no way indicate compliance with any local, state or federal law, standard or regulation or any requirement of the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. Compliance is the sole responsibility of the Owner.

Party Requesting Approval: Shane Vega

Address: 18240 Thatcham Court Concord Neighborhood: Wellington

Telephone: 718-924-4179 Date: 10/02/2020

Signature: [Signature] Email: svega0522@gmail.com

☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ NOT APPROVED

Explanation: needs CBD approval to use their property to access his back property.

Concord Station Community Association, Inc.
Architectural Review Committee

By: Jen Signature: [Signature] Date: 10/7/2020
 By: Nicole Signature: [Signature] Date: 10/7/2020

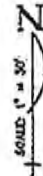
LOT 83, BLOCK F
CONCORD STATION, PHASE 2 UNIT A AND
PHASE 4 UNIT C - SECTION 1
PASCO COUNTY, FLORIDA.

PREPARED FOR & CERTIFIED TO:
NORTH AMERICAN TITLE CO.
NORTH AMERICAN TITLE INS. CO.
UNIVERSAL AMERICAN MORTGAGE CO. LLC
SHANE A. VEGA

CURVE DATA					
CURVE	BLANKET	SLAC	CR. IN. AMPL.	CR. PERIOD	SL. PERIOD
C10	153.50	119.20	46.75 IN	115.5	10.407378" W
C20	65.00	43.50	46.75 IN	43.4	10.407378" W

BEARING BASIS

SOUTHEASTERN LOT LINE OF LOT 23 BEING S 25°24'23" W



THIS SURVEY IS SUBJECT TO ANY FACTS THAT
MAY BE DISCLOSED BY A FULL AND ACCURATE
TITLE SEARCH - ALSO SUBJECT TO SETBACKS,
EASEMENTS AND RESTRICTIONS OF RECORD.

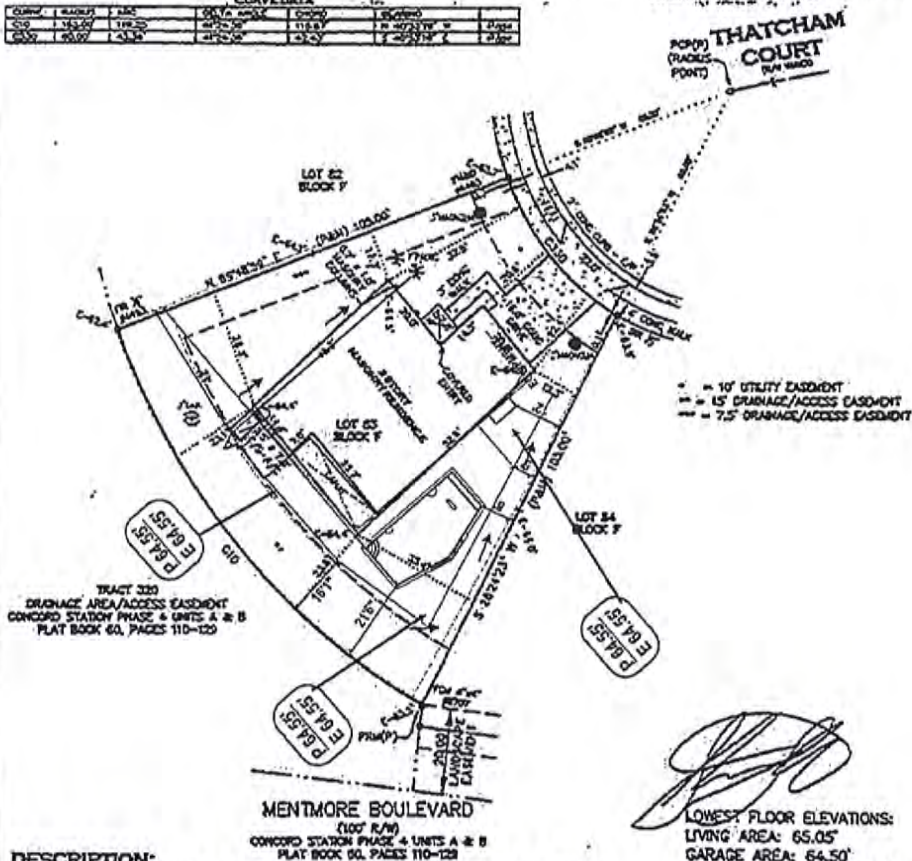
UNDERGROUND FOOTER, STEM, WALL AND
UNDERGROUND UTILITIES ARE NOT LOCATED OR
SHOWN.

DO NOT SCALE THIS PRINT. DIMENSIONS AND
NOTES TAKE PRECEDENCE.

CERTAIN DATA SHOWN HEREON BASED ON
ENGINEERING PLANS PROVIDED BY CLIENT.

STRUCTURE TIES SHOWN HEREIN DENOTES
MEASUREMENT FROM FORM BOARDS/FOUNDATION
TO PROPERTY LINE.

PURPOSE OF SURVEY: TO OBTAIN HORIZONTAL AND/OR VERTICAL DIMENSIONAL DATA TO SHOW CONSTRUCTION IMPROVEMENTS.



DESCRIPTION:

LOT 83, BLOCK F, MAP OR PLAT ENTITLED "CONCORD STATION PHASE 2 UNIT A AND PHASE 4 UNIT C - SECTION 1," AS RECORDED IN PLAT BOOK 66, PAGE(S) 128 THROUGH 131, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LOWEST FLOOR ELEVATIONS:
LIVING AREA: 65.05'
GARAGE AREA: 64.50'
ELEVATIONS REFERENCED TO
NATIONAL GEODETIC VERTICAL
DATUM OF 1929. MEAN SEA
LEVEL = 00.00 FT.

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 120230 0400 D EFFECTIVE DATE: 9/30/92

Project Number:


Square Feet: 8538.50 ±

LD 10/10

REG-NDT

[illegible]

JOHN R. BEACH & ASSOCIATES, INC.

 **ONE WAY**

SURVEYORS AND MAPPERS
911 WEST ST. PETERSBURG DRIVE
OLDSMAR, FLORIDA 34677
(813) 554-1276 FAX (813) 555-6370

Grown by:

100

STRENGTHS

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS BY CHAPTER 61C7-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

JOHN R. BEACH
FLORIDA REC. LAND SURVEYOR No. 7254
DATE
IMAGE

Revised: FORM BOARD TIE-IN 11/28/2011 CH, FOUNDATION UPDATE 12/9/2011 CH, REVISED FOR STREET NAME 5/5/12 JBS



License #: CPC1459158

MATERIAL SELECTION FORM

Client Name: Shane Vega Date: 9 / 22 / 2020

PAVERS OR TRAVERTINE:

Manufacturer: Flagstone

Color: White Powder

Shape: Travertine

Thicks: _____ Thins: _____

**Note: Paver selections will have a color variation. There may be a predominant color from within the pallet. Customer accepts selected product as is.*

PATTERN:

☐ Random (Brick Paver Only) ☐ French (Travertine Only)

Color: _____

UPGRADE COSTS: \$ _____

**Note: Ivory, Roman Blend*

**Note: French pattern is a three piece shape combination and is standard with travertine pricing.*

COPING:

☐ Overpour ☒ Paver Bullnose ☐ Travertine

Color: White

**Note: selections will have a varied color blend. Customer accepts selected coping as is.*

IF REMODELING:

☐ L-shaped or ☐ Standard Bullnose

COPING UPGRADE COSTS: \$ _____

TILE:

☐ Ceramic ☒ Glass ☐ Stone

Manufacturer: NPT

Selection: 1" x 2" ORN Peacock

**Note: Gray grout is standard grout color.*

Upgrade to cream grout for \$250 ☐ Yes ☐ No

Ledgerstone ☐ Yes ☐ No

Ledgerstone Selection: _____

TILE UPGRADE COSTS: \$ _____

INTERIOR:

☐ Quartz ☒ Mini Pebble ☐ Other:

Color: Aqua Blue

INTERIOR UPGRADE COSTS: \$ _____

AUTOMATION

☐ Already Included in Package

☐ Intelibrite Light Control

☐ Easy Touch Automation

☐ LED Bubbler

☐ Laminar Deck Jets

AUTOMATION UPGRADE COSTS: \$ _____

**Note: Payment for Material Selection Upgrades is due at time of selection.*

NOTES:

TOTAL SELECTION COSTS: \$ _____

Client Name: _____ Date: _____ / _____ / _____

Tropical Escapes Rep: _____

"We Appreciate Your Business"

Tropical Escapes
Exceeding Industry Standards
www.TropicalEscapesFL.com

2020 LAND O LAKES BLVD. SUITE 10
LUTZ, FL 33549

PHONE: (813) 474-2500
FAX: (813) 474-1634

PROPOSAL /CONTRACT

March 27, 2020

Revised September 2, 2020

Revised September 16, 2020

TO: Sebastien Regester
Tropical Escapes Pool Builders
Phone: 813-629-6914 Email: snregester7726@gmail.com
Ashley: aqua.design247@gmail.com

Shane Vega Family Screen Cage Project

Furnish labor and materials to install a new screen enclosure (screened cage) to include the following:

1. To be built over existing concrete deck or over a new concrete footer and deck to be installed by others. (You will inform us if we are going over thin pavers, thick pavers, travertine, or concrete.)
2. Cage area will be as shown on the drawings provided on September 15, 2020 and will extend along the rear of the house and rear porch.
3. The screen cage will be attached along the house wall directly and to the porch overhang by way of a **7" super gutter** and will have **one oversized 4" x 5" downspouts**.
4. Screen cage will have a **mansard** roof.
5. Permit, engineering, and drawings are included in price. Also includes all tiedowns, beams, columns, purling, etc. as required by code.
6. Includes **2** pedestrian **doors** with door kits (handles, locks, pumps, and bug sweep). See options below for additional doors.
7. Color to be **bronze/white (please select color)**. Price includes **10,000-hour rated screws, tap-cons** and all required tie-downs. See options below for upgraded screws and tap-cons. Includes no kick plate.
8. Includes 14 x 18 Phifer brand **screen**. Phifer screen comes with a 5-year warranty from the manufacturer. See selections below for other screen options such as **Super Screen**, which comes with a 10-Year warranty from the manufacturer.
9. Clean site and dispose of all debris. No amount is included for re-sodding, replacing damaged landscaping, or re-establishing any sprinkler systems.
10. The **City of Tampa** has new rules requiring all new downspouts to be connected to underground drainage systems. No amount is included for underground drainage systems. If needed a price will be provided later for this additional work.

Pombo's Contracting Services Incorporated

4413 North Hale Avenue, Tampa, FL 33614, (813) 323-7433 or Fax (813) 249-0077

pomboscontracting@gmail.com

Tab 12

4

Application for Plan Approval

Concord Station
Community Association, Inc.

To: Condominium Associates
2019 Osprey Lane Suite B Lutz, FL 33549
Fax: 813-949-6041 | E-mail: pasco@condominiumassociates.com

As required by the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. as amended, the undersigned, as Owner of the property listed below, hereby applies for approval of improvements to the property and provides the following information in support of this application:

1. DESCRIPTION OF IMPROVEMENT: New inground pool with
Footer and PAWE deck & Screen enclosure
2. ARCHITECTURAL PLANS: If applicable, submit 2 sets.
3. SITE & GRADING PLAN: Submit whenever alterations of lot grade are anticipated.
4. LANDSCAPING PLAN AND PLANT LIST: To be submitted for all landscaping improvements.
5. EXTERIOR MATERIALS (For building or room additions):
Roof: N/A Siding: N/A
6. EXTERIOR COLORS: (Please list all exterior color changes and submit samples):
Paint Color Scheme: White & Grey ^{Pavers} Grey Trim: White
Front Door / Accent: Screen ^{Door} Bronze

It is expressly understood that approval by the Architectural Review Committee of the foregoing improvement(s) shall in no way indicate compliance with any local, state or federal law, standard or regulation or any requirement of the Declaration of Covenants, Restrictions and Easements for Concord Station Community Association, Inc. Compliance is the sole responsibility of the Owner.

Party Requesting Approval: Elizabeth & Kyle Bluemke
Address: 18076 Atherstone Trail Concord Neighborhood: Wellington
Telephone: 727-687-3815 Date: 8/12/2020
Signature: [Signature] Email: beth.bluemke@gmail.com

☒ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ NOT APPROVED

Explanation: needs CDD approval to ^{use} access their
property to access the back yard.

Concord Station Community Association, Inc.
Architectural Review Committee

By: Ken Signature: [Signature] Date: 10/7/2020
By: Nicole Signature: N/A Date: 10/7/2020

INSTRUCTIONS FOR SUBMITTING THE APPLICATION FOR PLAN APPROVAL

1. All applications must be submitted to the management company by mail or email at

Concord Station Community Association, Inc
2019 Osprey Lane Suite B
Lutz, FL 33549
pasco@condominiumassociates.com

2. All applications **MUST** be accompanied by a sketch and a copy of your LOT survey indicating location, size, and type of construction and other pertinent information as may be necessary.
3. If approval for an application is granted, it is not to be construed to be approval of any County or City Code Requirement. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Review Committee shall have no liability or obligation to determine whether such improvement, alteration, and addition comply with any applicable law, rule, regulation code or ordinance.

As a condition precedent to granting approval of any request or change, alteration or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assumes sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED THAT CONCORD STATION COMMUNITY ASSOCIATION, INC. AND CONDOMINIUM ASSOCIATES ET AL., ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNERS AND HIS ASSIGNS ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

4. **UNDER NO CIRCUMSTANCES IS AN ALTERATION TO BEGIN WITHOUT PROPER APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE.**
5. **THIS APPROVAL IS GOOD FOR ONLY SIX (6) MONTHS FROM DATE OF MEETING. YOU WILL NEED TO RESUBMIT FOR APPROVAL IS SIX (6) MONTHS HAS LAPSED AND THE ALTERATIONS ARE NOT COMPLETED.**
6. ACC Meetings are currently the first Wednesday of the month at 6:00 pm at the Concord Station Clubhouse (please see Events Calendar at www.concordstationhoa.com for current information). Owners are welcome and encouraged to attend. **APPLICATION DEADLINE: Application MUST BE SUBMITTED BY THE PRECEEDING MONDAY AT NOON** to be placed on the agenda - **NO EXCEPTIONS!**
7. The Board approved a Resolution regarding new Paint Colors: The old Lennar colors that are existing on homes in the community are grandfathered. The only other option is to use the new 2020 Paint Color book from Sherwin Williams with options listed per page. No color substitutions are to be made. Owner must include color picture of current home with application to paint with color labels on the picture.



To whom it may concern,

Letter of Specification for Phifer Screen

Standard Fiberglass

Phifer offers a complete selection of fiberglass insect screening. BetterVue and UltraVue are Phifer's new iVis (improved visibility insect screening) products that allow you to "see the view, not the screen." Phiferglass, Phifer's trademarked fiberglass screening, has been the standard in the industry for decades. All three products are woven from permanent glass yarn, which has been coated with a protective vinyl to ensure lasting beauty, color and flexibility and will not rust, corrode or stain. They are produced under the most exacting conditions to meet rigid specifications and have all passed 1200 hours of QUV accelerated weathering. BetterVue and UltraVue are GREENGUARD® indoor air quality certified.

Technical Data:

Standard Widths - Rolls: 16" to 96" (40.6 cm to 243.8 cm) | ROM's: 16" to 60" (40.6 cm to 152.4 cm)

Standard Roll Length - Rolls: 84" to 100' (213.4 cm to 30.48 m)

Composition - 38% Fiberglass, 62% Vinyl on Fiberglass

Specifications:

Screening Colors: Charcoal & White

Sincerely,

Alfredo G Santana
4413 N Hale Ave Tampa, FL 33614
Email: ascpomboscontracting@gmail.com




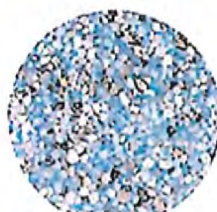
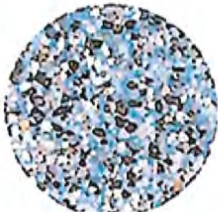
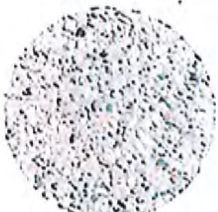






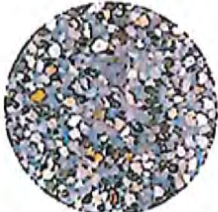

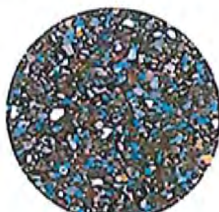
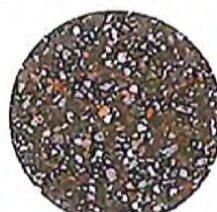


StoneScapes®
Formulated Surface Systems

Mini Pebbles



All traditional StoneScapes pool finish colors are available using smaller "mini" pebbles. StoneScapes combines artistry with durability and comfort to create the perfect finish for any pool or spa.

			
White ✓	Salt & Pepper ✓	Aqua Cool ✓	Aqua White
			
Aqua Blue	Irish Mist	Jade	Caribbean Blue
			
Sand	Mauve	Emerald	French Gray
			
Tahoe Blue	Tropics Blue	Midnight Blue	Black

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Due to a variety of influences, your actual pool finish & water color may differ from the images shown in this brochure. Images & color samples are featured for inspiration & to show a range of design ideas for your NPT pool finish. Always check a sample of the actual product prior to purchase or installation. Some finishes may include sandblasts which cannot be guaranteed against degradation or loss of color. www.nptpool.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/12/2020

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

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

PRODUCER FLORIDA COMMERCIAL INSURANCE SERVICES, LLC 3014 N US HIGHWAY 301, SUITE 400 TAMPA, FL 33619	CONTACT NAME: SUSAN TORRES
	PHONE (INC. No. Ext.): 813-524-0362 FAX (INC. No.): 813-283-9039
	E-MAIL ADDRESS: OFFICE@COMMERCIAL-INS.COM
	INSURER(S) AFFORDING COVERAGE
	INSURER A: Nautilus Insurance Co NAIC # 17370
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR VND	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	NN1136891	06/12/2020	06/12/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - CON/PROP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION S						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in N11) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Certificate holder is an additional insured on a blanket basis as required by written contract. A waiver of subrogation in favor of the certificate holder has been added as required by written contract or agreement (L815 1019).

CERTIFICATE HOLDER



CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Steph L. Clewett

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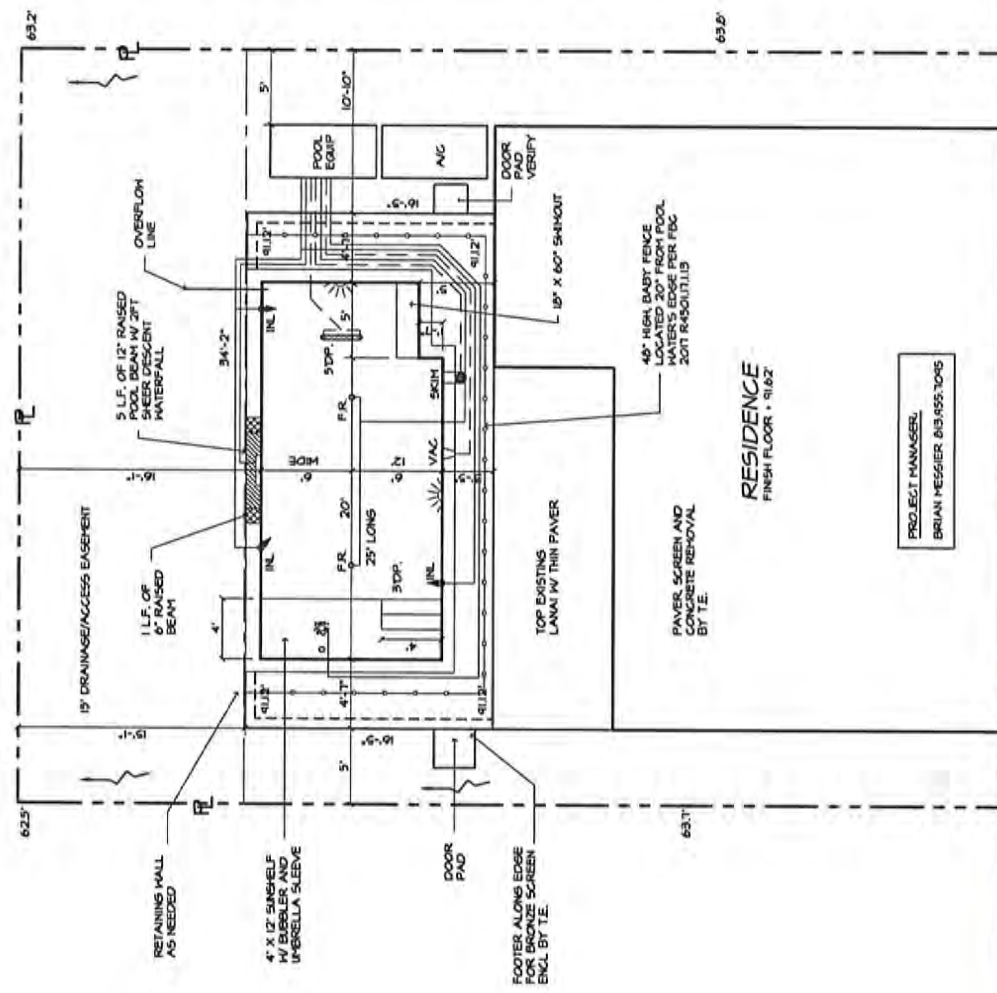
Example



POOL SPECS:	
SIZE: 12' X 20'	
DEPTH: 5' TO 5'	
PERIMETER: 74	
AREA: 242	
VOLUME: 1500	
TURNOVER: 8 HR. MIN.	
COPING: BULLNOSE BRICK	
TILE: 6"	
SKIFFER: 1	
RETURNS: 3 WALL + 2 FLOOR	
VAC LINE: YES	
LIGHT: 2-PENTAIR GLOBRITE NICKELLESS LED.	
SKIMMOUT: 10" X 60"	
FINISH: MIN PEBBLE	
RAILINGS: NO	
PATIO: BRICK PAVERS	
ENCLOSURE: BRONZE SCREEN CHILD FENCE	
FOOTERS: YES	
DECK-O-DRAIN: IF NEEDED	
4" X 12" SUNSHELF W/ BUBBLER AND UMB. SLEEVE	
12" RAISED BEAM W/ 2" SKEW	

EQUIPMENT SPECS:	
PUMP: 3/4 HP PENTAIR INTELLIFLO VAR SPEED	
FILTER: 66-200 PENTAIR CARTRIDGE	
CHLORINATOR: PENTAIR INTELLICHLOR SALT	
HEATER: PENTAIR ULTRATEMP HEAT PUMP	
BLOWER: NO	
AUTOMATION: NO	

NOTE: HOMEOWNER ACCEPTS CONSTRUCTION PRINT AS IS. 3D IMAGES ARE NOT REPRESENTATIVE OF CONTRACTED ITEMS. ALL LANDSCAPING SPRINKLERS, 500' UNDERGROUND LINES, INCLUDING UTILITY LINES ARE HOMEOWNER RESPONSIBILITY



PROJECT MANAGER:
BRIAN MESSIER 813.455.1205

SALESMAN: SCHEIDT

PHONE: 813.414.2500

LOT: 53 BLOCK: 6
SUBDIVISION: CONCORD STATION PHASE 4
PLAT BOOK: 61 PAGE: 12-18
COUNTY: PASCO

SWIMMING POOL PLAN FOR:
KYLE BLUEMKE
18076 ATHERSTONE TRAIL
LAND O LAKES, FLORIDA

DRAWING ITEMS
DATE: 8-26-2020
ORDER # 191 + 192
DRAWN BY: N.A.S.
PLAN # 202000-112
SHEET 1 OF 2

REVISIONS:

APSP/ANSI-15	
FLOW CALCULATIONS PER STANDARD. POOL WATER VOLUME 1500 /360 = 21 GPM CALCULATED FLOW RATE. NOTE POOLS UNDER 10000 GALLONS, THE CALCULATED FLOW RATE OR 30 GPM WHICHEVER IS GREATER. THE FILTRATION FLOW RATE IS THERE AND AUXILIARY LOAD ON THE FILTRATION PUMP? NO IF SO, WHAT IS THE CALCULATION AUXILIARY FLOW RATE. 60PM	
MINIMUM FLOW RATE 30 GPM (GREATER OF THE FILTRATION FLOW RATE OR THE AUX FLOW RATE IF THE AUX FLOW RATE IS POWERED BY THE FILTRATION PUMP)	
ALL LISTED BELOW PIPING IS FOR FILTRATION PUMP ONLY	
MINIMUM SUCTION PIPING SIZE 6" 6 FPS 13 MINIMUM RETURN BRANCH PIPE 6" 6 FPS 13 MINIMUM RETURN PIPING SIZE 6" 6 FPS 13 MINIMUM RETURN BRANCH PIPE 6" 6 FPS 13	
FILTER TYPE AND SIZE: CARTRIDGE 2005F	
MINIMUM FILTER AREA PER FILTER FACTOR IN STANDARD 200 X 375 = 75 GPM MINIMUM FLOW THROUGH FILTER FACTOR, FILTER AREA X 375 (GPM), X 2 (DE) OR X 15 (SAND)	
BACKWASH VALVE: Y (IF YES, MUST BE 2" MINIMUM)	
PUMP SELECTION AS LISTED ON CURVE A (A: < THAN 17000 GAL OR C: > THAN 17000 GAL) PUMP MAKE AND MODEL: PENTAIR INTELLIFLO VAR SPEED	
FLOW RATE 24 GPM 180 RPM FLOW RATE MUST BE (OR = MAX FILTER FLOW RATE)	
PUMP CONTROLS: FILTRATION PUMP HAS NO AUX LOAD. STANDARD TIME CLOCK FILTRATION PUMP WITH AUXILIARY LOAD. CONTROL MODEL FOR LOW SPEED DEFAULT WITH 24HR PUMP	
HEATER MAKE AND MODEL: PENTAIR ULTRATHP	
GAS HEATER EFFICIENCY RATING: (NO PILOT LIGHT)	
HEAT PUMP EFFICIENCY C.O.P.: 6.5	
EQUIPMENT PIPING - MINIMUM 4 PIPE DIAMETERS IN FRONT OF THE PUMP AND MINIMUM 10' AFTER FILTER FOR FUTURE SOLAR DIRECTIONAL RETURN FITTINGS WILL BE INSTALLED)	

APSP/ANSI-7	
THIS DATA IS FOR THE POOL	
SINGLE UNBLOCKABLE? Y TWO OR MORE? N	
(IF SINGLE UNBLOCKABLE INDICATE MAKE AND MODEL NUMBER)	
DRAIN MAKE AND MODEL: AQUASTAR 30" CHANNEL	
LISTED COVER FLOW RATE: 546 GPM	
SYSTEM FLOW RATE: 180 GPM	
METHOD DETERMINING FLOW RATE: MAX FLOW FROM PUMP CURVE	
PUMP MAKE AND MODEL: PENTAIR INTELLIFLO VAR SPEED	
SUCTION PIPING:	
BRANCH PIPING SIZE 3 INCH 6 FPS OR LOWER	
TRUNK PIPING SIZE 3 INCH 6 FPS OR LOWER	



PHONE: 813-414-2500

JOB SITE SPECIFICATIONS

LOT: 55 BLOCK: 6
SUBDIVISION: CONCORD STATION PHASE 4
PLAT BOOK: 61 PAGE: 12-15
COUNTY: PASCO

SWIMMING POOL PLAN FOR:

KYLE BLUEMEKE
18076 ATHERSTONE TRAIL
LAND O LAKES, FLORIDA

DRAWING ITEMS

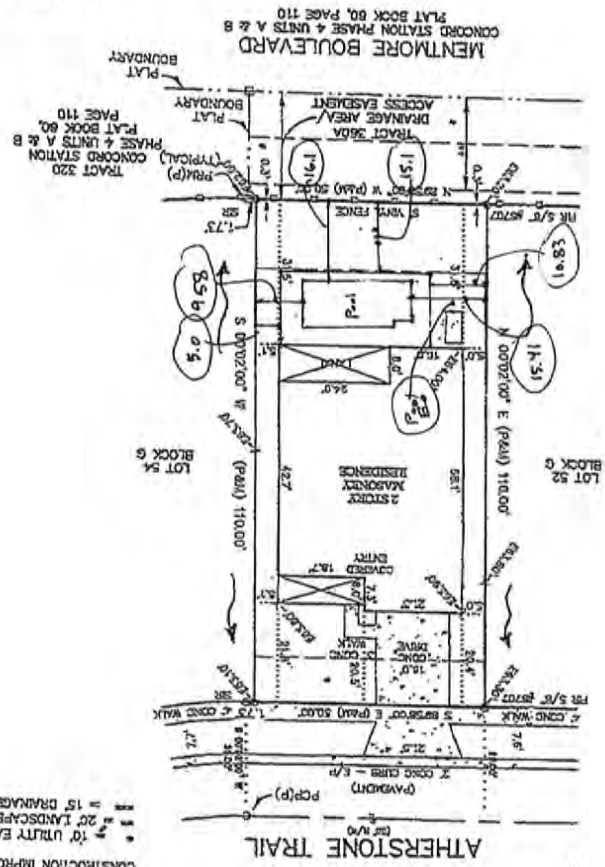
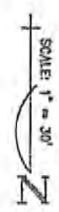
DATE: 8-28-2020
ORDER # M1 + M2
DRAWN BY: N.A.S.
PLAN # 202500-112
SHEET: 2 OF 2

REVISIONS

SEC. 21 TWP. 26 S. RNG. 18 E.
 BEARING BASIS
 SOUTHERLY LOT LINE OF LOT 53 BEING N 89°58'00" W

RECORD SURVEY (FINAL)
 LOT 53, BLOCK G
 CONCORD STATION PHASE 4
 UNIT C - SECTION 2
 PASCO COUNTY, FLORIDA.
 LEGEND:
 (0.00) = PROPOSED GRADE
 (80.00) = EXISTING GRADE

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH, ALSO SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD. UNDERGROUND UTILITIES ARE NOT LOCATED OR SHOWN.
 DO NOT SCALE THIS PRINT. DIMENSIONS AND NOTES TAKE PRECEDENCE.
 CERTAIN DATA SHOWN HEREON BASED ON ENGINEERING PLANS PROVIDED BY CLIENT. STRUCTURE TIES SHOWN HEREON DENOTES MEASUREMENT FROM FORM BOARDS/FOUNDATION TO PROPERTY LINE.
 PURPOSE OF SURVEY: TO OBTAIN HORIZONTAL AND/OR VERTICAL DIMENSIONAL DATA TO SHOW CONSTRUCTION IMPROVEMENTS.
 10' UTILITY EASEMENT
 20' LANDSCAPE EASEMENT
 15' DRAINAGE/ACCESS EASEMENT



DESCRIPTION:
 LOT 53, BLOCK G, MAP OR PLAT ENTITLED "CONCORD STATION PHASE 4 THROUGH 18, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA UNIT C - SECTION 2", AS RECORDED IN PLAT BOOK 67, PAGE(S) 12
 APPARENT FLOOD HAZARD ZONE "X" COMMUNITY PANEL NO. 120230 0400 D EFFECTIVE DATE: 9/30/92

Project Number: _____
 Square Feet: 550,000
 LBNAR

LEGEND:
 (C) = CALCULATED DATA, (D) = DEED DATA, (H) = MEASURED DATA, (P) = PLAT DATA, (R) = CENTERLINE, A/C = AIR CONDITIONER, E/C = BACK OF CURB, C/E = CONCRETE SLAB, CH = CHORD, CHB = CHORD BEARING, CLF = CHAIN LINK FENCE, CONC = CONCRETE, COV = COVERED, E/P = EDGE OF PAVEMENT, EAST = EASTERN REFERENCE MONUMENT, R/W = RIGHT OF WAY, R = RADIUS, SR = SET 1/2" IRON ROD & CAP NO. 4493, SHAD = SET NAIL & DISK, TBM = TEMPORARY BENCHMARK, U/P = UTILITY POLE, W/F = WOOD FENCE, (N) = RAILROAD

JOHN R. BEACH & ASSOCIATES, INC.
 SURVEYORS AND MAPPERS
 911 WEST ST. PETERSBURG DRIVE
 OLDSMAR, FLORIDA 34677
 (813) 854-1278 FAX (813) 855-8370

Scale: 1"=30'
 Checked By: JRB
 Drawn By: JES

NOT VALID WITHOUT THE SIGNATURE AND DATE OF THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 FINAL 07/12/2012 RJA
 Revisions: 06/08/12 TIE-IN SURVEY - SWS, FOUNDATION UPDATE 5/17/2012 CH

DATE: 11/21/2012
 JOHN R. BEACH
 FLORIDA REG. LAND SURVEYOR NO. 2984
 LBN4493

18E

THE PLANT BLUEWICK

Tab 13

Prepared by and return to:

John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

EASEMENT ENCROACHMENT AGREEMENT

This Easement Encroachment Agreement (the “**Agreement**”) is entered into as of the _____ day of **April, 2020** (the “**Effective Date**”), between **Concord Station Community Development District** (the “**District**”) whose mailing address is **5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544** and **Joshua Stuart Shapiro and Amanda Leigh Shapiro** (collectively, the “**Landowner**”), whose mailing address is **18369 Aylesbury Lane, Land O’Lakes, Florida 34638.**

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred and Fifty Dollars (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

1. Landowner is the fee simple landowner of **Lot 30, Block B, of Concord Station Phase 2 Unit A and Phase 4 Unit C - Section 1,** according to the plat thereof, as recorded in **Plat Book 66, Page(s) 126 - 131,** of the Public Records of Pasco County, Florida (the “**Property**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of Pasco County.

2. The District has a drainage easement (“**Easement**”) on and/or abutting the Property, as shown on the plat. Landowner desires to encroach into the Easement by constructing six foot white vinyl fence along the sides of the Property, and a four foot white vinyl picket fence along the back of the Property, abutting the Property (the “**Improvements**”). The Landowner agrees that the Improvements will not encroach into the Easement beyond the same encroachments by the neighboring fencing.

3. The Landowner agrees that if the District requires access to the landscape easement to the west or the drainage easement to the south for maintenance and/or repair of the landscape easement or the drainage easement by the District, the Landowner hereby agrees and acknowledges that the removal and reinstallation of that portion of the Improvements shall be at the Landowner’s expense.

4. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. Landowner shall apply for and obtain, at its sole cost and expense, all necessary

federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to the construction of the Improvements.

5. This Agreement shall remain in effect until terminated by either party. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

6. Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements

7. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

9. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of Pasco County.

10. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

11. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.

12. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Witness 1:

Print Name

**Concord Station Community
Development District**



Steven Christie
Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of October, 2020, by Steven Christie, Chair of the Board of Supervisors of the Concord Station Community Development District, ☐ who is personally known to me or ☐ who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Joshua Stuart Shapiro

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of April, 2020, by Joshua Stuart Shapiro, ☐ who is personally known to me or ☐ who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Amanda Leigh Shapiro

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of April, 2020, by Amanda Leigh Shapiro, ☐ who is personally known to me or ☐ who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Tab 14



October 29, 2020

Board of Supervisors
Concord Station Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

The following represents our understanding of the services we will provide *Concord Station Community Development District*.

You have requested that we audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of *Concord Station Community Development District*, as of September 30, 2020, and for the year then ended and the related notes to the financial statements, which collectively comprise *Concord Station Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit applicable to those basic financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with U.S. GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the basic financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and Government Auditing Standards.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *Concord Station Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by the entity's auditor;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of the audit, we will assist preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with preparation of the financial statements and that you have accepted responsibility for them.

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the engagement are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The engagement is limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account codings and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

Reporting

We will issue a written report upon completion of our audit of *Concord Station Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Concord Station Community Development District*. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in December 2020 and the audit reports and all corresponding reports will be issued no later than April 30, 2021.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,000 for the year ended September 30, 2020, (\$4,000 for the year ended September 30, 2021 and \$4,000 for the year ended September 30, 2022), inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that *Concord Station Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for two additional years subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *Concord Station Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Rizzetta ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall 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 Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 813-933-5571, KGALLANT@RIZZETTA.COM, OR AT 12750 CITRUS PARK LANE, SUITE 115, TAMPA, FL 33625.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDirmit Davis

McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Concord Station Community Development District

Acknowledged and agreed on behalf of Concord Station Community Development District by:



Title: _____

Date: _____



PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
1106 N. FRANKLIN STREET
TAMPA, FLORIDA 33602
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

August 21, 2020

To the Owners of McDirmit Davis, LLC
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of McDirmit Davis, LLC (the firm), in effect for the year ended June 30, 2020. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, a compliance audit under the Single Audit Act, and an audit of an employee benefit plan.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of McDirmit Davis, LLC in effect for the year ended June 30, 2020 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. McDirmit Davis, LLC has received a peer review rating of *pass*.

Prida Guida & Perez, P.A.

Tab 15

RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONCORD
STATION COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING
THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Bryan Radcliff is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF NOVEMBER, 2020.

**CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY