



Rizzetta & Company

Concord Station Community Development District

**Board of Supervisors'
Meeting
December 14, 2023**

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

www.concordstationcdd.com

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AGENDA

Concord Station Clubhouse, 18636 Mentmore Boulevard, Land O' Lakes, FL 34638
www.concordstationcdd.com

District Board of Supervisors	Jessica LaBarbera	Chairman
	Randall Griffin	Vice Chairman
	Fred Berdeguez	Assistant Secretary
	Angel Rivera	Assistant Secretary
	Donna Matthias-Gorman	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin Vericker
District Engineer	Phil Chang	Johnson Engineering, Inc.

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 – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.concordstationcdd.com

December 6, 2023

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, December 14, 2023 at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Deputy Update
 - i. Discussion of Pasco County Sheriff's Contract Tab 1
 - B. District Engineer Tab 2
 - C. District Counsel
 - D. Field Operations Manager
 - i. Aquatics Report Tab 3
 - ii. Yearly Assessment Aquatics Report Tab 4
 - iii. Landscape Inspection Services Report Tab 5
 - iv. Yellowstone Landscape Report Tab 6
 - v. Landscape Proposals Tab 7
 - E. Clubhouse Manager
 - i. Review Monthly Clubhouse Report Tab 8
 - F. District Manager Tab 9
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on November 9, 2023 Tab 10
 - B. Consideration of Operation and Maintenance Expenditures for October 2023 Tab 11
- 5. BUSINESS ITEMS**
 - A. Discussion of Amenities Policy Tab 12
 - B. Discussion of Additional Signage for the Recreation Areas
 - C. Discussion and Award of District Management, Amenity Management, and Field Services Tab 13
- 6. AUDIENCE COMMENTS**
- 7. SUPERVISOR REQUESTS**
- 8. 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,
Daryl Adams
Daryl Adams
District Manager

Tab 1

**Concord Station
Law Enforcement Budget
Fiscal Year 2023-2024**

Personal Services:

<i>Salary:</i>	<i>Rates</i>	<i># Hours</i>	<i>Line Item Total</i>	<i>Category Total</i>
Base Salary (Grade C01)	31.92	2,210.00	70,548	
Stipend	0.00		0	
OT as a % of Base Salary	0%		0	
Total Salary:			70,548	
 <i>Benefits:</i>	 <i>Rates</i>	 <i># Hours</i>		
Holiday Pay	31.92	102.00	3,256	
FICA	7.65%		5,646	
Retirement	29.60%		21,846	
Group Health/Life Insurance	10,500.00		10,500	
Total Benefits:			41,248	

Total Personal Services:	111,796
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Operating Expenses:

Office Supply/furniture Estimate	0
Communication (cell/air card)	1,020
Software Maintenance	330
Vehicle Equipment incl. extra keys/remotes	0
Vehicle printer/inverter	0
Vehicle Expenses Estimate (gas/repairs/maint)	3,710
Radio Maintenance Estimate	180
Hiring Costs - Psyc/Poly/Drug/Credit	525
Vehicle Insurance	775
Professional Liability Insurance	1,165
Uniform and Equip replacement	500
Ammo Estimate	1,320
Sig/Shotgun/Carbine w/accessories	422
Axon License/Maintenance - BWC & Taser w/battery pack, cartridges, w	3,100
Laptop	385
Mobile Radio for Vehicle	741
Hand Held Radio/Enhanced Charger/Battery	673

Total Operating Expenses:	14,846
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Capital:

Patrol vehicle (\$32,801 less residual value of \$2,000/5 years) Year 4	6,160
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Total Capital:	6,160
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Total Estimate Sheriff's Office Costs - CONTRACT TOTAL 132,802



Vice Chairman, Concord Station CDD

Board approved 6/8/2023 Meeting

VC signed in absence of Chairman

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All contracts (to include agreements and grant applications) must be reviewed and approved before submission to Sheriff for execution. (This process takes 10-15 days.)

RECEIVED
OCT 12 2018
Field Operations Bureau
Administration

CONTRACT TITLE: Contract fo General Law Enforcement Services- Concord Station CDD

DATE SUBMITTED: October 11, 2018 BY: Captain S. M. Hartnett Jr

RENEWAL: ☒ NEW: ☐ TERM: FROM: October 1, 2018 TO: September 30, 2019

RENEWAL:

CHANGE IN CONTENT / TERMS / COST: YES: ☒ NO: ☐ (If yes, analysis is necessary)

NEW CONTRACT:

COST: _____

PURPOSE: Law Enforcement Services Provided to Concord Station Community Development District

ANALYSIS: (Include budget impact, purpose, terms of this document, and reasons for changes.)

Yearly contract renewal. No change in actual contract terms; however, modifications made in compensation made to the Pasco Sheriff's Office, increase of \$6,546.00 to cover rise in costs (see worksheet) . Concord Station to pay the Pasco Sheriff's Office the sum of \$99,433.00 in twelve monthly installments of \$8,286.92.

REVIEWED:**Signature****Date**

Bureau Commander:

10/15/18

IT:

10/18/18

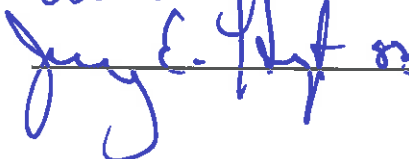
Strategic Planning & Budget Director:

10/22/18

General Counsel:

10/22/18

Chief Deputy:

10/22/18

CONTRACT FOR GENERAL LAW ENFORCEMENT SERVICES

THIS AGREEMENT is entered into between the CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND CHRIS NOCCO, as Sheriff of Pasco County ("SHERIFF").

WITNESSETH:

WHEREAS, the DISTRICT is a local unit of special purpose government established pursuant to: Chapter 42UU-1 Of the Florida Administrative Code; and

WHEREAS, Florida Statute 190.012 provides that a CDD may contract with the appropriate government agency for an increased level of services within the DISTRICT boundaries; and

WHEREAS, the DISTRICT desires to provide law enforcement services in the DISTRICT in addition to this already provided by the SHERIFF; and

WHEREAS, the DISTRICT wishes to contract with the SHERIFF for these additional law enforcement services; and

WHEREAS, the SHERIFF has indicated his desire and willingness to accept these responsibilities;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, the parties agree as follows:

1. STATEMENT OF AGREEMENT

The SHERIFF agrees to provide the services outlined in this Agreement and the DISTRICT agrees to engage the SHERIFF to provide such services in accordance with and subject to the terms of this Agreement.

2. GENERAL LAW ENFORCEMENT SERVICES DEFINED

General law enforcement services consist of patrol and investigation, and all auxiliary and technical services now provided by the Sheriff's Office in support of patrol and investigation. All references to general law enforcement services contained in this Agreement are references only to services that will be delivered under the terms of this Agreement.

3. SERVICES PROVIDED BY SHERIFF

a. Service Area:

The SHERIFF will provide general law enforcement services within the DISTRICT.

b. Quantity of Services:

The SHERIFF will provide one (1) deputy to provide law enforcement services to Concord Station Community on a schedule not to exceed eighty-five (85) payroll hours bi-weekly or two thousand two hundred ten (2,210) payroll hours yearly. The SHERIFF will furnish all labor, equipment, facilities and supplies needed to provide general law enforcement services. In the event that the assigned deputy has scheduled training during the term of this contract, the SHERIFF will not replace the deputy during the training period. If however, the assigned deputy becomes sick or takes a vacation, the SHERIFF will replace the deputy for the period of illness or vacation.

c. Service Management:

The planning, organization, scheduling, direction and supervision of the SHERIFF's personnel and all other matters incident to the delivery of the general law enforcement services to the DISTRICT will be determined by the SHERIFF.

d. Responsiveness:

All complaints will be investigated by the SHERIFF. The SHERIFF will report the results of the investigation and the final determination to the DISTRICT. The SHERIFF will make every effort to comply with service requests from the DISTRICT as long as they are consistent with good law enforcement practices.

e. Contact Person:

All complaints and requests should be sent to:

Captain Stephen Hartnett
11530 Trinity Blvd.
Trinity, FL 34655
727-376-3827

4. LIABILITY

a. SHERIFF:

The SHERIFF assumes all liability for and to defend against and secure the DISTRICT from all costs or damages for injury to person or property caused by the SHERIFF in providing general law enforcement services.

b. CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The DISTRICT will assume liability for, defend against, and exempt the SHERIFF from all costs or damages for injury to person or property caused by the DISTRICT.

5. PERSONNEL

a. Employee Status:

All persons providing general law enforcement services to the DISTRICT are employees of the SHERIFF.

b. Payment:

The DISTRICT will not be liable for the direct payment of salaries, wages or other compensation to the deputy providing the services.

6. COST

a. Total Sum:

The DISTRICT will pay the SHERIFF the total sum of Ninety-Nine Thousand Four Hundred and Thirty-Three (\$99,433) Dollars as follows: twelve (12) monthly installments in equal amounts of Eight Thousand Two Hundred and Eighty-Six Dollars and Eight Cents (\$8,286.08) for general law enforcement services delivered during the term of this Agreement.

Computation:

This total sum does not include expenses attributable to services or facilities normally provided to all areas within the COUNTY as part of law enforcement duties and functions customarily performed by the SHERIFF under the statutes and constitution of this State.

b. Payment:

The monthly installment payment will be due and payable from the DISTRICT no later than the first (1st) day of each calendar month. Payment will be sent to:

Pasco Sheriff's Office
20101 Central Blvd.
Land O'Lakes, FL 34637
Attn: Fiscal

c. Delinquency:

If the DISTRICT does not make payment by the date due set forth above, the SHERIFF may terminate this Agreement immediately by providing written notice of termination to the DISTRICT. The DISTRICT will be liable for the cost of general law enforcement services rendered prior to the time of termination.

7. TERM

This Agreement will take effect on October 1, 2018, and will continue through September 30, 2019, with automatic renewals of successive one (1) year terms if a budget has been agreed upon by the DISTRICT and the SHERIFF.

8. TERMINATION

This Agreement may be terminated without cause by either party providing ninety (90) days written notice of their intention to terminate.

9. RENEWAL

Unless terminated, this Agreement will renew automatically for successive terms of one (1) year, provided the DISTRICT agrees, in writing, to the next year's budget as submitted by the SHERIFF. An estimated budget will be submitted to the DISTRICT on or before July 1st of each successive year. Paragraphs 6a. and 6c. of the Agreement will be amended to reflect an amount equal to the approved budget.

10. VENUE

The validity, construction, interpretation, and administration of this Agreement will be governed by and must be interpreted under the laws of the State of Florida. In the event of any legal action to enforce the provisions of this Agreement, venue shall be in Pasco County, Florida, and each party shall be responsible for its own attorney's fees and costs

11. NO WAIVER OF IMMUNITY

Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the parties, including their supervisors, officers, agents and employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefits of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. PUBLIC RECORDS

Vendor agrees to comply with Chapter 119, Florida Statutes, and specifically per Florida Statute 119.0701, Vendor agrees to keep and maintain public records that would be required by PSO in order to perform the services provided for in this Agreement; Vendor agrees to provide public access to any required public records in the same manner as a public agency; Vendor agrees to protect exempt or confidential records from disclosure; Vendor agrees to meet public records retention requirement; and Vendor agrees that at the end of term of this

Agreement, to transfer all public records to PSO and destroy any duplicate exempt or confidential public records.

VENDOR MUST CONTACT THE PASCO SHERIFF'S OFFICE PUBLIC RECORDS CUSTODIAN WITH ANY QUESTIONS REGARDING VENDOR'S DUTIES TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT. THE PASCO SHERIFF'S OFFICE PUBLIC RECORDS CUSTODIAN CONTACT INFORMATION FOR THIS CONTRACT IS:

**Captain Stephen Hartnett
11530 Trinity Blvd.
Trinity, FL 34655
E-mail: shartnett@pascosheriff.org**

13. EXECUTION

The parties have executed this Agreement this 11 day of OCTOBER, 2018.

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

BY: 

CHRIS NOCCO,
AS SHERIFF OF PASCO COUNTY, FL
8700 CITIZEN DR.
NEW PORT RICHEY, FL 34654

BY: 

APPROVED AS TO LEGAL FORM AND CONTENT:

By: 

Lindsay Moore, Chief of Management Services

**Concord Station
Law Enforcement Budget
Fiscal Year 2018-2019**

Personnel Services:

Base salary @ 2,210 hrs	25.12		55,521
FICA	7.65%	4,443	
Retirement	24.48%	14,219	
Holiday pay		2,563	
Insurance Benefits	791.66 per month	9,500	
Total Fringe Benefits			30,725

Total Personnel Services	\$	86,246
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Operating Expenditures:

Communication (Cellular/air card)	1,080
Recurring IT expenses (software license/maintenance/bwc)	1,254
Vehicle expenses (gas/oil/maintenance)	3,039
Vehicle insurance	665
Recurring HR expenses (liability insurance/hiring costs)	1,398
Hand Held Radio: battery, maintenance	125
Ammunition	390
Standard Issue Uniform & Equipment/maintenance/replacement	500

Total Operating Expenditures	\$	8,451
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Capital:

Patrol vehicle (\$25,681 less residual value of \$2,000/5 Years) Year 4	4,736
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Total Capital Expenditures	\$	4,736
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Total Estimated Sheriff's Office Costs - CONTRACT TOTAL	\$	99,433
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Tab 2



TO: **Darryl Adams**
Concord Station CDD District Manager

DATE: **December 5, 2023**

FROM: **Phil Chang, P.E.**
Concord Station CDD District Engineer

RE: **Storm System Maintenance Repairs**
(Longwood & Trilby)

As requested, Johnson Engineering completed a visual assessments of the storm system in the Longwood (SWFWMD Permit No. 44023781.003) and Trilby (SWFWMD Permit No. 44023781.005) sections of the District as required by the Southwest Florida Water Management District (SWFWMD).

Based on the assessment, there were erosion and storm structure issues that needed to be addressed/repared. As such, information related to the required repairs was compiled (attached) and sent to three contractors requesting cost quotes to correct/address the issues identified.

In Longwood, the following issues were included in the request for quotes:

- The concrete weir at Pond L8 is damaged with the right section of the weir requiring reconstruction. (Photo 1)
- In Pond L11, there is also an area where there is erosion on the pond embankment across from the weir. This erosion needs to be repaired. (Photo 2)
- The weir at Pond S9 has both ends exposed and needs to be re-imbedded into the pond bank using soil, sod and cement bag riprap. (Photo 3)

In Trilby, the following issue was included in the request for quotes:

- Although not within Trilby, the concrete weir in Pond W30 (which is connected to Pond T1) is experiencing erosion at the right side of the weir. This should be backfilled and resodded to address the erosion. (Photo 4)

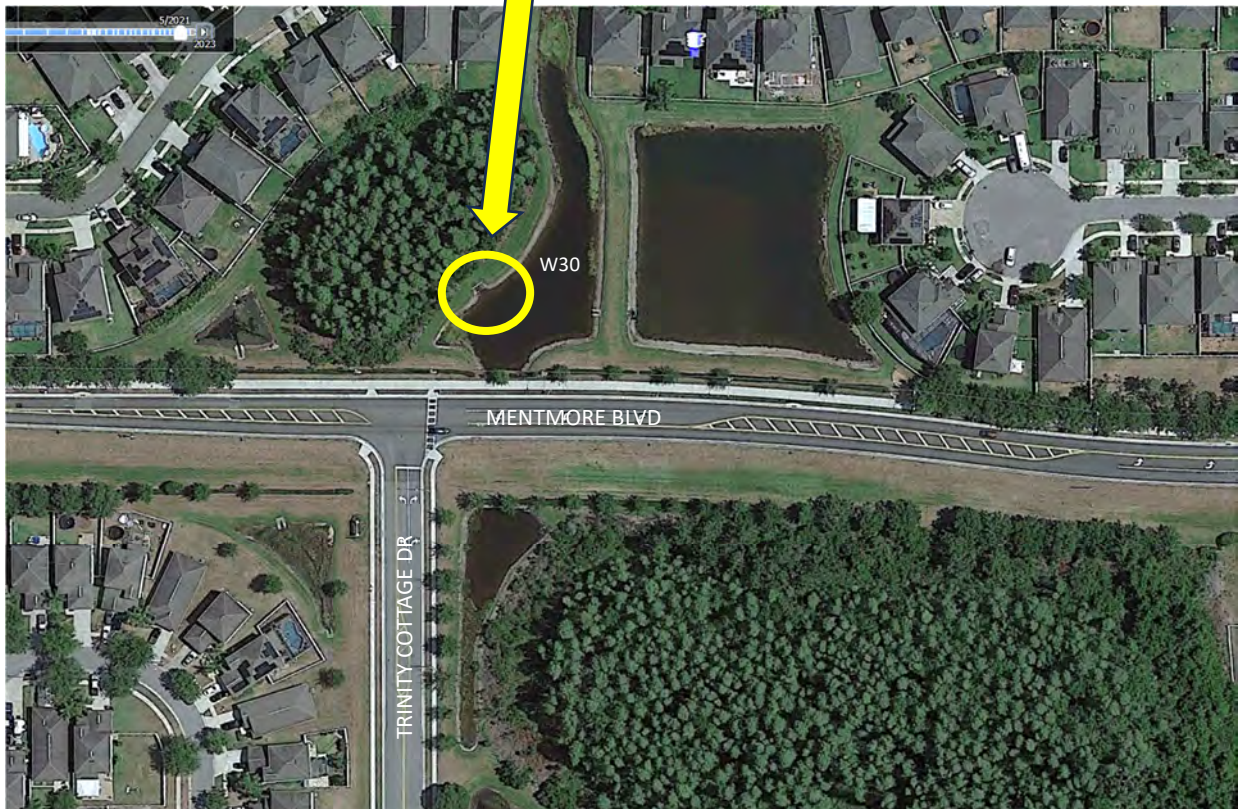
Quotes were received from three contractors as follows (and attached):

1. Crosscreek Environmental: \$3,850.00
2. Site Masters of Florida: \$6,000.00
3. Finn Outdoor: \$6,450.00

Based on the quotes received, Crosscreek Environmental submitted the lowest quote. At this time, we request that the Board of Supervisors select a contractor to undertake the work.



Photo 1: Pond W30 – There is erosion at right side of weir. Backfill and sod needed to re-imbed weir into pond bank.



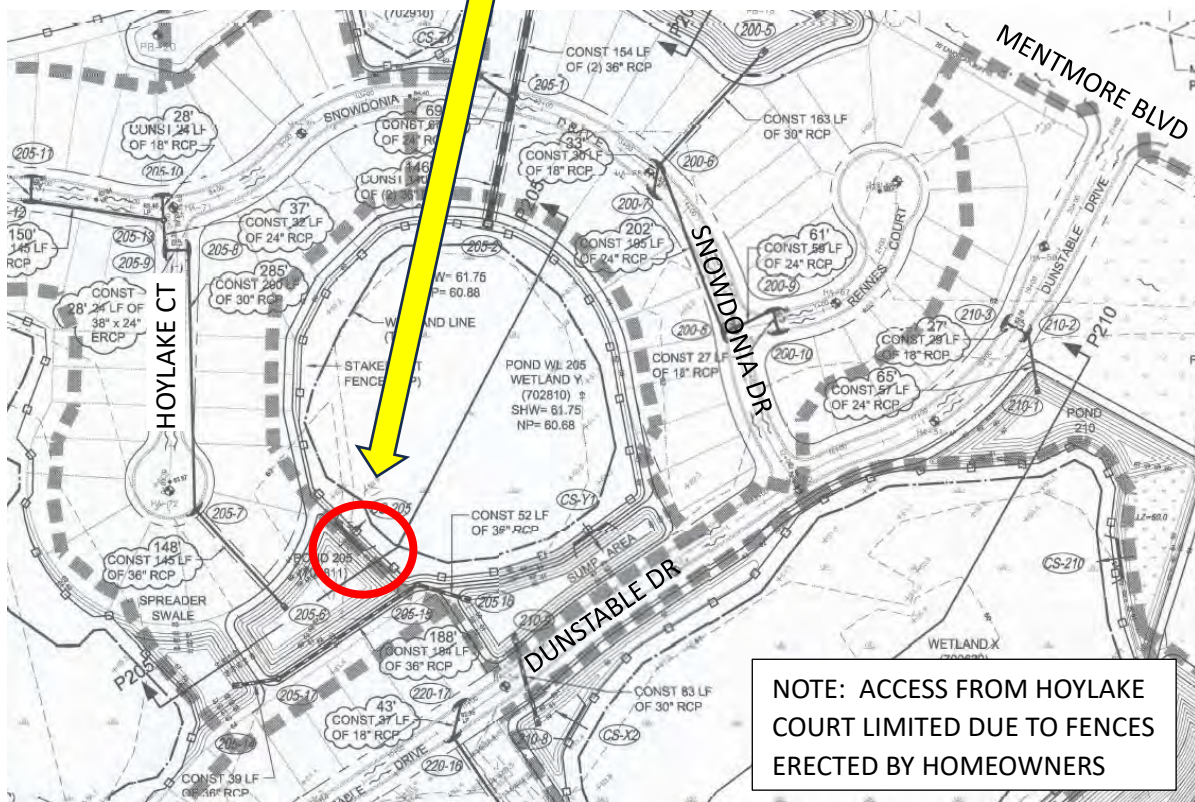




Photo 3: Pond L11 – Erosion on embankment needs to be repaired

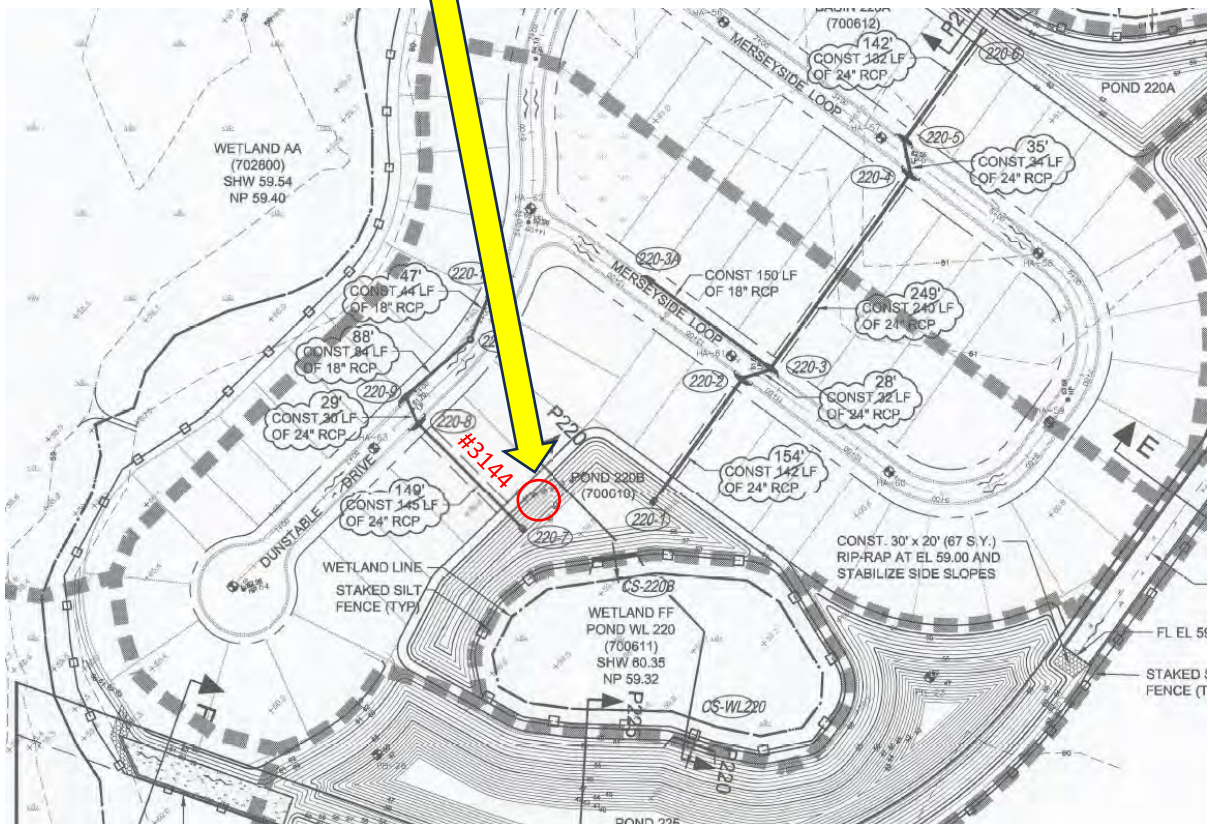
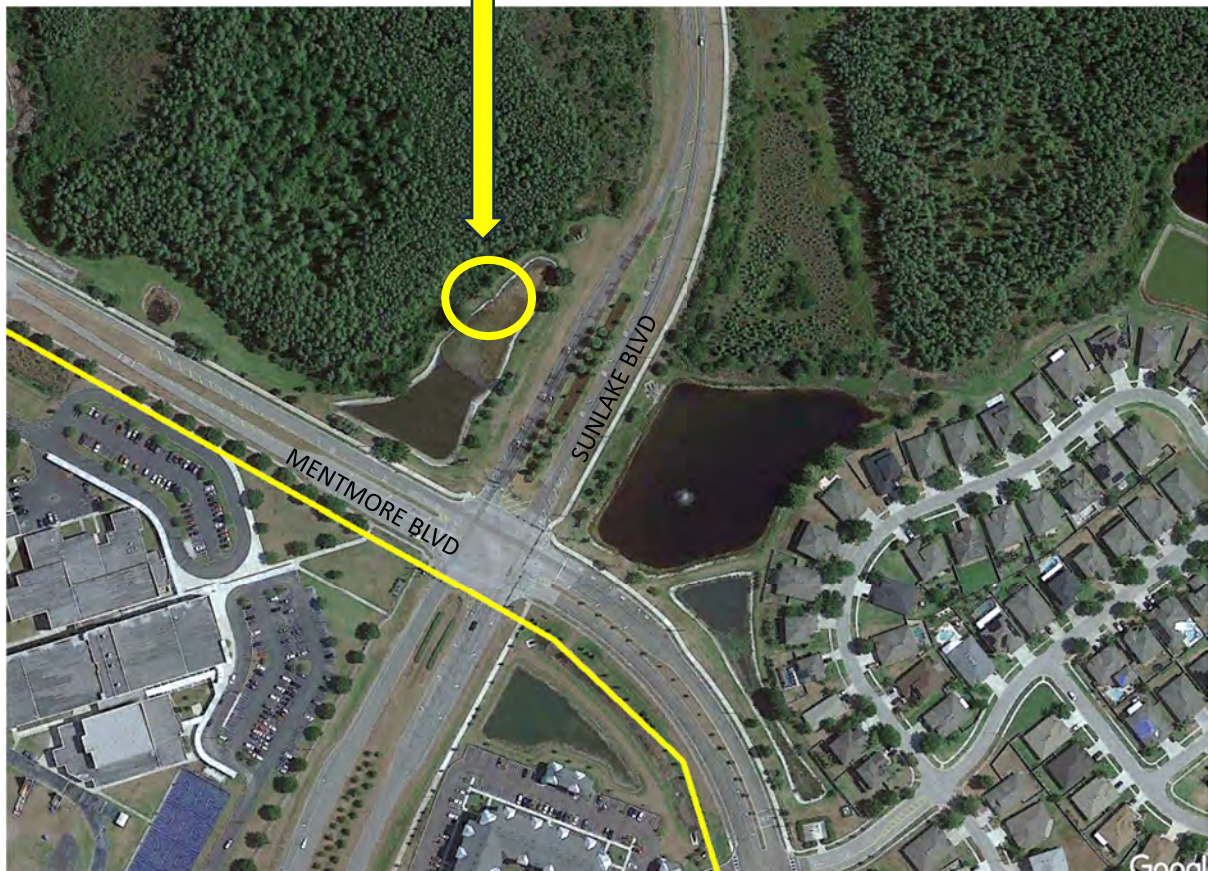




Photo 4: Pond S9 – There is erosion at both sides of weir. Backfill, sod and cement bag rip rap needed to re-imbed weir into pond bank.





Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
11/27/2023	10968

Name / Address
Concord Station CDD 17900 Hunting Bow Circle, Suite 101 Lutz, FL 33558 Phil Chang

Description	Qty	Rate	Total
Restoration of stormwater structures per Johnson Engineering report dated November 10th, 2023			
Pond W30 Weir Use sediment from erosion around control structure to reform area back to grade. Install geo fabric, pin in place, and resod.	1	550.00	550.00
Pond L8 Outfall Remove broken bricks and mortar from control structure. Form new control structure extension out of plywood. Drill and anchor rebar into existing control structure to secure newly poured section. Hand mix and new control structure extension. Use sediment from erosion around control structure to reform area back to grade. Install geo fabric, pin in place, and resod.	1	1,750.00	1,750.00
Pond L11 Use sediment from erosion in the pond to reform area back to grade. Install geo fabric, pin in place, and resod.	1	500.00	500.00
Pond S9 Weir Use sediment and cement bags from erosion around control structure to reform area back to grade. Install geo fabric, pin in place, and resod.	1	1,050.00	1,050.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		Total	\$3,850.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com

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

PROPOSAL

Concord Station CDD

Stormwater Maintenance

12/5/2023

**Remediate deficiencies in stormwater system as identified in
report by District Engineer on 11/10/23.**

Pond W30	Outfall weir - repair erosion	\$600
Pond L8	Outfall weir - rebuild s.e. side	\$1,800
Pond L11	Pond bank - repair erosion	\$1,400
Pond S9	Outfall weir - repair erosion	\$2,200
TOTAL		\$6,000

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
(813)957-6075



Concord Station CDD

Bill to
Concord Station CDD

Estimate details
Estimate no.: 2103
Estimate date: 11/22/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		O and M Items Pond W30 Weir -- Fill and compact imported soil to embed wingwalls, install erosion control fabric and sod to match surroundings.		1	\$800.00	\$800.00
2.		O and M Items Pond L8 Outfall -- Install rebar dowels into remaining portion of the outfall structure, form and pour concrete wall to rebuild the missing/damaged portion of the outfall structure, restore surrounding bank with imported fill, erosion control fabric, and sod to match surroundings.		1	\$2,200.00	\$2,200.00
3.		O and M Items Pond L11 -- Restore approximately 20 linear feet of pond bank with imported fill, geotextile fabric, and sod to match surroundings		1	\$1,600.00	\$1,600.00
4.		O and M Items Pond S9 -- Rebuild pond bank at weir wingwalls with imported fill, concrete bag rip rap, geotextile underlay, and sod to match surroundings. Wingwalls to be embedded in newly built pond bank.		1	\$1,850.00	\$1,850.00
					Total	\$6,450.00

Tab 3



Concord Station CDD (Longwood) Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-11-14

Prepared for:

Debby Bayne-Wallace
Rizzetta & Company
12750 Citrus Park Lane #115
Tampa, FL 33625

Prepared by:

Nick Margo, Aquatic Biologist

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS L1, L2, L3	3
PONDS L4, L5/6, L7/	4
PONDS L8, L10, L11	5
PONDS L12	6
MANAGEMENT/COMMENTS SUMMARY	6 - 7
SITE MAP	8

L1

Comments:

Site looks good

The site has no water but there is no noted nuisance weed growth and plenty of native Gulf Spikerush.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



L2

Comments:

Site looks good

The site is in good condition with minimal nuisance weeds, no algae and a good variety of native vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



L3

Comments:

Site looks good

The water level is down but the site is in good condition with no nuisance weed growth on the banks, no algae, and a good mix of native plants.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



L4

Comments:

Site looks good

The site has no water but also has no nuisance weed growth and is mostly stands of native pickerelweed throughout mud right now.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



L5 / 6

Comments:

Normal growth observed

Both site are in good condition with nuisance vegetation being properly controlled in both.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



L7 / 9

Comments:

Site looks good

Both sites are almost completely dry and both have no issues to note.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: L8

Comments:

Site looks good

The site should be dry soon if we do not get any significant rain. The area remains free of nuisance vegetation although there is some decay from last month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: L10

Comments:

Site looks good

The site has a little water and is mostly a stand of native Gulf Spikerush. There is a lot of exposed bank with minimal nuisance weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: L11

Comments:

Treatment in progress

The site was treated for shoreline weeds and floating weeds last week. You can see a lot of decay. Allow another week for the floating weeds to decompose.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



Site: L12

Comments:

Site looks good

No issues. Water level down like every other site. No major nuisance weed growth and nice mix of native plants.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

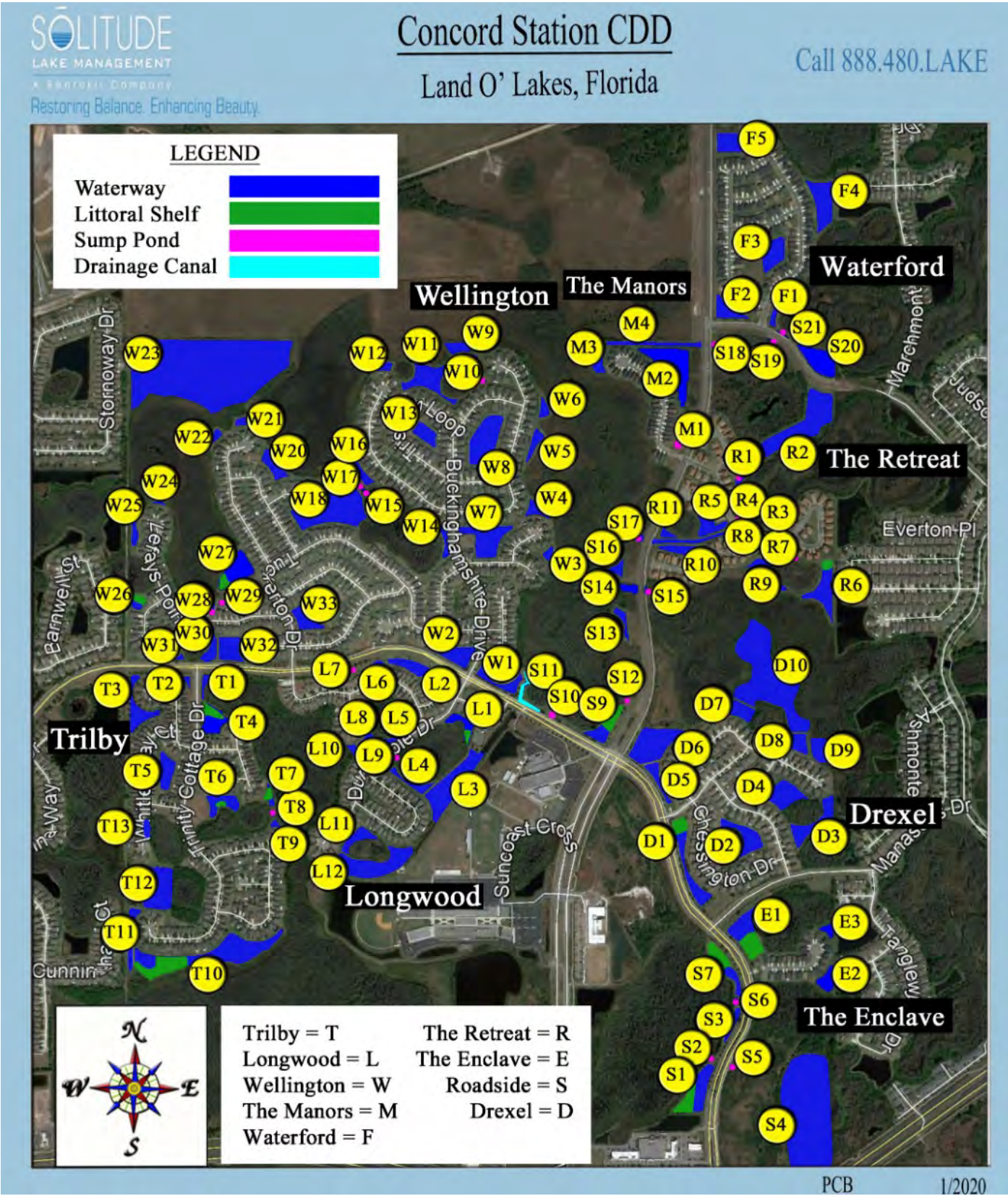
The one thing everyone should notice is how low the ponds are for the month of November. We are seeing a lot of exposed bank and vegetation chasing that water column. Fortunately, the area was treated pretty thoroughly recently so we do not see many issues. No algae or submersed weeds were noted within any of the sites and what floating weeds there are have already been treating and decay is noticeable.

That decay in site L11 in Longwood is really the only issue during the inspection. It may take another week or two for the spatterdock to fall out. If it does we will follow up with another application.

No other issues were noted heading into the holidays.

Thank You For Choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
L1	Site looks good	Species non-specific	Routine maintenance next visit
L2	Site looks good	Species non-specific	Routine maintenance next visit
L3	Site looks good	Species non-specific	Routine maintenance next visit
L4	Site looks good	Species non-specific	Routine maintenance next visit
L5/6	Normal growth observed	Species non-specific	Routine maintenance next visit
L7/9	Site looks good	Species non-specific	Routine maintenance next visit
L8	Site looks good	Species non-specific	Routine maintenance next visit
L10	Site looks good	Species non-specific	Routine maintenance next visit
L11	Treatment in progress	Floating Weeds	Routine maintenance next visit
L12	Site looks good	Species non-specific	Routine maintenance next visit



Tab 4

Concord Station CDD

Enhanced Waterbody Assessment

Sample Date: 17 Aug 2023

Report Date: 24 Aug 2023

Field Biologist: Nick Margo
Lab Scientist: Haley Canady



Site #F1	2
Site #S16	3
Site #W14	4
Site #W7	5
Glossary	6

SOLITUDE
LAKE MANAGEMENT

888.480.LAKE (5253)

Solitudelakemanagement.com

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Enhanced Waterbody Assessment: Concord Station CDD, Site #F1

Sample Date: 17 Aug 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	43	40	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	1,210	1,260	Healthy
Ammonia	< 100 ppb	> 250	261	312	High
Conductivity	< 1,200 uS/cm	NA	184	183	Healthy
Alkalinity, Total	> 80 ppm	<40	68	68	Low
Turbidity	< 5 NTU	>10	5.2	4.9	Borderline
pH	6.5 - 8.5	NA	7.1	7.1	Healthy
Secchi reading	> 4 feet	NA	3		Low



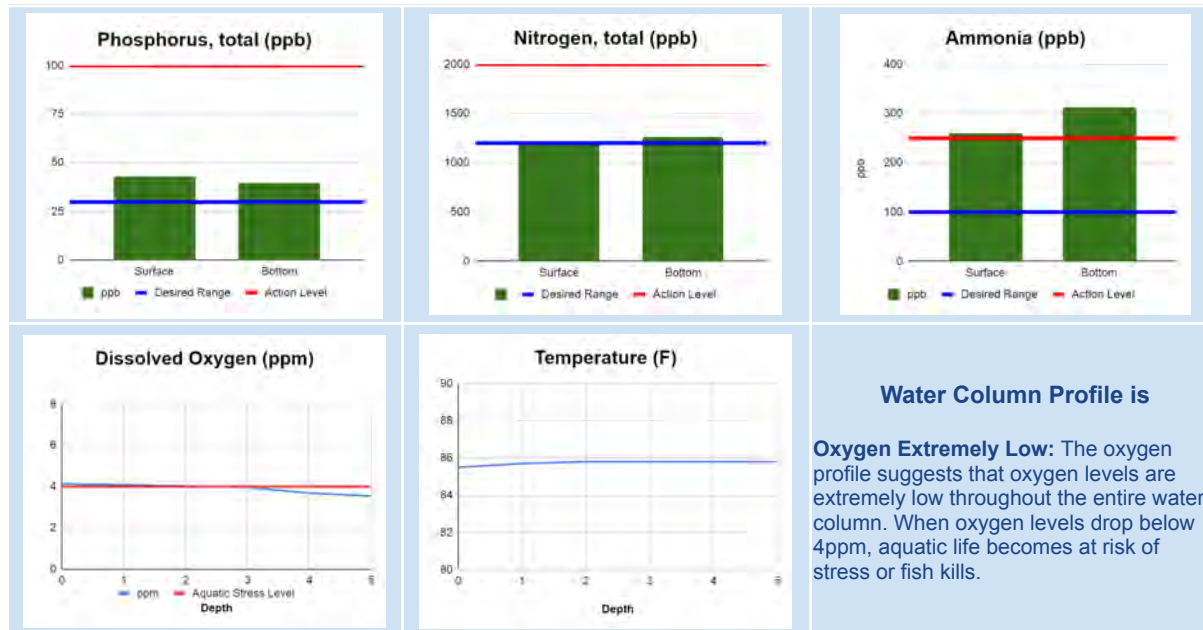
Acres: 0.35
Average Depth (feet): 3.5

Observations

Water quality analysis suggests that this site is experiencing elevated ammonia levels. Ammonia is a byproduct of organic matter decomposition. It is common for ammonia to accumulate under low-oxygen conditions or from recent runoff events. Elevated ammonia may cause toxicity issues for aquatic life. Alkalinity at this site is slightly low. Alkalinity is a measure of the buffering capacity of the waterbody. Lakes with low alkalinity are susceptible to stronger swings in pH. Some aquatic organisms are very susceptible to drastic pH swings. Higher alkalinity levels support stronger fisheries.

Recommendations

- Aeration for increased dissolved oxygen
- Ammonia reduction
- Liming for increased alkalinity
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Concord Station CDD, Site #S16

Sample Date: 17 Aug 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	32	36	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	750	680	Healthy
Ammonia	< 100 ppb	> 250	61	46	Healthy
Conductivity	< 1,200 uS/cm	NA	78	72	Healthy
Alkalinity, Total	> 80 ppm	<40	27	37	Low
Turbidity	< 5 NTU	>10	4.3	4.6	Healthy
pH	6.5 - 8.5	NA	7.1	7.1	Healthy
Secchi reading	> 4 feet	NA	3		Low



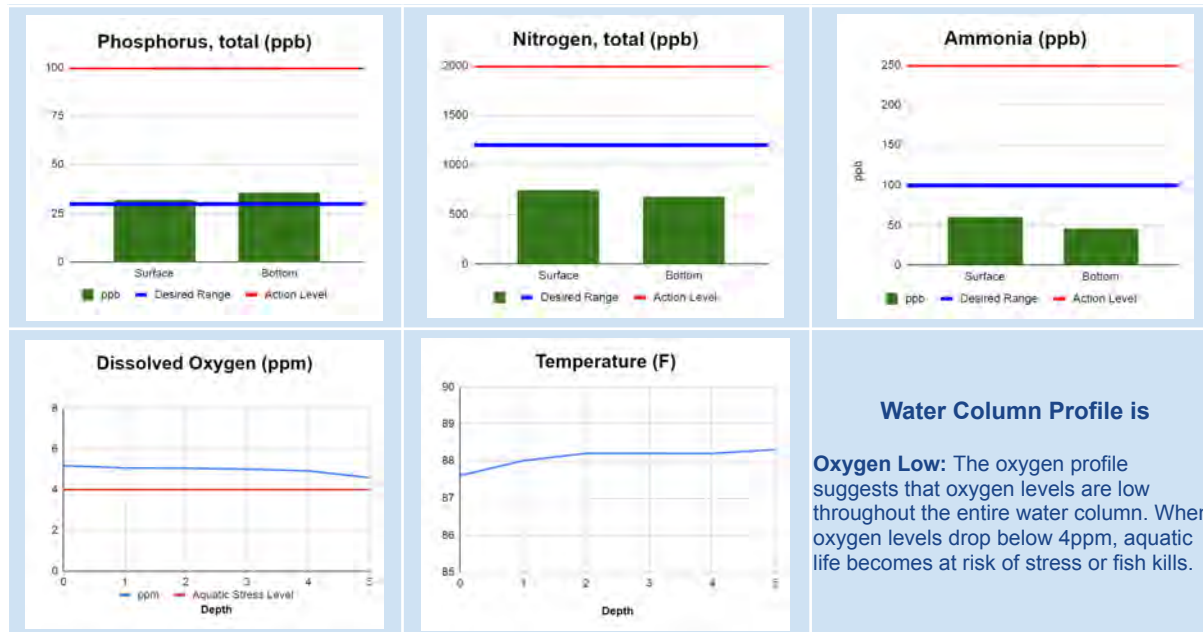
Acres: 0.24
Average Depth (feet): 3.5

Observations

Alkalinity at this site is low. Alkalinity is a measure of the buffering capacity of the waterbody. Lakes with low alkalinity are susceptible to stronger swings in pH. Some aquatic organisms are very susceptible to drastic pH swings. Higher alkalinity levels support stronger fisheries.

Recommendations

- Aeration for increased dissolved oxygen
- Liming for increased alkalinity
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Concord Station CDD, Site #W14

Sample Date: 17 Aug 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	110	104	High
Nitrogen, Total	<1,200 ppb	> 2,000	910	1,000	Healthy
Ammonia	< 100 ppb	> 250	95	73	Healthy
Conductivity	< 1,200 uS/cm	NA	147	144	Healthy
Alkalinity, Total	> 80 ppm	<40	32	31	Low
Turbidity	< 5 NTU	>10	4.2	4.1	Healthy
pH	6.5 - 8.5	NA	6.8	6.8	Healthy
Secchi reading	> 4 feet	NA	3		Low



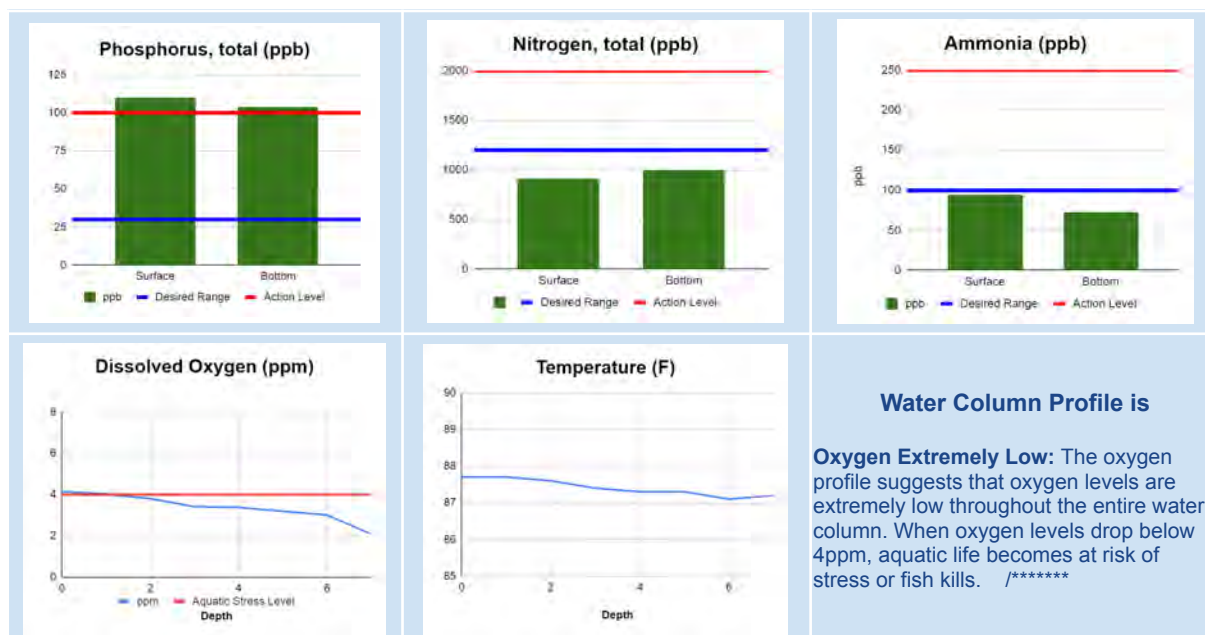
Acres: 0.33
Average Depth (feet): 4

Observations

Water quality data suggests that this site is experiencing elevated phosphorus levels. Lakes with high nutrient concentrations are likely to become an unbalanced ecosystem. This can lead to a variety of negative effects including, but not limited to, foul odors, reduced clarity, etc. Alkalinity at this site is low. Alkalinity is a measure of the buffering capacity of the waterbody. Lakes with low alkalinity are susceptible to stronger swings in pH. Some aquatic organisms are very susceptible to drastic pH swings. Higher alkalinity levels support stronger fisheries.

Recommendations

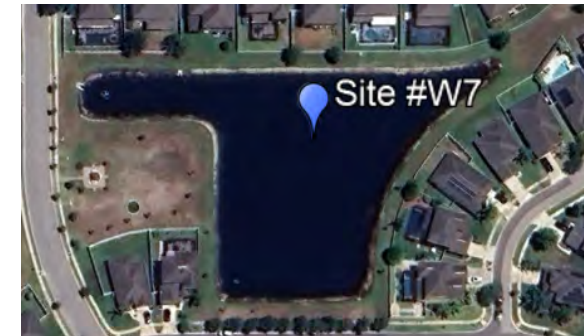
- Phosphorus reduction
- Liming for increased alkalinity
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring



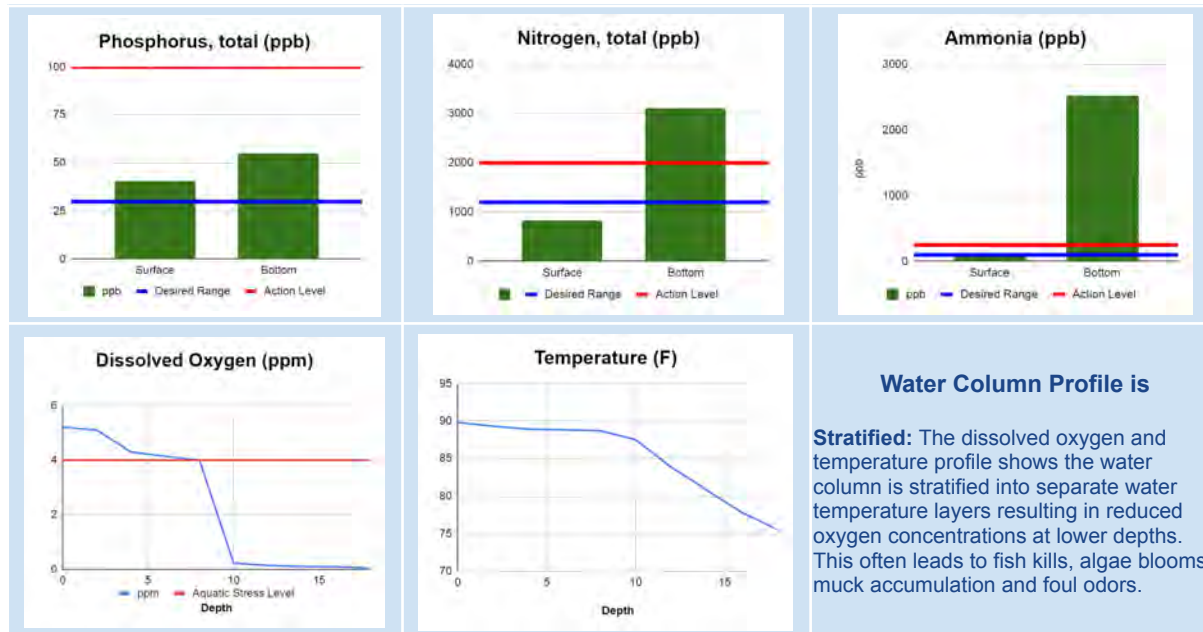
Enhanced Waterbody Assessment: Concord Station CDD, Site #W7

Sample Date: 17 Aug 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	41	55	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	840	3,110	High
Ammonia	< 100 ppb	> 250	75	2,516	High
Conductivity	< 1,200 uS/cm	NA	152	298	Healthy
Alkalinity, Total	> 80 ppm	<40	33	88	Low
Turbidity	< 5 NTU	>10	4.2	5.8	Borderline
pH	6.5 - 8.5	NA	7.1	7.1	Healthy
Secchi reading	> 4 feet	NA	3		Low



Acres: 1.7
Average Depth (feet): 10



Observations

Water quality analysis suggests that this site is experiencing elevated nitrogen levels. Elevated nitrogen may be due to fertilizer runoff, decaying plant material, or low oxygen levels at the bottom of the water column. It is worth noting that the nutrient levels are higher on the bottom of the water column. This is likely due to the oxygen stratification present at this site. When oxygen levels are low, phosphorus may leach out of the bottom sediments and ammonia may accumulate to toxic levels.

Recommendations

- Nitrogen/Ammonia reduction
- Liming for increased alkalinity
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring

Glossary

Water Quality Parameter	Desired Range	Action Level	Non-normal results may lead to	Common causes of non-normal levels
Phosphorus, total	< 30 ppb	> 100 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Nitrogen, total	< 1,200 ppb	> 2,000 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, organic material input like grass clippings and leaf litter
Ammonia	< 100 ppb	> 250 ppb	May lead to fish and wildlife becoming unhealthy or passing, especially under high pH conditions	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen), excessive waterfowl excrement
Dissolved Oxygen	> 4 ppm	N/A	Leads to nutrient recycling from the sediments (phosphorus), may cause fish kill events, foul odors, etc.	Stratification, higher than normal biological oxygen demand
Temperature	< 4 degree difference	N/A	Often leads to low dissolved oxygen, nutrient recycling, and unbalanced ecosystems	Natural processes
Alkalinity	> 80 ppm	N/A	Drastic pH swings and an unhealthy ecosystem to grow sportfish populations	Low background levels
Conductivity	< 1,200 uS/cm	N/A	Fish kills for salt intolerant species, damage to turf through irrigation, change in algae community (golden algae)	Salt water intrusion, road salt runoff, excessive additions of reclaimed / effluent water
Hardness	> 80 ppm	N/A	Buildup of solid material in water systems and an unhealthy environment for fish populations	Leaching of soil and rocks
Turbidity	< 5 NTU	N/A	Loss of clarity in water and in extreme conditions fish kills	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
Secchi Disk	> 4 feet	N/A	Loss of clarity in water	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
pH reading	6.5 - 8.5	N/A	Unbalanced ecosystems and potentially fish kill events	Watershed run-off, pool discharges, algae blooms, etc.

^The above thresholds are general goals that have been determined by decades of lake management experience from our lake management team and a variety of peer reviewed journal studies.

Tab 5

CONCORD STATION

Landscape Inspection Report



November 30, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary

General Updates, Recent & Upcoming Maintenance Events, Important Notices

- ❖ Merry Christmas
- ❖ Correct the red items on the report.

The following are action items for Yellowstone 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. Treat the turf weeds throughout the saint Augustine at the Enclave entrance.**
- 2. Remove the vincas from the bed space at the enclave entrance and prepare these for another flower rotation.(Pic 2)**

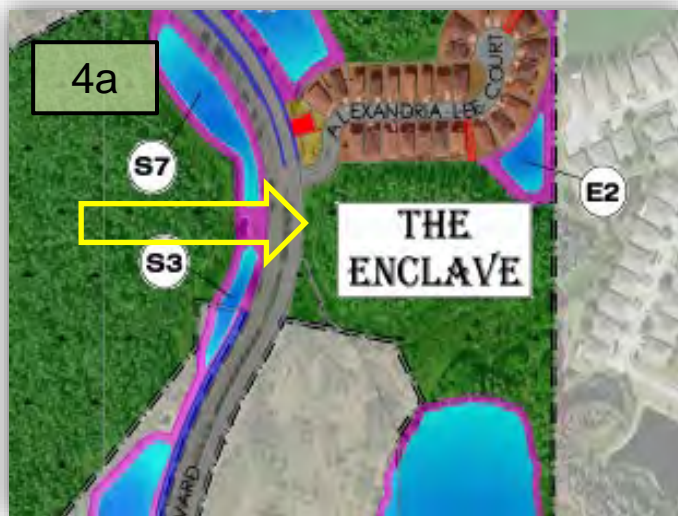


- 3. Diagnose and treat the decline in the section if viburnum the is struggling along the white vinyl fence in the front of the enclave community. Have these been treated? What did you find? (Pic 3)**



- 4. We have received complaints about the ROW to the south of the Enclave entrance on Mentmore Blvd not being serviced. This area is not marked on the maintenance map from the district engineer. It shows as Pasco Utilities. What would the board like us to do?(Pic 4,4a Next Page)**
5. Treat the Ant Mounds throughout Mentmore Blvd once eradicated rake down the mounds.
6. Continue to work on the plant material on Manassas Drive.

Concord Station CDD



7. Yellowstone to remove the fallen limb in the field at the corner of Manassas Drive and Mentmore Blvd.(Pic 7,7a)



8. Recreate tree rings around the Japanese Blueberry tree at the Enclave entrance on Mentmore Blvd

9. Treat the turf weeds throughout the Saint Augustine at the Shallot Court and Umberland place park tract.

10. Treat the Antm Mounds in the common area space at the end of Umberland place in the Retreat. Once eradicated rake down the mounds. (Pic 12)



11. Treat the turf weeds throughout the Saint Augustine on Lake Patience road and onto the Common area on Shrewberry place.

12. During my inspection I noticed the center island on Sunlake Blvd was scalped. Please make sure your mowers are on the highest



Concord Station CDD

setting when mowing the Saint Augustine.



13. In the same island on Sunlake blvd as above there is still the wet spot that is being mowed around. We need to figure out why this is wet and string trim the grass in the area.(pic 13)

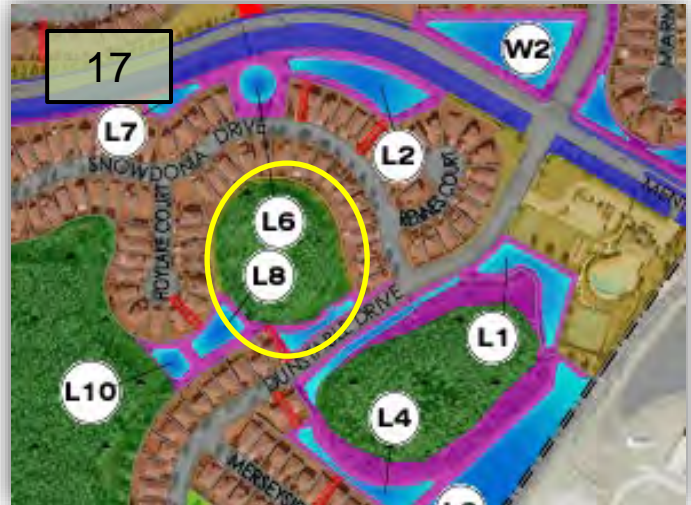


14. In the coming winter months Adjacent to any CDD common area or lake make sure we are trimming back the conservation areas from the turf areas to allow mowers to get to these areas.

15. Continue to work on the turf weeds on Mentmore blvd from Sunlake Blvd to Trilby in the North ROW.

16. During my inspection pond mowing looks to be up to standards.

17. Continue to work on the area on Dunstable drive between L6 and L8 on the maintenance exhibit. This is one of the few areas that we mow behind the homes per the maintenance map. This area is overgrown and needs more work.



18. Remove the dead from the Flax Lilies in the front of the amenity center.(Pic 18)



19. Improve the Saint Augustine area in the front of the Amenity center.



Tab 6



**Concord CDD 12/6/23,
8:45 AM**

josh Oliva

Wednesday, December 6, 2023

Prepared For Rizzetta

43 Observations Identified



Wellington Open Field
Tree is leaning and needs to be removed.



Remove Low Hanging Moss At
Wellington Common area



Trees At Tuckerton And Scunthorpe

Property Manager

Trees in commons area in rough shape. Yellowstone will continue to treat and push new growth to get trees to pop.

4 trees in this area in very rough shape



Wellington Pond Mowing

Property Manager

Upon my inspection Wellington ponds are in great shape



Wellington Monuments

Property Manager

Wellington monument trimmed and maintained and in great shape



Longwood Monument

Property Manager

Longwood monument and plant material in great shape.



Trilby Mowing
Property Manager
Mowing in trilby is being
completed



Ponds In Trilby
Ponds in trilby appear to be
mowed and in great shape



Trimming Services
Property Manager
Trimming services are being
completed regularly



Trimming Is Being Completed



Trimming Services At Clubhouse
Completed



Hawthorne Treated
Property Manager
Hawthorne were treated with
contact and systemic insecticide
as well as a systemic fungicide as
well as a micro nutrients to
improve vigor. Will monitor
recovery



Jasmine Has Been Trimmed



Common Area Maintained



Trim Holly At Clubhouse Near
Pavilion



Clubhouse Parking Lot Maintained
Property Manager



Treat Palm At Corner Of Mentmore And Dunstable

Property Manager

Road work was being done on this corner palms appears to be in good shape but no spear lead present. Diagnose and treat palm if there is any deficiencies.



Dunstable Pond Mowing Is Being Completed

Property Manager



Dunstable Mowing Is Completed
Property Manager



Bait, Rake And Mulch Ant Mounds



Median Landscape Sun Lake Blvd
Property Manager
Sun Lake Blvd landscaping is
being maintained.



Viburnum Along Blvd
Property Manager
Viburnum along Blvd in some
areas are thin due to struggling in
summer from down irrigation.
Most plants are recovering but
some will need to be replaced
once irrigation is completely
working properly



Umberland And Shallot

Property Manager

Pocket park treated for turf weeds.

Battery op has dead battery and needs replacing.

Pocket Parks

Horticulture

Ensure we are continuing aggressive weed control treatments to turf areas that are irrigated and working.



Retreat Pond Mowing

Property Manager

During my inspection I found no issues on ponds in the retreat

YL crew - ensure on all ponds we are cutting back conservation areas.



Car Parked On Turf



Parking On Turf



Retreat Well

Well at retreat is working and system is running with no leaks. Pocket park at retreat is on a battery op timer.

During my investigation it appears the staining at Shalott court and umberland pocket pocket park is not new staining.

Drexel Well Is Running With No Leaks On System.

Yellowstone ran the well at Buckinghamshire, retreat and Drexel and all wells appear to be working properly and Yellowstone witnessed the rid a rust system working.

Yellowstone believes the system is working but the possible that the mix in the tanks is not strong enough



Proposal For Italian Cypress Property Manager

Yellowstone to provide price for Italian cypress at the manors entrance that was declined and rizzetta asked to be removed



Pond Mowing In The Manors
Ponds are being maintained.



Concord Station Monument In
Great Shape



Japanese Blue Berries At Drexel Entrance

Property Manager / YL Fert Chem

Follow up treatment needed on Japanese's blueberries at the Drexel entrance.

Japanese blueberries were treated on 10/12/23.

November Field Inspection Horticulture Services

Property Manager

All turf areas and shrubs included in Jason's last report have been treated. Yellowstone will monitor recovery and treat as needed



Pond Mowing Chessington

Pond maintenance is being completed



3343 Chessington

Property Manager

Area is being maintained and was cutback by Yellowstone



Area Median Is Maintained.



Enclave Landscaping

YL Fert Chem

Enclave landscaping is being maintained. Follow up treatment of the turf weeds is needed



Plant Material Along Back

Entrance To Drexel

Property Manager / YL Crew

Plant material in rough shape but still living but will need a heavy rejuvenation pruning to see what fully comes back in spring.



Proposal For Removal
Spent wax Myrtle at back Drexel
entrance



Crape Myrtle Back Entrance
Drexel
Property Manager - YL Fert Chem
Crape Myrtle appears it was
trimmed last winter and had
minimal foliage produced this
summer.

Yellowstone will cut it back, treat
all crape and plant material with
curative and preventatives and
monitor recovery.



Years Of Moss

Oaks in open area on manansas at back Drexel entrance have heavy moss. Yellowstone to remove moss up to contracted height.



Pond Mowing

Pond mowing is being completed

Josh Oliva
Yellowstone

Yellowstone Landscape (Tampa)



YELLOWSTONE
LANDSCAPE

Excellence
IN COMMERCIAL LANDSCAPING

30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Concord Station
Concom Station
Land O Lakes, FL 34638

Inspection

Date:
Inspector:

12/6/2023
M McDonnell

Estimate Summary

Labor: 29 hours, 30 minutes - \$2,212.50
Materials: \$2,269.88

Total: \$4,482.38
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Lateral Line	2	\$154.88
Repair Main Line	1	\$200.00
Repair Valve	4	\$487.50
Replace Valve	12	\$3,640.00
Total (plus applicable taxes):		\$4,482.38

Signature

Date

Service Detail

General					
Asset	Service	Notes	Labor	Materials	Total
Main Line 1	<u>Repair</u>	Line Length (ft.): 0 Line Size: 3" Hours: 2 Mainline leak at the corner of Lake patients and Sunlake Highway	\$150.00	\$50.00	\$200.00

Controller 1 The Retreat > Zone 1 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 2 inch valve non-scrubber Rainbird Also needs 10 inch round valve box	\$150.00	\$205.00	\$355.00

Controller 1 The Retreat > Zone 2 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 2 inch valve non-scrubber Rainbird also tenant round valve box needs to be replaced	\$150.00	\$205.00	\$355.00

Controller 1 The Retreat > Zone 3 rotors					
Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 2 inch valve non-scrubber Rainbird and 10 inch valve box needs to be replaced	\$150.00	\$205.00	\$355.00

Controller 1 The Retreat > Zone 4 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Repair</u>	Part: Solenoid Hours: 0.5	\$37.50	\$75.00	\$112.50

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 Replace 2 inch valve Rainbird non-scrubber	\$150.00	\$205.00	\$355.00

Controller 1 The Retreat > Zone 7 Spray

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Repair</u>	Part: Solenoid Hours: 1 Replace solenoid Rainbird two white wire	\$75.00	\$75.00	\$150.00

Controller 1 The Retreat > Zone 8 Rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 Need square valve box	\$150.00	\$57.00	\$207.00

Controller 1 The Retreat > Zone 9 Rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 Need square valve box	\$150.00	\$57.00	\$207.00

Controller 1 The Retreat > Zone 10 Rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 Replace valve box square	\$150.00	\$57.00	\$207.00

Controller 1 The Retreat > Zone 11 Rotors

Asset	Service	Notes	Labor	Materials	Total
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Controller 1 The Retreat > Zone 13 ?????

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 14 Rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Repair</u>	Part: Solenoid Hours: 0.5 I need to replace Rainbird solenoid two white wire	\$37.50	\$75.00	\$112.50

Controller 1 The Retreat > Zone 15 Rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 Square valve box needs to be replaced	\$150.00	\$57.00	\$207.00

Controller 1 The Retreat > Zone 16 Drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 17 Rotors

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 18 Spray

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 Replace eight screw Rainbird valve	\$150.00	\$205.00	\$355.00

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 21 rotors					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 22 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 3 Line Size: 2" Hours: 0.5 Broken lateral line at valve	\$37.50	\$39.94	\$77.44

Controller 1 The Retreat > Zone 23 Rotors					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 24?????					
Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Replace</u>	Valve Size: 1" Hours: 2 Replace 1 inch Rainbird valve	\$150.00	\$100.00	\$250.00

Controller 1 The Retreat > Zone 25 Drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 26 spray					
Asset	Service	Notes	Labor	Materials	Total

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 28 Rotors

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 29 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 30 Drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 31 Rotors

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 32 Spray

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 33 Drip bubbler

Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 34 rotors

Asset	Service	Notes	Labor	Materials	Total
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Controller 1 The Retreat > Zone 36 Drip					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 37 rotors					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 The Retreat > Zone 38 Bubblers					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 2 1st Wellington					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 3 Lift station					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 4 Lift station					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 5 2nd Wellington					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 5 2nd Wellington > Zone 1 Spray					
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Controller 5 2nd Wellington > Zone 3					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 5 2nd Wellington > Zone 4					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 6					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 7					
Asset	Service	Notes	Labor	Materials	Total
No Services					



Proposal #372573

Date: 12/06/2023

From: Joshua Oliva

Proposal For

Concord Station CDD
c/o Rizzetta & Company, Inc.
18636 Mentmore Blvd
Land O Lakes, FL 34638

main:
mobile:
dbwallace@rizzetta.com

Location

18636 Mentmore Boulevard
Land O Lakes, FL 34638

Property Name: Concord Station CDD

2023 Community Mulching

Terms: Net 30

Price to install **450 yards of pine bark** mulch throughout the district to ensure 3" depth

All common areas to be included as well as clubhouse.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Mulch	1.00	\$31,439.210	\$31,439.21

Client Notes

Signature

x

SUBTOTAL \$31,439.21

SALES TAX \$0.00

TOTAL \$31,439.21

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



Proposal #372718

Date: 12/06/2023

From: Joshua Oliva

Proposal For

Concord Station CDD
c/o Rizzetta & Company, Inc.
18636 Mentmore Blvd
Land O Lakes, FL 34638

main:
mobile:
dbwallace@rizzetta.com

Location

18636 Mentmore Boulevard
Land O Lakes, FL 34638

Property Name: Concord Station CDD

Japanese Blueberry Removal at Longwood entrance

Terms: Net 30

- Price to **remove the 4 Japanese blueberry** trees at the second longwood entrances on inbound side.
- Roughly **150Sqft of Bahia** sod needed to cover open tree rings upon removal.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Removal Labor	1.00	\$349.000	\$349.00
Bahia Sod 150Sqft	1.00	\$238.710	\$238.71
Irrigation Labor	1.00	\$82.430	\$82.43

Client Notes



Signature

x

SUBTOTAL	\$670.14
SALES TAX	\$0.00
TOTAL	\$670.14

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



YELLOWSTONE
LANDSCAPE

Tampa

30319 Commerce Dr San Antonio, FL 33576

www.yellowstonelandscape.com

Fertilization & Pest Action Report

Property Concord Station CDD

Date 11/16/23 Technician K.P. + F.P.

Treatment ☒
Service call ☐

Temperature 72°

	Actions				
	Fertilize	Insect	Disease	Weed	Other
Turf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Palms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wind	
None	<input checked="" type="checkbox"/>
Mild	<input type="checkbox"/>
Strong	<input type="checkbox"/>

Weather Condition	Rain	Overcast	Sunny
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Soil Conditions	Dry	Moist	Wet	Saturated	Standing Water
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Anticipated return _____

Comments Treated all St. Augustine Turf
using a Granular Turf Fertilizer Application with

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Birds of Paradise
Petra Croton
Big Blue Liriope
Copper Plant*



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Muhly Grass
Dwarf Duranta
Copper Plant
Japanese Blueberry*



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Podocarpus
Copper Plant*



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Dwarf Duranta
Copper Plant
Big Blue Liriope*



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Flax Grass
Big Blue Liriope
Magnolia
Crape Myrtle*



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing



Potential

Landscape Design Suggestions

Petra Croton
Big Blue Liriope
Japanese Blueberry
Dwarf Duranta

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Petra Croton
Big Blue Liriope
Japanese Blueberry
Dwarf Duranta*



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Crape Myrtle
Big Blue Liriope
Japanese Blueberry
Dwarf Duranta
Pringles Podocarpus*



Potential



YELLOWSTONE
LANDSCAPE

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Muhly Grass



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Petra Croton
Big Blue Liriope
Dwarf Duranta
Japanese Blueberry*



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

*Jack Frost Ligustrum
Muhly Grass
Viburnum*



Potential

Concord Station

Land O' Lakes, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Petra Croton
Dwarf Duranta
Big Blue Liriope



Potential

Tab 7



Proposal #372717

Date: 12/06/2023

From: Juan Perez

Proposal For

Concord Station CDD
c/o Rizzetta & Company, Inc.
18636 Mentmore Blvd
Land O Lakes, FL 34638

main:
mobile:
dbwallace@rizzetta.com

Location

18636 Mentmore Boulevard
Land O Lakes, FL 34638

Property Name: Concord Station CDD

Irrigation Main line break found on 12/

Terms: Net 30

2" Main line brake inside a pump station #3 at Mentmore Blvd.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	2.00	\$439.335	\$878.67
2" Copling's	6.00	\$4.857	\$29.14
2" Pipe	1.00	\$28.510	\$28.51
2" Slip Fix	1.00	\$56.310	\$56.31
Dirt	1.00	\$56.570	\$56.57

Client Notes



Signature

x

SUBTOTAL \$1,049.20

SALES TAX \$0.00

TOTAL \$1,049.20

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Assigned To

Print Name: _____

Juan Perez

Office:

jperez@yellowstonelandscape.com

Title: _____

Date: _____

Tab 8

Concord Station Clubhouse Manager Report



Concord Station Clubhouse

18636 Mentmore Blvd. Land O Lakes, FL 34638

Phone: 813-909-4569 • Email: manager@concordstationclubhouse.com

Operations/Maintenance/Program Updates November 2023

- Elliptical in the fitness room has been repaired by Fitness Logic as of 12-1-23.
- Spoke to FitRev about buying back the old gym equipment that is stored in the maintenance shed. They have a buyer that has offered \$1,100 for all 4 machines. (BuyAndSellFitness.com is another option)
- There are old computer parts in the maintenance shed, how would the board like to handle disposal?
- The Christmas lights on two of the monuments were causing the breakers to trip. Mr. Electric came out on 11/22 to inspect the breakers at the Drexel & Wellington monuments and gave us a quote to replace the breakers.
- The YMCA does offer mobile swim instructors so that the clubhouse would be able to offer lessons at the pool.
- Quotes obtained for grout and tile cleaning in the clubhouse.
 - Grout Rhino, Grout Doctor, Grout Busters, Stanley Steamer
- Quotes obtained for replacing fallen medallion.
 - Olivier Multi Services, The Handyman Co., JJM Homes LLC
- Quote obtained to repaint and recoat the splash pad.
 - Aquatic Restoration
- Quotes obtained to upgrade the security & access system in the clubhouse.
 - Securiteam (will present), A Total Solution, DCSI, Southern Automated, ADT
- Examples/quotes obtained for a new marquee. Solar powered not available.

Requested Items

- Permission to purchase wood and supplies from Lowe's so that Chris can repair the wood at the top of the columns behind the pool deck.
- Consider updating the signage in the parking lot. Adding a sign to each entrance that states "No overnight parking... not liable for damaged property" etc.



Rizzetta & Company

Concord Station Clubhouse

From: Susan Fairchild <susan@fitrev.com>
Sent: Tuesday, December 5, 2023 10:33 AM
To: Concord Station Clubhouse
Subject: RE: Old Equipment from Concord Station Community

Hi Kelsee –

Ok – I have an offer to purchase all 4 pieces for \$1100 and our guys could pick them up next week if that works for you?

What do you need from me?

If you liked our service, please give us a [review](#).

If you didn't, please give me a call!



Susan Fairchild
Vice President of Operations

Office: 813.870.2966 EXT 306

Email: Susan@fitrev.com

7823 N Dale Mabry Hwy
STE 107
Tampa FL 33614

Authorized Distributor of Peloton and
Precor Commercial Fitness Equipment

From: Concord Station Clubhouse <manager@concordstationclubhouse.com>
Sent: Monday, December 4, 2023 1:21 PM
To: Susan Fairchild <susan@fitrev.com>
Subject: RE: Old Equipment from Concord Station Community

Susan,

Yes, I'd say by the end of the month or beginning of January would be great. I will be presenting this option to my board next week and letting them know that you are working on helping us get it out of storage. So, once I run that by them then I will be ready whenever you are!

Regards,

Kelsee Ratcliff
Amenities Manager
18636 Mentmore Blvd.
Land O' Lakes, FL 34638

Phone: 813.909.4569

From: Susan Fairchild <susan@fitrev.com>

Sent: Monday, December 4, 2023 12:41 PM

To: Concord Station Clubhouse <manager@concordstationclubhouse.com>

Subject: RE: Old Equipment from Concord Station Community

Hello Kelsee –

I have received and am working on getting you a price. How soon do you need these out of storage – are you looking to get this out before 2024?

If you liked our service, please give us a [review](#).

If you didn't, please give me a call!



Susan Fairchild
Vice President of Operations

Office: 813.870.2966 EXT 306

Email: Susan@fitrev.com

7823 N Dale Mabry Hwy
STE 107
Tampa FL 33614

Authorized Distributor of Peloton and
Precor Commercial Fitness Equipment

From: Concord Station Clubhouse <manager@concordstationclubhouse.com>

Sent: Monday, December 4, 2023 10:54 AM

To: Susan Fairchild <susan@fitrev.com>

Subject: Old Equipment from Concord Station Community

Hi Susan,

Thanks for all of your help today! Please see attached for photos.

Please let me know if you need better ones or need any other info from me! 😊

Serial #s:

Abdominal – BA80A2517M001

Bicep Curls – BA61A24170002

Leg Extension – BA73A26170006

Stationary Bike – AGNRI26160148

Thanks again, have a wonderful day!

Regards,



Mr. Electric of Land O' Lakes
3761 Correia Drive
Zephyrhills, Florida 33542
(813) 540-0012

Estimate 43585197
Job 2304134
Estimate Date 11/21/2023
Technician Seth
Customer PO

Billing Address
Concord Station CDD
5844 Old Pasco Road #STE 100
Zephyrhills, FL 33544 USA

Job Address
Concord Station Clubhouse
18636 Mentmore Boulevard
Land O' Lakes, FL 34638 USA

Estimate Details

Monument lighting: 2 separate locations with monument lighting issues.

Diagnostic performed at Wellington location has a breaker which has failed, trips instantly even with no outlet attached, tested and verified the wiring is not the issue.
Recommend new breaker replacement as well as a new GFCI outlet, existing outlet is severely corroded.
In addition to the failed circuit breaker, the Christmas lighting installed has open air splices which are covered with tape, these I'll allow water from morning dew to enter into the cords which will also trip the breaker/GFCI outlet.

Diagnostic performed at Drexel at location, this location is tripping the circuit breaker/GFCI. Inspection found that the circuit breaker is severely corroded, and the GFCI is corroded. Recommend replacement of new circuit breaker and new GFCI.
This location has Christmas lights installed which have open air splices it's tape, these splices will allow water to enter into the cords which will trip the circuit.

Task #	Description	Quantity	Your Price	Your Total
1	PROVIDE AND INSTALL ONE 20 AMP 1-POLE STANDARD BREAKER * INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS * CONNECTION TO EXISTING WIRE/CABLES * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY DOES NOT INCLUDE: * LOAD CENTER / PANEL * AFCI, GFCI, DFCI, WI-FI OR OTHER SPECIALTY BREAKERS * NEW WIRE/CABLE IF DURING BREAKER INSTALLATION IT IS DETERMINED THE LOAD CENTER IS COMPROMISED OR IF NEW WIRE NEEDS TO BE INSTALLED, SERVICE PROFESSIONAL WILL PROVIDE A CLEAR DESCRIPTION AND ADDITIONAL PROPOSAL FOR APPROVAL.	1.00	\$123.46	\$123.46
2	INSTALL ONE NEW INTERIOR 20A GFCI TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX * GFCI RECEPTACLE IS A SAFETY DEVICE THAT WILL REMOVE/DISCONNECT POWER WHEN IT DETECTS PROBLEMS WITH THE AMOUNT OF POWER FLOWING THROUGH THEM. * GFCI PROTECTION IS REQUIRED AT ALL KITCHEN, BATHROOM, GARAGE, BASEMENT AND EXTERIOR LOCATIONS. DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC	1.00	\$132.99	\$132.99
3	PROVIDE AND INSTALL ONE 20 AMP 1-POLE STANDARD BREAKER * INSTALL PER MANUFACTURER & NEC CODE REQUIREMENTS * CONNECTION TO EXISTING WIRE/CABLES * PRODUCT MANUFACTURER WARRANTY * ONE YEAR LABOR WARRANTY DOES NOT INCLUDE: * LOAD CENTER / PANEL * AFCI, GFCI, DFCI, WI-FI OR OTHER SPECIALTY BREAKERS * NEW WIRE/CABLE	1.00	\$123.46	\$123.46

4	IF DURING BREAKER INSTALLATION IT IS DETERMINED THE LOAD CENTER IS COMPROMISED OR IF NEW WIRE NEEDS TO BE INSTALLED, SERVICE PROFESSIONAL WILL PROVIDE A CLEAR DESCRIPTION AND ADDITIONAL PROPOSAL FOR APPROVAL.			
	INSTALL ONE NEW INTERIOR 20A GFCI TAMPER RESISTANT RECEPTACLE CONNECTED TO EXISTING CIRCUIT AND EXISTING BOX	1.00	\$232.74	\$232.74
	* GFCI RECEPTACLE IS A SAFETY DEVICE THAT WILL REMOVE/DISCONNECT POWER WHEN IT DETECTS PROBLEMS WITH THE AMOUNT OF POWER FLOWING THROUGH THEM. * GFCI PROTECTION IS REQUIRED AT ALL KITCHEN, BATHROOM, GARAGE, BASEMENT AND EXTERIOR LOCATIONS. DOES NOT INCLUDE: * CIRCUITING * WIRE * BOX * BREAKER * SPECIALTY DEVICES * FIXTURES * ETC			

Sub-Total	\$612.65
Tax	\$0.00
Total	<u>\$612.65</u>

Thank you for choosing Mr. Electric of Land O' Lakes EC13008910
 This estimate is valid for thirty days

IMPORTANT NOTICE: You and your contractor are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks. Nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Mr. Electric® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. You agree that our technicians may take photographs of work performed for our own internal records and for social media and marketing purposes. In addition, if you agree to pose for a photo with our technician, you agree we may use your name, image, and likeness for social media and marketing purposes, without further compensation. I hereby authorize Mr. Electric of Land O Lakes to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. A monthly service charge, at maximum allowed by law, will be added after 10 days. Independently owned and operated franchise. Amount to Authorize: \$612.65

Thank You

TERMS AND CONDITIONS, It is agreed that Mr. Electric® is not responsible for the following: 1. Damage caused to the customer's property as a result of obtaining access to and exposing wiring and electrical systems. 2.

Additional electrical work beyond that specifically mentioned in this estimate and proposal including, but not limited to, that which may be required because of pre-existing electrical code violations or additional work revealed to be necessary as a result of performing the specified work. 3. Any repairs, installation, removal or replacement of non-electrical items or activities including but not limited to: concrete, paving, asphalt, slabs, sidewalks, driveways, patios, pools, shrubbery, grass lawns, fences, plumbing and fixtures, painting, decorations, plastering, sheetrock and other wall coverings, glass, carpentry, millwork, cabinets, floors, carpeting, floor surfaces and preparation, roofing, flashing, sheet metal gutters, downspouts, brick, stonework, extension walls, steel and other framework. Customer accepts full responsibility for the prompt payment of all costs of this agreement even though customer may intend to obtain reimbursement from others such as landlords, tenants, insurance companies and tortfeasors. This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto and verbal understandings and agreements with representatives shall not be binding unless set forth herein.

LIMITED SERVICE WARRANTY Mr. Electric warrants, to the extent stated herein, electrical service or repair furnished by it. The stated period of warranty commences upon installation or repair of wiring or electrical system. Purchaser understands that Mr. Electric's liability under this warranty is limited to repair, replacement, or refund of purchaser's money, and does not extend to property damage resulting from overload or misuse of electrical system which fails during the agreed upon warranty period. This warranty gives you specific legal rights. You may also have other rights, which vary from state to state.

NOTICE TO OWNER This contractor is registered to do business in the state in which this work is performed. (See registration number on the front side of this contract.) Where required, this contractor has posted with the State all necessary bonds or cash deposits for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond or cash deposit may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the licensing board in your state. Each State's requirements for terms and conditions may vary for service or installation work as it pertains to limited warranties, notice to owner regarding liens, etc. Inquire with your contractor for any state specific conditions

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.



OFFSITE SWIM LESSON & WATER SAFETY PROGRAM SWIMMING POOL AGREEMENT

Tampa Metropolitan Area YMCA will conduct aquatic instruction programs utilizing swimming pools located within Hillsborough County and Pasco County apartment complexes and neighborhood associations in accordance with the following agreement. The programs are designed to develop water safety skills, conducted for participants between the ages of 6 months and adults. In keeping with this agreement, the Tampa YMCA and property manager agree to the following conditions.

The Tampa YMCA will provide:

- Make available a Certificate of Insurance
- Certified lifeguards and instructors who will wear distinctive apparel to make them easily visible while on duty
- Training for guards and instructors in implementation of emergency procedures
- Secure parent or guardian release/consent forms for each minor participant
- Classes will be 40 minutes with maximum participation and safety ratios enforced
- Close and continuous supervision of the conduct of participants from the time of arrival to the time of departure
- A cellular telephone if a telephone is not available from the owner
- All required swimming pool safety and lesson equipment

The swimming pool owner shall have the following responsibilities:

- Allow the YMCA to have use of the swimming pool during the agreed class times
- Provide a current copy of the Board of Health pool permit
- Provide a Certificate of Insurance
- Maintain the swimming pool in a clean and sanitary condition in compliance with local Health Department or governing bodies' requirements and regulations
- Provide a telephone for emergency use or allow YMCA use of their phone
- Provide the use of a restroom
- Provide yard and walkways clear for safe entry and exit from the pool area
- Allow a sign to be posted on the pool deck while the program is in progress
- Notify the YMCA promptly if any condition exists, such as water treatment, sanitation, or water temperature being unsatisfactory so that appropriate alternate plans can be made
- Recruit and market to all residents/participants

If the YMCA deems it unsafe to hold program at property's pool due to owners not following the above mentioned, the YMCA reserves the right to terminate the agreement.

I have read and agree to the terms specified above regarding the Tampa YMCA's Offsite Swim Lesson & Water Safety program.

OWNER/MANAGER SIGNATURE

DATE

COMMUNITY SIGNATURE

DATE

YMCA SIGNATURE

DATE

KEEPING CHILDREN SAFE AROUND WATER



Grout Rhino

Covering all of Tampa Bay

Cell (203) 273-6803

groutrhino@gmail.com

Submitted To:	Concord Station Clubhouse	Date:	11/15/23
Phone:	813-838-0993	Directions:	
Address:	18636 Mentmore Blvd.		
City, State and Zip Code:	Land O Lakes		
Referred by:	H.A.		

This Work Order is based on the following specifications:

Dimensions Square Feet

PREP FLOOR	KITCHEN
NEUTRALIZE	BK. NOOK
COLOR SEAL ()	ENTRY & HALLWAY
BUFF	DINING ROOM
Tile size 17" Lay	FAMILY ROOM
Special Instructions: Use Neutral PH	LIVING ROOM
Floor cleaner only	BATHROOMS ()
to Maintain finish	LAUNDRY ROOM
Examples: Members Mark	BEDROOMS ()
Condition of Baseboards and low objects: Pink formula	Estimate is for - cleaning tile
@ Sam's club	and grout and for application
ZEP@Lowe's	MISC. of colorseal on grout.
and Home Depot	

TOTAL SQ. FT. 3226 @ \$.75 per SQ. FT.

TOTAL COST \$2,419.50

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

Dollars (\$ _____)

Payment due in full upon completion of job in form of cash or check only

Authorized signature (Grout Rhino) _____ price protected for _____ days. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standards and practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the work order. All agreements contingent upon strikes, accidents or delays beyond our control.

ACCEPTANCE OF THIS WORK ORDER - The above price, specifications and conditions are satisfied and are hereby accepted. Grout Rhino is authorized to do the work as specified. Payment will be made as outlined above. Any demo performed prior to installation cannot xxx removed.

CUSTOMER'S SIGNATURE _____ DATE / /



The Grout Doctor® Franchise
Juan Boria
St. Petersburg, Clearwater, New Tampa
Phone: 727-307-9755
Email: cbuteragd@gmail.com
www.groutdoctor.com

Est. Date, Time: 11/22 9:00
Name: Kelsee
Address: 18636 Mentmore Blvd
Phone number: 813 838 0993 ZIP: 34683

Scheduled Commencement of Work

Duration: 1 DAY
Tech: BUT 2 DAY 3 DAY 4 DAY 5 DAY 6 DAY 7 DAY 8 DAY 9 DAY 10 DAY 11 DAY 12 DAY 13 DAY 14 DAY 15 DAY 16 DAY 17 DAY 18 DAY 19 DAY 20 DAY 21 DAY 22 DAY 23 DAY 24 DAY 25 DAY 26 DAY 27 DAY 28 DAY 29 DAY 30 DAY 31 DAY 32 DAY 33 DAY 34 DAY 35 DAY 36 DAY 37 DAY 38 DAY 39 DAY 40 DAY 41 DAY 42 DAY 43 DAY 44 DAY 45 DAY 46 DAY 47 DAY 48 DAY 49 DAY 50 DAY 51 DAY 52 DAY 53 DAY 54 DAY 55 DAY 56 DAY 57 DAY 58 DAY 59 DAY 60 DAY 61 DAY 62 DAY 63 DAY 64 DAY 65 DAY 66 DAY 67 DAY 68 DAY 69 DAY 70 DAY 71 DAY 72 DAY 73 DAY 74 DAY 75 DAY 76 DAY 77 DAY 78 DAY 79 DAY 80 DAY 81 DAY 82 DAY 83 DAY 84 DAY 85 DAY 86 DAY 87 DAY 88 DAY 89 DAY 90 DAY 91 DAY 92 DAY 93 DAY 94 DAY 95 DAY 96 DAY 97 DAY 98 DAY 99 DAY 100 DAY 101 DAY 102 DAY 103 DAY 104 DAY 105 DAY 106 DAY 107 DAY 108 DAY 109 DAY 110 DAY 111 DAY 112 DAY 113 DAY 114 DAY 115 DAY 116 DAY 117 DAY 118 DAY 119 DAY 120 DAY 121 DAY 122 DAY 123 DAY 124 DAY 125 DAY 126 DAY 127 DAY 128 DAY 129 DAY 130 DAY 131 DAY 132 DAY 133 DAY 134 DAY 135 DAY 136 DAY 137 DAY 138 DAY 139 DAY 140 DAY 141 DAY 142 DAY 143 DAY 144 DAY 145 DAY 146 DAY 147 DAY 148 DAY 149 DAY 150 DAY 151 DAY 152 DAY 153 DAY 154 DAY 155 DAY 156 DAY 157 DAY 158 DAY 159 DAY 160 DAY 161 DAY 162 DAY 163 DAY 164 DAY 165 DAY 166 DAY 167 DAY 168 DAY 169 DAY 170 DAY 171 DAY 172 DAY 173 DAY 174 DAY 175 DAY 176 DAY 177 DAY 178 DAY 179 DAY 180 DAY 181 DAY 182 DAY 183 DAY 184 DAY 185 DAY 186 DAY 187 DAY 188 DAY 189 DAY 190 DAY 191 DAY 192 DAY 193 DAY 194 DAY 195 DAY 196 DAY 197 DAY 198 DAY 199 DAY 200 DAY 201 DAY 202 DAY 203 DAY 204 DAY 205 DAY 206 DAY 207 DAY 208 DAY 209 DAY 210 DAY 211 DAY 212 DAY 213 DAY 214 DAY 215 DAY 216 DAY 217 DAY 218 DAY 219 DAY 220 DAY 221 DAY 222 DAY 223 DAY 224 DAY 225 DAY 226 DAY 227 DAY 228 DAY 229 DAY 230 DAY 231 DAY 232 DAY 233 DAY 234 DAY 235 DAY 236 DAY 237 DAY 238 DAY 239 DAY 240 DAY 241 DAY 242 DAY 243 DAY 244 DAY 245 DAY 246 DAY 247 DAY 248 DAY 249 DAY 250 DAY 251 DAY 252 DAY 253 DAY 254 DAY 255 DAY 256 DAY 257 DAY 258 DAY 259 DAY 260 DAY 261 DAY 262 DAY 263 DAY 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PROPOSED PRESCRIPTION

504	Entry
91	Kitchen
	Dining Room
1495	Living Room
	Family Room
138	Hall(s)
196 X 2	Bathroom(s)
	Bedroom(s)
	Utility Room
2620	Total sqft

TILE FLOOR

① clean tile floor.
\$ 2,250

② color seal grout
* natural color
\$ 1,695

Notes

Payment methods

- Hand out check to the technician at the end of the job
- Zelle to: cbuteragd@gmail.com
- Venmo to @Caterina-Butera
- CashApp to \$casomillc
- Credit Card: 3% fee

CUSTOMER ACCEPTANCE

\$3,945

TOTAL COST

What do we do?

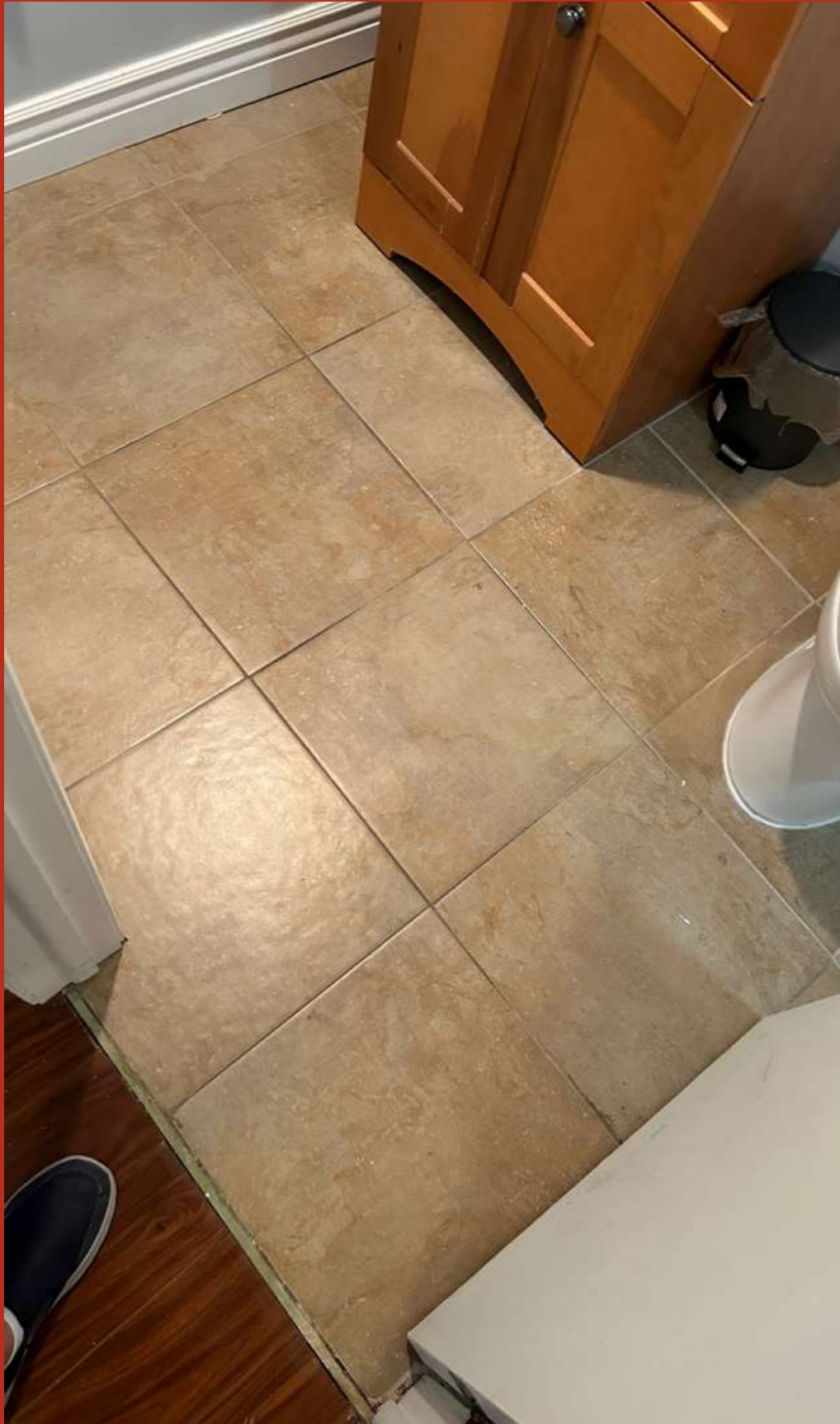
These are some before and after pictures of actual work performed on our clients homes.

Take a look at them to see what we could do for you!

the
**GROUT
DOCTOR**
Since 1992



CLEANING AND COLOR SEALING



REGROUT AND RECAULK

BEFORE



AFTER



SHOWER EDGE REGROUT

BEFORE



AFTER



FLOOR OVERLAY

BEFORE



FLOOR OVERLAY

AFTER



SHOWER FLOOR REGROUT

BEFORE



SHOWER FLOOR REGROUT

AFTER





COMPLETE TILE JOINT CLEANING AND COLOR RESTORATION

410 E. Paris St.
Tampa, FL 33604
www.groutbusters.com
Travis Smith: (727) 308-9877

INVOICE

Date: 12/4/23

Name: Concord Station

Address: _____

City: _____

Development/Subdivision: Anth. Kelsey

Email: (813)

Phone: (H): _____ (C): 909-4569 (W): _____

2901 Square Feet Clean, Disinfect and Color Seal cement tile joints. 1.55 \$ 4496.55

Size of Tile: 18x18

Color: Haystack

Start Date: _____ and _____

Start Time: _____

Notes: _____

Grout Busters requires a **\$100.00** non-refundable deposit to hold the above date for your work to start. This money will be applied to the invoice due upon completion of work.

RESIDENTIAL:

Workmanship and materials guaranteed for five years from date of completion.

Wet areas guaranteed for one year from date of completion, ie. showers, bathtubs.

COMMERCIAL:

Workmanship and materials guaranteed for three years from date of completion.

Date Deposit Paid: _____ Check Number: _____

Accepted by: _____

Sold by: Travis Smith

Completed by: _____

Prices valid for 60 days _____ Total Due: 4496.55

"Serving all of Tampa Bay for 25 Years"



WHAT CAN WE CLEAN FOR YOU?

ZIP: 34638 [Change](#)



1-800-STEEMER / 813-996-2436

CARPET CLEANING



UPHOLSTERY CLEANING



LEATHER CLEANING



TILE & GROUT FLOOR CLEANING



	TILE CLEAN	CLEAR SEAL
Room(s)	<div>- 3 +</div>	<div>- 3 +</div>
Bath or Laundry	<div>- 2 +</div>	<div>- 2 +</div>
Entry or Hall	<div>- 1 +</div>	<div>- 1 +</div>
Staircase	<div>- 0 +</div>	<div>- 0 +</div>

YOUR QUOTE

[Clear](#)

TILE

Tile Clean	6	\$360.00
Clear Seal	6	\$180.00

SUBTOTAL **\$540.00**

ESTIMATED TOTAL: **\$540.00**

PROMO CODE

[APPLY](#)

For a more accurate estimate, please check all that apply:

☐

I do not have parking nearby.

Hello. I am able to provide service for the medallion hanging. I can do it for \$125 and I have this upcoming Tuesday, Thursday and Friday available. Please let me know if this works for you. Thank you.

Jonathan Nery

JJM Homes LLC

917-660-2050

Mr Handyman has been around about 25 years. We do have a general contractors license and we are insured, bonded, and back ground checked. Our technicians are employees and not subcontractors and they have more than 15 years of experience. We will always arrive in clearly marked vans and uniforms and we do bill by the project. **We do have a minimum of one hour which is 220 plus materials but I will quote you a range of \$220-300 plus any materials needed.** Just in case there are any issues which it doesn't appear there will be from the pictures. We would love the opportunity to work with you at Concord Station and build a relationship with for long term. Kelsee have a great weekend!

Thank you,

Lorrie



**Mr. Handyman serving Pebble Creek,
Land O' Lakes, Lutz**

Mr. Handyman serving Pebble Creek, Land O' Lakes, Lutz

6739 Land O Lakes Blvd, Land O Lakes, 34638

Phone: 813 867 3728

MrHandyman.com | Neighborly.com

Our Vision: To be so remarkable we become a beloved household name.



OLIVIER

MULTISERVICES LLC

Estimate No: 713
Date: 12/01/2023
For: Concord Station Clubhouse
manager@concordstationclubhouse.com
+1(813) 838-0993

Estimate

8042 pelican reed cir Wesley chapel 33545
(954) 248-8554
eolivier@oliviermultiservices.com
www.oliviermultiservices.com

Description	Quantity	Rate	Amount
Hang a decorative piece on an outdoor wall. (the customer has the part)	1	\$230.00	\$230.00
Subtotal			\$230.00
TAX 8%			\$18.40
Total			\$248.40
Total			\$248.40





20th November 2023

PROPOSAL

Concord Station Clubhouse
Attn: Kelsee Ratcliff
18636 Mentmore Blvd.
Land O' Lakes, FL 34638

RE: Splash Pad Recondition/Concrete Floor

This agreement, Between Aquatic Restoration Inc. (the "Company") and Concord Station Clubhouse (the "Customer"), shall constitute work to be performed by Company at the address listed above. All work shall be completed in a professional manner and according to standard practices. Prices are for work as specified and under normal conditions. Prices do not include extra work required to correct problems caused by special conditions, weather conditions, water, debris, poor soils or by deterioration or poor condition of items not specified below.

Scope of Work

Option 1

- 1). We have bid this project based on our walkthrough.
- 2). Aquatic Restoration will evaluate all existing water features for any stress fractures throughout the project. If any issues arise, we will notify the onsite representative immediately.
- 3). We will professionally clean, descale and prep for any previous imperfections found during our evaluation. We will ensure all bolts are secure, etc.
- 4). After all features have been sanded properly to ensure new paint will bond to existing surface, we will then professionally apply one coat of two component acrylic polyurethane topcoat. Colors to stay as is unless otherwise discussed.

Total Cost \$ 8,420.00

Option 2

- 1). We have bid to repaint the entire existing splash pad surface. 1500SqFt
- 2). We will use MultiCoat Acrathane Colorseal Commercial grade paint.
- 3). All colors to remain as is. (Black, Blue, White)

Total Cost \$ 7,375.00

Notes and Exclusions

- Aquatic Restoration will require a staging area for all materials and equipment as well as a dedicated power/water supply on the job site.
- All existing equipment, cabinet, vault, etc. by other.
- Aquatic Restoration excludes and any all Landscaping, sod or grass repairs, final grading of any kind and staging areas.

This quote is based on visual data and limited to the standard building practices. If we find unsuitable substrate or other unusual obstructions or underground electrical/water; these will be addressed with be additional work approved and agreed upon reasonable fee.

Aquatic Restoration will request an on-site meeting with all necessary parties or their representatives prior to commencement of work. At this time the agreement will be reviewed and site access, staging of materials, disposal of debris and layout of pad, tank, etc. we will not be responsible for the runoff or disposal of material waste. If vandalism occurs additional work orders will be negotiated.

Work will be scheduled as soon as contract has been signed and initial deposit is paid. Under perfect weather conditions the scope of work should take 0 to 0 weeks to complete. However, any additional work found will adjust the duration of the work period.

Any delay caused by the customer's failure to make timely selections (materials, layout, unanswered questions or concerns, inspections) will add to our scheduled finish date.

Terms and Conditions

All material and work are guaranteed to be as specified and completed in timely and workmanlike manner. Any alterations or deviations from specified work due to circumstances beyond contractor's controller will be executed upon written orders and will become an extra charge over and above estimate.

Unless other arrangements are made, our staggered invoices are based upon our scope of work completed. All invoices are due upon receipt, with final payment due upon completion of the project. Any and all change orders required will be paid in full prior to any material ordered and/or work to begin.

Payment Terms

- Commitment fee with executed contract \$8,200.00
- Project complete \$7,595.00

Any payments not made on or with Seven (7) days after invoiced date thereof shall be subject to a delinquent payment. In the event that the Company is obliged to file suit or lien to recover payment of the sums under this agreement, Customer agrees to bear all costs of attorney fees.

Warranty

Aquatic Restoration's work is guaranteed against defects in any workmanship for one (1) year from completion date. Any defects will be corrected with 45 days of approved written notification. No warranty is given if the work is vandalism or accidents by others. Damage caused of God are not covered under this warranty. Any unauthorized service will void this warranty.

We look forward to working with you.

Respectfully Yours,

Jason Florczyk – Aquatic Restoration, Inc.

Signed Acceptance of Proposal

X _____ Date _____

X _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
Security & Fire Protection
3487 Keystone Road
Tarpon Springs FL 34688
Phone: 727-942-1993
Fax: 727-943-5919

QUOTE

DATE

12/11/2023

QUOTE #

0000175097

CUST #

0009397

CUSTOMER:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes FL 34638

JOB LOCATION:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes FL 34638

P.O. NUMBER		TERMS	SALES PERSON
		NET 15	Brad Ragghianti
QUAN	PART	DESCRIPTION	
		<p>A Total Solution is pleased to propose the following Access Control Solution. Your satisfaction is important to us and we plan to exceed your expectations. This proposal is a complete package including equipment and service. We look forward to being of service to you.</p> <p>Scope of work: Installation of a cloud based access control solution bringing the core components to the cloud. Additionally, two large line-interactive uninterrupted power supplies will be installed to mitigate quickly power outages. During a power outage event, the access control system functions as normal even without a cloud connection. Once a network connection has returned, the controller on site will transfer information to the cloud server.</p> <p>This solution moves high-priced equipment to the cloud and mitigates all power fluctuation problems you're currently having.</p> <p>Corrective Action</p> <ul style="list-style-type: none">- Access Control- Video Surveillance <p>All equipment retains the manufacture's warranty. We guarantee proposed work to be free of defects for a period of one year from the installation date. If service is required post installation, we will be happy to provide excellent service for your system.</p> <p>Payment terms: A Total Solution, Inc. will require 50% down and 50% upon completion.</p> <p>Cloud Subscription billed quarterly at monthly rate of: \$98.00 plus tax.</p> <p>Customer's Initials _____ Date _____</p> <p>ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOU'RE CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOU'RE CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOU'RE PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL</p>	

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
Security & Fire Protection
3487 Keystone Road
Tarpon Springs FL 34688
Phone: 727-942-1993
Fax: 727-943-5919

QUOTE

DATE

12/1/2023

QUOTE #

0000175097

CUST #

0009397

CUSTOMER:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes FL 34638

JOB LOCATION:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes FL 34638

P.O. NUMBER		TERMS	SALES PERSON
		NET 15	Brad Ragghianti
QUAN	PART	DESCRIPTION	
		<p>TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A NOTICE TO OWNER. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMEND THAT YOU CONSULT AN ATTORNEY.</p> <p>Customer's Initials _____</p> <p>Revision 04/02/12</p> <p>Notes:</p> <p>* If additional equipment is requested by the authority having jurisdiction/contractor/owner that cost will be negotiated.</p> <p>* Permit costs are subject to change without notice and if this occurs the cost will passed on to the contractor/owner.</p> <p>Customer's Initials _____ Date _____</p>	
1.00	CLOUD-SERV	Cloud Server Creation	
1.00	TL-R605	TP VLAN Router	
2.00	SMART1500L	Smartpro LCD 1500va/900w Interactive Ups	
1.00	AMS-SMA-LITE	Bosch AMS SMA License 1 Year	
1.00	AMS-BASE-LI	Bosch AMS Lite License	
2.00	APC-AMC2-4	Bosch AMC2 4 Doors	
1.00	API-AMC2-4WE	Bosch AMS Wiegand Expansion 4 Doors	
1.00		Miscellaneous Electronic Parts	
1.00		Technician One Lot Labor	
		<p>Acceptance</p> <p>We appreciate the opportunity to offer this quote for the service at your location and hope we are favored with your order.</p> <p>In signing this quote the subscriber acknowledges the acceptance of all terms and conditions contained herein.</p>	
		SUBTOTAL	\$7,786.15
		TAX	\$545.03
		TOTAL	\$8,331.18

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
Security & Fire Protection
3487 Keystone Road
Tarpon Springs FL 34688
Phone: 727-942-1993
Fax: 727-943-5919

QUOTE

DATE

12/11/2023

QUOTE #

0000175098

CUST #

0009397

CUSTOMER:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes FL 34638

JOB LOCATION:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes FL 34638

P.O. NUMBER		TERMS	SALES PERSON
		NET 15	Brad Ragghianti
QUAN	PART	DESCRIPTION	
		<p>A Total Solution is pleased to propose the following Access Control Solution. Your satisfaction is important to us and we plan to exceed your expectations. This proposal is a complete package including equipment and service. We look forward to being of service to you.</p> <p>Scope of work: Installation of a local server based access control solution retaining the core components on site. Additionally, two large line-interactive uninterrupted power supplies will be installed to mitigate quickly power outages. During a power outage event, the access control system functions as normal even without a cloud connection. Once a network connection has returned, the controller on site will transfer information to the cloud server.</p> <p>This solution corrects access control problems and mitigates all power fluctuation problems you're currently having. Corrective Action - Access Control - Video Surveillance</p> <p>All equipment retains the manufacture's warranty. We guarantee proposed work to be free of defects for a period of one year from the installation date. If service is required post installation, we will be happy to provide excellent service for your system.</p> <p>Payment terms: A Total Solution, Inc. will require 50% down and 50% upon completion.</p> <p>ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOU'RE CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOU'RE CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOU'RE PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A</p>	

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



A TOTAL SOLUTION, INC. (ATS)
Security & Fire Protection
3487 Keystone Road
Tarpon Springs FL 34688
Phone: 727-942-1993
Fax: 727-943-5919

QUOTE

DATE

12/11/2023

QUOTE #

0000175098

CUST #

0009397

CUSTOMER:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes FL 34638

JOB LOCATION:

Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes FL 34638

P.O. NUMBER		TERMS	SALES PERSON
		NET 15	Brad Ragghianti
QUAN	PART	DESCRIPTION	
		WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A NOTICE TO OWNER. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMEND THAT YOU CONSULT AN ATTORNEY. Customer's Initials _____ Revision 04/02/12 Notes: * If additional equipment is requested by the authority having jurisdiction/contractor/owner that cost will be negotiated. * Permit costs are subject to change without notice and if this occurs the cost will passed on to the contractor/owner. Customer's Initials _____ Date _____	
1.00	AMS-SERVER	HP Z440 Workstation 16Cores	
1.00	TL-R605	TP VLAN Router	
2.00	SMART1500L	Smartpro LCD 1500va/900w Interactive Ups	
1.00	AMS-SMA-LITE	Bosch AMS SMA License 1 Year	
1.00	AMS-BASE-LI	Bosch AMS Lite License	
2.00	APC-AMC2-4	Bosch AMC2 4 Doors	
1.00	API-AMC2-4WE	Bosch AMS Wiegand Expansion 4 Doors	
1.00		Miscellaneous Electronic Parts	
1.00		Technician One Lot Labor	
		Acceptance We appreciate the opportunity to offer this quote for the service at your location and hope we are favored with your order. In signing this quote the subscriber acknowledges the acceptance of all terms and conditions contained herein.	
		SUBTOTAL	\$8,769.72
		TAX	\$613.88
		TOTAL	\$9,383.60

Customer Print _____

Customer Signature _____ Date _____

ATS Print _____ ATS Signature _____ Date _____



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
12/5/2023	1946

Name / Address
Concord Station

Description	Qty	Cost	Total
This estimate is to replace the existing access control hardware with Door King to control 10 existing access points. All existing card readers and credentials will be compatible. Consisting of 1 Door King 1838-080 controller, 9 Door king tracker expansion boards and enclosures. 1 Door King 1800-080 cellular controller to allow cloud access. All existing card readers, magnetic and/or solenoid locks and exit buttons will be utilized. Existing wiring will be used as well. Any fault in the items mentioned above will result in additional expense. A monthly fee of \$43.95 will be payable to SAAS, INC. for cellular/cloud. This fee is based on the number of data transfers per month up to 6. 7 to 60 transfers will be \$53.95 per month. Sales Tax		12,728.00	12,728.00
		7.00%	0.00
50% down will be required upon acceptance of quote. Quote is valid for 30 days.		Total	\$12,728.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Concord Station
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

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

ESTIMATE #	DATE	EXPIRATION DATE
12204	12/04/2023	01/31/2024

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Access Control

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This estimate is to replace the current EOL (no longer manufactured) access control system with a new Paxton10 access control system for the 10 doors/gates on property, also to replace the underground cables to the tennis court, playground, and basketball court. This system will work with the existing key fobs so there is no need to issue new credentials to the residents. The new readers will also work with mobile (IOS & Android) credentials allowing resident that choose to use their mobile phones for access and are free of charge.</p> <p>Included:</p> <p>Access/ Gate</p> <p>(1) Paxton10 Server MCP-Up to 50,000 users (10 tokens per user)- 2-year warranty</p> <p>(10) Paxton10 Door Controllers 12/24V 2A PSU - 5-year warranty</p> <p>(10) Paxton10 Slimline Readers- Built-in Bluetooth technology, allowing the use of smart devices- 5-year warranty</p> <p>(1) Paxton10 Desktop Programming Reader</p> <p>(10) 24V AC power supplies</p> <p>(10) 12V DC, 7Ah Backup Batteries</p> <p>(1) 16 port Gigabit Switch</p> <p>Trenching, conduit, underground wire, programming, Labor and training included.</p>	1	21,455.00	21,455.00

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

\$21,455.00

Accepted By

Accepted Date

Powered by Experience.
Driven by Excellence.™

ADT Commercial

Proposal



Proposal prepared for:

Concord Station Clubhouse

Presented by:

Mike Giampoala

407-739-1081 | 12/5/2023

Sales Agreement ID: 891759279

Proposal pricing is valid for 30 days

Powered by Experience. Driven by Excellence.


















What helps make us an industry leader is plain and simple—we strive to deliver an outstanding customer experience at all points of interaction.

Coverage across the US

We have a national footprint with 150 locations, 4,500+ employees, 300,000+ customer locations, and 4 monitoring and operations centers.



Product and service offerings

 Access Control	 Intrusion Alarm Systems
 Alarm Monitoring	 Network Deployment & Management
 Analytics & Reporting	 Risk Management Consulting Services
 ATM & ITM	 Security-Only Networks
 eSuite SM Account Management	 Sprinkler Systems <i>(in select markets)</i>
 Fire Alarm Systems	 Structured Cabling
 Health & Nurse Call	 System Customization, Installation & Support
 Hosted & Managed Services	 Video Solutions
 Integrated Solutions	

Integrated system design and implementation offerings

- Managed broadband and MPLS
- Design-build engineering
- Wireless network security
- Tier 2 and Tier 3 support 24/7
- Network security
- Program and project management
- Data storage systems
- Security consulting and design assistance
- Cloud backup and disaster recovery
- Security network design assistance, implementation and management
- Structured cabling



Powered by Experience.
Driven by Excellence.™

Tuesday, December 5, 2023

Concord Station Clubhouse

18536 Metmore Blvd
LAND O LAKES, FL 34639

Thank you for allowing us the opportunity to provide you with a proposal for your system. I am pleased to propose a cost effective solution for your organization that will allow you to help mitigate your risks and reduce losses.

At ADT Commercial, we pride ourselves in providing our commercial customers with attentive service, proven security solutions, and the highest level of professional installation and monitoring.

I look forward to discussing this proposal with you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Mike Giampoala

407-739-1081 / mgiampoala@adt.com

Equipment and Investment Statement for: Brivo Access Control

Site Information: Concord Station Clubhouse, 18536 Metmore Blvd, LAND O LAKES, FL 34639

Scope of Work:

ACCESS CONTOL SYSTEM UPGRADE INSTALL;

1-POWER SUPPLY WITH BATTERY BACK UP

PROVIDE 100 ACCESS FOBS

MIGRATE EXISTING 8 CARD READERS, TO THE NEW PANEL & USE EXISTING MAG LOCKS, & DOOR HARDWARE.

ADDITIONAL CHARGES APPLY TO TROUBLESHOOT & REPLACE DEFECTIVE WIRING/COMPONENTS

PLEASE SEE ATTACHED DRAWING

POC-KELSEE RATCLIFF- manager@concordclubhouse.com

Inspection Components:

Category	Component	Qty	Frequency
Inspection Access Control	2nd Panel	0	
Inspection Access Control	Inspection Access Control Readers	8	Annual

Recurring Services:

Description	Amount
Access Control	\$113.00
eSuite/Everon	\$5.00
Inspections	\$38.00
Service Plan	\$24.00
Sub Total Monthly Charge:	\$180.00

Summary of Charges for: Brivo Access Control		
Installation Price		\$5,921.92
Estimated Install Taxes		\$414.53
Total Installation Price*		\$6,336.45
Total Monthly Recurring Services Charges*		\$180.00
		*Plus applicable tax
Schedule of Values	30/70	30% of Contract Value Upon Contract Acceptance 70% of Contract Value at Final Acceptance
Proposal pricing is valid for 30 days		

Investment Summary

Total Proposal Option

Installation Price	\$5,921.92
Estimated Install Taxes	\$414.53
Total Installation Price*	\$6,336.45

Total Monthly Recurring Services Charges*	\$180.00
--	-----------------

*Plus applicable tax

Proposal pricing is valid for 30 days

If ADT and Customer are parties to a mutually signed, written agreement, then the terms of that agreement control. If ADT and Customer are not parties to a signed contract, then the scope of work and prices set forth above are based upon and subject to the ADT Commercial Terms and Conditions ("Terms") available at <https://www.adt.com/commercial/terms-and-conditions>. Any modifications to the Terms may result in pricing changes. Any other terms and conditions are rejected by ADT Commercial LLC unless in a document signed by an authorized representative of ADT Commercial LLC.



A new leader in commercial security, fire and life safety.

ADT Commercial has assembled top system integration talent to provide a holistic approach to the problems that you are facing now and must prepare for in the future. With a wide portfolio of offerings, we will deliver installation and service expertise for a fully customized commercial solution to meet the needs of your organization.

A simple security audit can determine if there are gaps in your current protection and help you manage those risks with a system designed to accommodate your specific needs.

OUR GUIDING PRINCIPLES

Customers are Our True North

Our reputation is based on how we serve our customers.

Our People are the Difference

We strive to be the best technically-trained team in the business.

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We are 100% focused on our commercial customers.

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We are the premier holistic solutions partner—a full-service national company with nimble local delivery teams.

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4,500+
Employees



150
Locations

ADT Commercial

The Alpha Series 46

+ **FULL COLOR LED MESSAGE BOARD**

PRODUCTION RENDERING

ALPHA 46-MP10-25-SMD
(24" OMEGA BASE HEIGHT)

SCALE: 3/8" = 1'
WHEN PRINTING, SET PAGE SCALING TO "NONE".

<Omega Base Type>

Lexan Identification Cover

LED Backlit

Frame Divider
(1.56")

72.0"

63.0"
(Screen Size)

CONCORD STATION
COMMUNITY CLUBHOUSE

HD FULL COLOR
LED MESSAGE BOARD

Aluminum
Cabinet

TBD

TOGGLE SWITCH
PHOTO CELL
SENSOR

4" VENT

Wireless
Connections
Device
(Up to 1000ft)

CONCORD STATION
COMMUNITY CLUBHOUSE

HD FULL COLOR
LED MESSAGE BOARD

<Front View>

<Left View>

<ISO View>

10mm Pixel Pitch, Full Color LED
64 x 160 Pixel Dimension / 2 x 5 Module Matrix
Wifi Wireless, PC Data Input Type
Max. 8 Row Text / Video Contents Available

CABINET SURFACE COLOR
WHITE GLOSS: T009-WH11 - WHITE 90 GLOSS

NOTE: All Copy is initially checked by MEGA SIGN INC. Final proofreading and corrections are the sole responsibility of the client. Subsequent revision for typographical error will be done at clients expense. Colors depicted here are for representation only. Actual color samples can be obtained from your sales representative upon request. All dimensions are approximate.

MEGA
LED TECHNOLOGY

CLIENT NAME

MODEL NUMBER

FT / IN
UNIT

SALES CONSULTANT

DATE

INSTALL ADDRESS

DESCRIPTION

APPROVED BY

DATE

ARTIST : DOUG F.
PG 1 OF 1

2601 PINWOOD DR, GRAND PRAIRIE, TX 75051
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TOLL FREE : 888.315.7446
www.MEGASIGNINC.com

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6MM PITCH

**6MM PITCH
FULL COLOR
144 x 336px**

10MM PITCH

**10MM PITCH
FULL COLOR
128 x 224px**

16MM PITCH

**16MM PITCH
FULL COLOR
60 x 140px**



2601 Pinewood Drive
Grand Prairie, TX, 75051
(888)315-7446
www.megasigninc.com

QUOTE

2707169000138105113
Nov 27, 2023 06:51 AM

Prepared For

Concord Station Community Clubhouse
Kelsee Ratcliff
813-909-4569
manager@concordstationclubhouse.com
Concord Station Community Clubhouse 10mm HD 25 Alpha 46
INSTALLED
\$ 29,528.50
60 Days
William Caguiat
will@megasigninc.com

Ship To

**Concord Station
Community Clubhouse**
18636 Mentmore Blvd
Land O' Lakes
FL
34638

Project Name

Amount

Quote Valid For

Sales Person

Product Details	Quantity
ALP-46-DF 4' x 6' Alpha All-in-one Lighted Identification Cabinet with LED Display Double Face The Alpha Series was brought to life with the intention of providing the best quality sign at fair and honest price. Alpha Series is designed to eliminate the costs associated with bloated and inefficient supply chains and pass the savings direct to client. High prices don't always mean high quality. Alpha Series offer amazing quality products at great prices. All-in-one cabinet with lighted identification sign with LED Display. All Aluminum cabinet construction with powered coated to withstand extreme weather conditions, UV coated Lexan, efficient LED lighting, temperature-controlled cabinet, and finally, pair it with available LED sign sizes.	1
Omega Base 26 Sign Base Structure constructed with square steel tubing, steel mounting plates, and aluminum skinning. Powder Coated to withstand extreme weather conditions. Colors and Dimensions to match the sign rendering. Vents installed if needed for LED Display ventilation. *Stamped engineering drawing available upon request- additional charges apply	1
LifeTime Warranty - Sign Structure and Sign Face Sign Structure and Sign Face: Under normal use and service should the sign structure or identification of the sign malfunction DURING THE LIFE OF THE SIGN due to defects in workmanship or materials, except for LEDs and power supplies, the Company will, at its option, repair or replace any defective materials. Vandalism to Sign Faces: This limited warranty covers poly-carbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet.	1

Product Details	Quantity
MP10-25-SMD Premier Full Color LED Display 10mm 2' 3-1/4" x 5' 5" Pixel Matrix 64x160 Premier Series outdoor LED displays feature rugged Line-X coated all aluminum cabinets made right here in the USA. Toll Free Lifetime Diagnostics Support and 5 Year Parts & Factory Labor Warranty, 160 degree viewing angle LEDs on our IP65 Rated front and back water proof modules, Front Serviceable cabinets, Universally Sized Modules to allow easy future upgradability, Conformal Coated Delta Power Supplies, Oversized 12" Deep Cooling Fan Hoods to keep water out of displays, Energy Efficient, Operating temperature -22F to 140F. MET Labs Certified and tested compliant with UL48, UL8750, UL1433 Display Specification Series: Premier Total Dimension (ft): 2' 3-1/4" x 5' 5" Active Viewing Area (ft): 2' 1-1/4" x 5' 3" Pixel Pitch: 10mm Color Capability: 281 Trillion Colors Pixel Matrix: 64x160 Pixel Configuration: All-in-one SMD 1 Red / 1 Green / 1 Blue Brightness: 8,500 NITS Viewing Angle: 170 Degree Horizontal / 160V Degree Vertical Minumum Character Height: 2 3/4 inch Maximum Character Height: 24 inch Maximum Lines: 8 Estimated Weight: 122.88 lbs Maintenance: Front Service Electrical Requirement Per Face Regular Operating Watts: 276 Maximum Boot-up Watts: 922 Max Amps @120V: 7.7 Max Amps @240V: 3.8 Estimated Monthly Electricity Cost: \$16 *Estimated @ Operating 18hrs / Day @ \$.11/kWH	2
10 Year Parts Availability Guarantee Mega LED Technology guarantees to keep all parts for the above Premier LED display in stock and made available to the customer.	1
LTE Modem with LifeTime Data Industrial LTE Modem with lifetime data during the life of the sign. 4G LTE Data from Verizon or ATT.	1
LifeTime Diagnostic Warranty Mega LED offers, for the life of the LED sign or signs purchased within this quote; technical support, diagnostics, and remote repair if applicable. This LifeTime Diagnostic Warranty is free for the life of the sign. This warranty does NOT include on-site visits for manual repairs by a certified technician.	1

Product Details	Quantity
<p>Mega Cloud Software</p> <p>MEGA Cloud is a true cloud-based LED Sign software, and there is no software to install. Access Your Digital Signage from any Internet-Connected Device (PC, Mac, or Mobile). No Worries with Automatic Updates and Easy Access! Our service resides on the internet, or “in the cloud.” This allows clients to securely login from any PC, Mac, or mobile device connected to the internet to operate their display. Updates to the system are fully automatic and new features are available immediately. Your Content is Safe and Secure. All content and schedules are securely stored in the client's online library and backed up daily to make sure they have access to their content 24/7. Easy User Management with a Multi-User Permission-based System. Clients have complete control over their display network. For example, a master account user can assign multiple people to make graphic requests, but restrict access to manage the display schedule or other features.</p> <p>MEGA Cloud offers a wide set of powerful features designed to empower professional digital signage. With thousands of customers all around the world, we have everything you need to take your signage operation to the next level.</p>	1
<p>FREE Content Library</p> <p>Your organization has access to over 300 FREE (and the list is growing) graphics and animations you can use anytime! One benefit is that while you are undergoing your software training, your new sign will be up displaying new graphics!</p>	1
<p>LifeTime Software Training</p> <p>Mega LED provides not only video tutorials and written directions for software operation, but for the LifeTime of your sign, we will provide one-on-one personal training for you and your staff via a desktop share...FREE!</p>	1
<p>Permit - Will Pull On-Premise(Up to 100 Sq Ft)</p> <p>Permit - MEGA LED Signs will Pull Local Sign permit, subject to variance approval. Permits for a sign structure up to 100 Sq Ft. for on premise use. Services Include: - Physical Site Survey - Document Gathering - Site Map Drawing - Engineering Drawings - Permit Form Completion - Actual Cost of Permit from governing agency with jurisdiction to be billed to client once fees in addition are accessed Agreement is contingent upon MEGA LED acquiring a sign permit from governing agency with jurisdiction over sign location. In the event the permit is denied, the client is under no obligation to fulfill this agreement. The permit & engineering acquisition fee is non-refundable.</p>	1

Product Details	Quantity
Install - Alpha Installation & Setup - w/ Foundation up to 10ft OAH Professional installation of Alpha Series LED Display,. Professional Installation and Configuration of LED Display(s) listed in this agreement. *Electrical run up to base of the sign is the responsibility of the sign owner, please see MEGA LED Electrical Requirements and Installation document. In certain and rare circumstances, installation quotes may vary based on site specific conditions determined at time of physical site inspection. Please see Terms & Conditions Document listed in this proposal. Services Include: - Physical Site Inspection - Pour Foundation specified by engineering drawing - Unpacking of LED displays - Bracket fabrication for mounting - Leveling and fastening to structure(s) - Proper grounding - Final connection to client provided electrical within 5 ft. of structure - Junction box with Seal-Tite conduit to displays - Final inspection for proper operation **For extended wireless devices, customers shall provide a 120V outlet and CAT5 cable within 3ft of the building antenna for the wireless device installation.	1
Shipping - Freight Freight Charge - Only covers basic delivery with no extra services. Carrier will call to schedule time frame for delivery. Extra fees will be billed if any of these services are requested, or conditions exist before or during delivery: Residential, Limited Access, Inside Delivery (carrying product into building), Lift Gate, or Re-Delivery (2nd attempt). Lift Gate not available for shipment over 90". Any shipment that exceeds 90", client is required to unload the crate from the freight truck.	1
Payment Terms 25% DOWN, 50% WHEN SHIP, 25% WHEN INSTALLED	1

Sub Total	\$ 29,528.50
Sales Tax	\$ 0.00
Grand Total	\$ 29,528.50

Terms & Conditions

This Agreement is expressly limited to the acceptance by the Buyer of the exact listed terms and Buyer acknowledges that discussions and negotiations have occurred leading up to this agreement. Furthermore, neither party hereafter will rely on any oral representations made outside of the stated terms of this Agreement, which includes the "Standard Terms and Conditions" link below. Applicable sales tax in the State of Texas; will be accessed at the time of billing and may not be represented on this quotation. If you are a tax exempt entity, please provide proof so you are not charged tax in error. <https://www.megesigninc.com/docs/termsandsales.pdf>

To complete the order sign here, initial previous pages, and return all signed and initial pages.

Printed Name: _____
Signature: _____
Date: _____

Deposit required to start production:

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YOU'RE LOOKING
FOR?

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- Visual Communications
- Acrylic Brochure Holders
- Brochure Holders
- Literature Racks Magazine Displays
- Poster Displays
- Enclosed Bulletin Boards - Corkboards & Markerboards
- Weatherproof Document Posting Boards
- Changeable Letter Boards
- Open Face Changeable Letter Boards
- Indoor Letter Boards
- Outdoor Letter Boards
- Radius Letter Boards
- Indoor Headliner Letter Boards
- Outdoor Headliner Letter Boards
- Non-Illuminated w/Satin Frame
- Illuminated w/Satin Frame
- Non-Illuminated w/Bronze Frame
- Illuminated w/Bronze Frame**
- Letter Sets

[Visual Communications](#) > [Changeable Letter Boards](#) > [Outdoor Headliner Letter Boards](#) > [Illuminated w/Bronze Frame](#) >

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2 Door 36"H x 48"W Illuminated Header Letter Board Outdoor Usage w/Bronze Frame



(Click Small Picture for Larger Version, Click Image to See Larger View.)

Sale Price: \$1,361.40

SKU: GH-PBBLX5



TRUCK SHIPPING REQUIRED

Shipping weight: 55 lbs.

We will email you the shipping cost for your approval before processing your order.

[Request a Shipping Cost Quote](#)

Usually Ships Out In:
2 Weeks

* [Letter Panel \(G2\)](#)

* [Header Text To Read](#)

Quantity:

[ADD TO CART](#)

Letter Panel Colors



Black



Burgundy



48" x 36" Double Message Board with Header - Cork and Letter Board

Our enclosed, weather resistant message boards are great additions to any community, apartment complex, HOA, or university. The message board will be encased by the weather resistant hood that protects the contents within from the elements. A smooth pole and ball topper bring together this distinctive addition to any community.

Features:

- Made from Rust-free aluminum
- 290 piece set of 1" letters, numbers, and symbols included
- Durable powder coat finish
- Lockable doors (2 keys included)
- Shatter-resistant, acrylic windows
- Direct burial post
- Self-sealing, natural cork interior
- Weather resistant aluminum backing with silicone sealant

\$ Call for Pricing



Outdoor Message Center



Your Source for Outdoor Bulletin Boards

Thank you. Your order has been received.

ORDER NUMBER:	DATE:	TOTAL:	PAYMENT METHOD:
5592	November 22, 2023	\$2,135.00	Get a Quote

This Quote is good for 30 days. You may email us when approved by your HOA or BOD and send us a check. Make checks payable to Mailbox Makeovers LLC.

Order details

Product	Total
Outdoor Message Center × 1	\$1,895.00
Subtotal:	\$1,895.00
Shipping:	\$240.00 via Table Rate
Tax:	\$0.00
Payment method:	Get a Quote
Total:	\$2,135.00

NOTE: When paying by check, make payable to
Mailbox Makeovers, LLC.
3512 Naples Vw
Kennesaw Georgia 30152



Toll Free: 844-409-1134

Free Ground Shipping on Select Products

Contact Us



Search

Browse All Products

CORK BOARD MESSAGE CENTERS

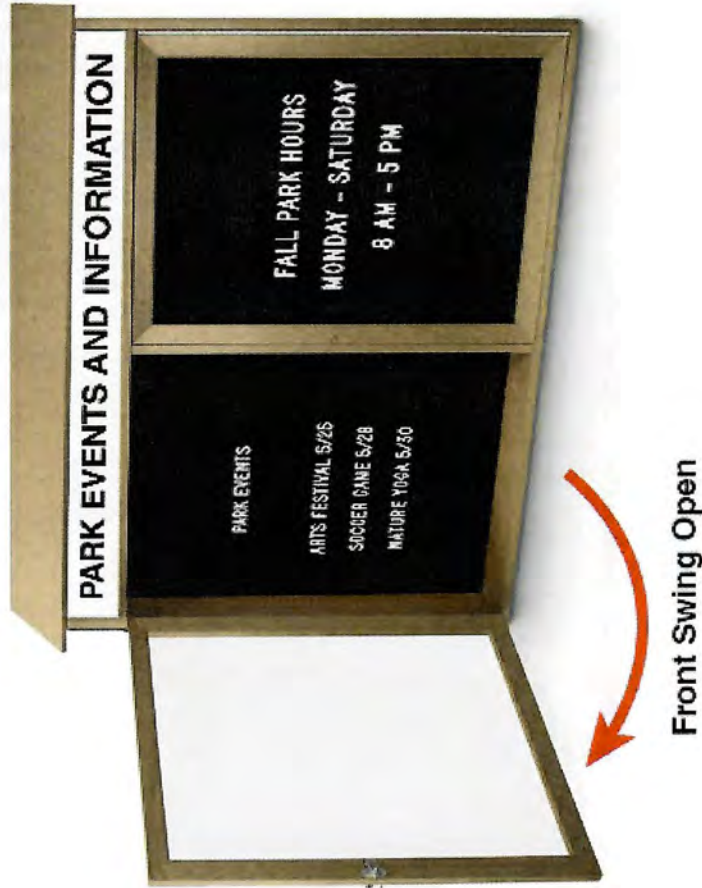
POSTER DISPLAYS

READER BOARDS

LETTER BOARD MESSAGE CENTERS

BULLETIN BOARDS

MORE





+ View all 6 photos

Item ID # LSD2DHLET-4836

48" x 36" Outdoor Message Center Letter Board with Header and Posts | Standing Double Door Enclosed Display Board



PRODUCT HIGHLIGHTS

- Outdoor Enclosed Letter Board
- Freestanding Exterior Message Center
- 48 x 36 Letter Board Cabinet Size
- Letter Board with Changeable Letters

SEE MORE

MULTIPLE OPTIONS

Message Center Finishes



Optional Letterboard Vinyl Colors



MANY MORE...

Built to Order

Order today and receive it by December 21 - 27.

From \$3386.00

Quantity

1

Choose your size, color, and options when applicable...

VIEW OPTIONS & PRICING



DOUBLE SIDED | Free Standing Single Door Bottom Hinged Letter Board Message Centers



Large Single Door Top Hinged Letter Board Message Centers



Double Door Outdoor Letter Board Message Centers



Message Centers with Header and Posts - Single Sided | Letter Boards



Message Centers with Header and Posts - Single Sided | Letter Boards



Letter Board MINI Message Centers



Letter Board Message Centers with Header



Letterboard Sliding Door Message Centers



[Login](#)**Call: 855-USA-ITEC**[HOME](#)[PRODUCTS](#)[FAQ'S](#)[PRODUCT REVIEW](#)[CONTACT](#)[0 Items | \\$0.00](#)[Checkout](#)

High End Commercial Solar Billboard 2 Sided Light

Product Code: HECSBBL-2

High End Commercial Solar Billboard 2 Sided Light has a powerful 25watt Solar Panel, Li-on 14,000 mAh battery and 2 light heads each containing High Output SMD CREE LED light bulbs. Solar Panel is a 24" x 24" powerhouse.

The light shown in the pictures is on a small 2' x 3' sign and a 6' tall portable sign frame, but will illuminate much larger. These pictures do not do the light justice! We have added an extra cord between the light head and solar panel, and have removed the coiled cord as shown in some of the pictures.

This light is limited stock here in NYS and is being offered at an introductory price of \$529.00! This light will ship in a 27" x 27" 12" box and weights 35lbs. Shipping is FREE in to continental USA, all others pay actual shipping costs. Full 1 Year hassle free warranty included!

Quantity :

[ADD TO CART](#)

\$ 529.00



Related Products

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 11, 2024, at 10:00am
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 4-Donna); Term 11/20-11/24 (Seat 5-Angel)

District Manager's Report

December 14

2023

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FINANCIAL SUMMARY

10/31/2023

General Fund Cash &
Investment Balance:

\$576,808

Reserve Fund Cash &
Investment Balance:

\$625,153

Debt Service Fund
Investment Balance:

\$1,407,412

**Total Cash and Investment
Balances:**

\$2,609,373

**General Fund Expense
Variance: \$8,076**

**Under
Budget**

Tab 10

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
November 9, 2023 - Minutes of 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 regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, November 9, 2023, at 6:30 p.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Jessica LaBarbera	Board Supervisor, Chairman
Randall Griffin	Board Supervisor, Vice Chairman
Angel Rivera	Board Supervisor, Assistant Secretary
Fred Berdeguez	Board Supervisor, Assistant Secretary

Also present were:

Darryl Adams	District Manager, Rizzetta & Co., Inc.
Vivek Babbar	District Counsel, Straley Robin Vericker
Michael Speidel	Clubhouse Manager
Kelsee Ratcliff	Assistant Clubhouse Manager
Michael Rodriguez	Rizzetta Amenities Manager
Phil Chang	District Engineer, Johnson Engineering <i>(via phone)</i>

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Resident 1 expressed concern with the lack of patrols being done by the deputy and parking on the street. She would like a notice placed in the newsletter regarding parking on the street.

Resident 2 also had concerns about parking on the street.

Resident 3 expressed concerns regarding parking and the school buses stopping on the streets. Driveway expansion was put forward as a possible solution.

Resident 4 spoke about the crosswalks and the need to have this on the CDD website. Ms. LaBarbera stated that she would reach out to the County to discuss this matter.

THIRD ORDER OF BUSINESS

Staff Reports

A. Deputy Brown

A brief discussion was held regarding concerns with the Deputy not driving through the community enough. The Board asked that Mr. Griffin and the District Manager have a conference call with the captain to address concerns and ask that they provide a log of what is done while on duty in the community. Also, the Board wants the District Manager to request a different deputy for the District.

B. District Engineer

Mr. Chang provided the Board with information regarding the possibility of getting reclaimed water in the district, as requested. He noted that while it is on the south side of SR 54 it would be very expensive to bring it into the district. The Board indicated that it would pass on that project.

The Board informed Mr. Chang that he did not need to attend meetings unless he was requested.

C. District Counsel

Mr. Babbar stated that the RFP for Management, Amenity, and Field Services went out last week and he has had responses from 10 companies. He stated that he would draft the agenda for the special meeting and send it to Rizzetta to post on the website.

Mr. Babbar stated that he is working with Mr. Liggett on the demand letter to Greenview and he expects it to go out next week.

D. Field Operations Manager

i. Aquatics Report

The Board reviewed the report and asked that a representative from Aquatics attend the next meeting.

ii. Yearly Assessment Aquatics Report

The Board tabled this item until next month.

iii. Landscape Inspection Services Report

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
November 9, 2023 - Minutes of Meeting
Page 3

The Board reviewed the report. Discussion was held regarding concerns that Mr. Liggett is not putting things in the report that should be. It was noted that the Board requested that a 60-day notice be sent to Yellowstone and that the irrigation work should be completed in November. The Board is disappointed with the way Yellowstone is handling the irrigation. They asked Yellowstone to attend the November meeting along with the irrigation manager and arborist. They also asked that they provide an irrigation map.

E. Clubhouse Manager

i. Review of Monthly Clubhouse Report

The Board reviewed the report. Discussion was held regarding the proposals from DCSI and for the Recreation Signs. The Board asked that additional proposals for both be obtained. Michael Speidel informed the Board that his last day as Clubhouse Manager would be November 9, 2023 and Kelsee Ratcliff would be taking his role as the new Clubhouse Manager.

F. District Manager

Mr. Adams reminded the Board that the next special meeting is scheduled for December 7, 2023, at 6:30 p.m. The next regular meeting will be December 14, 2023, at 10:00 a.m.

Mr. Adams presented the website compliance report, noting there were no issues reported. He responded to Board questions regarding the scope of work for the District Manager and Field Services, the process of transitioning debt to credit, ensuring the invoices are stamped as they are received, and insurance proposals.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on October 12, 2023**

On a Motion by Mr. Griffin, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on October 12, 2023, for the Concord Station Community Development District.
--

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
September 2023**

Discussion was held regarding various invoices. The District Manager will investigate and provide feedback at the next meeting.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
November 9, 2023 - Minutes of Meeting
Page 4

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for September 2023 (\$131,776.89), for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01;
Amended Budget Fiscal Year 2022-
2023**

Mr. Adams presented the resolution noting that that \$350,000 was added to the miscellaneous contingency line.

On a Motion by Mr. Berdeguez, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved Resolution 2024-01; Amending Budget for Fiscal Year 2022-2023, for the Concord Station Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion of Current Employee
Policy**

The Board expressed dissatisfaction with the increase in hours by Staff and declined to promote one employee to Assistant Manager, leaving him as a full-time employee. They asked that Amenities Staff go back to following the approved schedule.

Discussion was held regarding possibly changing the hours of operation on Saturday and Sunday to 10:00 a.m. to 8:00 p.m. but it was not approved.

EIGHTH ORDER OF BUSINESS

Discussion of Amenities Policy

This item was tabled.

NINTH ORDER OF BUSINESS

Discussion of Meeting Times

Discussion was held regarding changing the all the CDD meetings to night meetings. Some Board members agreed, and some didn't agree with changing the meeting times.

On a Motion by Ms. LaBarbera, seconded by Mr. Griffin, with all not in favor, the motion failed to change the time of the meetings to all night meetings, for the Concord Station Community Development District.

TENTH ORDER OF BUSINESS

Discussion of CDD Website

No Board action was taken on this matter.

ELEVENTH ORDER OF BUSINESS

Discussion of Pool Closing Hours

A request was made for the pool to be open 365 days a year from dawn to dusk.

On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with three in favor and one against (Mr. Berdeguez), the Board of Supervisors approved the pool hours as from dawn to dusk 365 days a year, for the Concord Station Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion of Welcome Sign

The Board indicated that it would like to consider installing a marque sign instead of a welcome sign. Ms. LaBarbera will work with staff on getting a quote.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

Audience members asked that the Board hold Rizzetta to the 3% increase across the Board, the Rizzetta contract and the monthly bill. Additional questions were raised about the election. Mr. Adams stated that he would discuss the 3% increase concerns with upper management.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Rivera asked that a discussion on adding additional recreation signs be added to the agenda. He also reiterated the need to reach out to the Deputy.

Mr. Berdeguez informed the Board that a work order is in place to repair the mailbox clusters and the Post Office will be funding the project.

Ms. LaBarbera asked that the Board revisit the meeting times next month.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
November 9, 2023 - Minutes of Meeting
Page 6

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Rivera, seconded by Mr. Griffin, the Board of Supervisors adjourned the meeting at 9:39 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 11

Concord Station Community Development District

District Office · Wesley Chapel, Florida · (813)-994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.concordstationcdd.com

Operations and Maintenance Expenditures October 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$315,523.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	100469	1018130466	Clubhouse Security Services 10/23	\$ 56.38
Angel L Rivera	100482	AR101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
Arrow Exterminators	100483	53759462	Pest Control Service 10/23	\$ 51.00
City Wide Facility Solutions	ACH	32019019981	Monthly Cleaning Service 10/23	\$ 800.00
Concord Station CDD			Debit Card Replenishment 10/23	\$ 1,523.42
Concord Station CDD			Debit Card Replenishment 10/23	\$ 1,357.38
DCSI, Inc.	100463	31222	Playground Gate Repair 09/23	\$ 125.00
Decort Electrical Solutions, Inc.	100470	CO09302023	Electrical Services 09/23	\$ 460.00
Donna Matthias-Gorman	100484	DG101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
Duke Energy	ACH	9100 8845 0087 08/23	0000 Trinity Cottage Drive Light 08/23	\$ 1,216.78
Duke Energy	ACH	9100 8847 9022 08/23	10920 State Road 54 Lite 08/23	\$ 6,244.78
Duke Energy	ACH	Summary Bill 08/23	Summary Bill 08/23	\$ 2,910.88
Duke Energy	ACH	Summary Bill 09/23	Summary Bill 09/23	\$ 6,060.84

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	100471	61-8017248652-6 09/23	Sales & Use Tax 09/23	\$ 134.11
Fred Berdeguez	100485	FB101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
GameTime	100478	PJI-0205321	Remaining Deposit on Playground	\$ 177,689.85
Illuminations Holiday Lighting, LLC	100465	319923	Holiday Lighting Balance Due 10/23	\$ 8,900.00
Innersync Studio, Ltd	100480	21619	Annual Website Fees & Maintenance FY23/24	\$ 1,515.00
Jayman Enterprises, LLC	100468	2720	Re-Install Pong Sign 09/23	\$ 125.00
Jessica LaBarbera	100486	JL101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
Johnson Engineering, Inc.	100472	20236102-000-2	Engineer Services 09/23	\$ 700.00
Johnson Engineering, Inc.	100487	20236102-000-03	Engineer Services 10/23	\$ 4,350.00
Let's Plan A Party	100466	101423 Let's Plan	Entertainment for Halloween Party 10/23	\$ 2,200.00
Pasco County Utilities	ACH	19148779	18636 Mentmore Blvd 09/23	\$ 519.67
Pasco County Utilities	ACH	19151393	19322 Umlerland Place 09/23	\$ 180.26
Pasco County Utilities	ACH	19152376	3662 Buckinghamshire Dr 09/23	\$ 10.29

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Piper Fire Protection, Inc.	100473	141203	Annual Alarm Inspection 09/23	\$ 165.00
Piper Fire Protection, Inc.	100474	141205	Annual Backflow Inspection 09/23	\$ 200.00
Poop 911	100488	CS2023	Annual Service FY23/24	\$ 5,446.98
Randall W Griffin	100489	RG101223	Board of Supervisors Meeting 10/12/23	\$ 200.00
Rizzetta & Company, Inc.	100461	INV0000084150	District Management Fees 10/23	\$ 6,715.58
Rizzetta & Company, Inc.	100462	INV0000084053	Assessment Roll Preparation FY 23/24	\$ 5,798.00
Rizzetta & Company, Inc.	100464	INV0000084247	Personnel Reimbursement 09/29/23	\$ 9,734.90
Rizzetta & Company, Inc.	100467	INV0000084267	Out of Pocket Expenses 09/23	\$ 106.44
Rizzetta & Company, Inc.	100477	INV0000084335	Amenity Management & Oversight/Amenity Contract Payroll10/23	\$ 10,815.63
Rizzetta & Company, Inc.	100479	INV0000084338	Excess Meeting Time 10/23	\$ 175.00
Romaner Graphics	100490	21914	Sidewalk Repairs 10/23	\$ 1,250.00
Solitude Lake Management, LLC	100491	PSI018428	Wetland Management Services 10/23	\$ 2,595.00
Solitude Lake Management, LLC	100492	PSI018411	Wetland Management Services 10/23	\$ 513.00
Solitude Lake Management, LLC	100493	PSI018209	Lake & Pond Management Services 10/23	\$ 6,247.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spectrum	ACH	220004201091423 09/23	Internet Service 09/23	\$ 11.25
Spectrum	ACH	220004201101423	Internet Service 10/23	\$ 11.60
Straley Robin Vericker	100494	23667	Legal Services 05/23 - 09/23	\$ 13,927.20
Straley Robin Vericker	100495	23668	Legal Services Easement Encroachment 09/23	\$ 470.65
Suncoast Pool Service, Inc.	100481	9705	Monthly Pool Maintenance 10/23	\$ 2,300.00
U.S. Bank	100475	7068883	Trustee Fees Series 2016 09/01/23 - 08/31/24	\$ 5,926.25
Waste Management Inc. of Florida	ACH	0888092-1568-9	Waste Disposal Services 10/23	\$ 81.87
Yellowstone Landscape	100476	TM 596953	Irrigation Repairs 09/23	\$ 2,081.91
Yellowstone Landscape	100496	TM 598490	Monthly Landscape Maintenance 10/23	<u>\$ 22,820.00</u>
Report Total				<u>\$ 315,523.90</u>

Your account number: **312728592** Security provided for: Concord Station Club House Your ADT system is located at: 18636 Mentmore Blvd Land O Lakes FL 34638-7978

Page 1/2

RECEIVED
OCT - 2 2023



Invoice date: **Sep 25, 2023** Service period: **Oct 13 - Nov 12, 2023**

Your total due is: **\$56.38** Due by: **Oct 15, 2023**

Your Bill at-a-glance

Previous Balance	\$56.38
Payments and Adjustments	-\$56.38
Current Charges	\$56.38
Taxes and Fees	\$0.00
Total Due	\$56.38

Would you like more detail? See the back of the bill for your account activity and charges.

Message from ADT



Turn sunlight into savings with ADT Solar

Loyal customers like you can now help protect your family's future by powering your home with solar from the security brand you trust.

Take greater control of your energy costs with the benefits of solar.

- ✓ Help protect yourself against rising energy costs**.
- ✓ Get battery backup options to help power through blackouts††.
- ✓ Be a source of clean, sustainable energy to help the planet.
- ✓ Take advantage of solar incentives that may be available, including the 30% Federal Solar Tax Credit***.

Scan the QR code to go to
i.adt.com/solarinfo to get
more info or a free quote.



** Actual utility rates may go up or down and actual savings may vary.

†† Power available from the battery varies depending on the loads connected, energy consumption and battery configuration. You should never rely on your solar system, even if it includes a battery, to power life support or other medical devices.

*** If you have taxable income and own the system, you may be able to take advantage of the federal solar tax credit. ADT Solar does not provide tax or legal advice. Consult a tax professional to understand any tax liability or eligibility for any tax credits that may result from the purchase of your solar system.



ADT
452 Sable Blvd Unit G
Aurora, CO 80011

6230 0020 NO RP 25 09252023 NNNNNNNY 01 003398 0009

CONCORD STATION CLUB HOUSE
3434 COLWELL AVE
STE 200
TAMPA FL 33614-8390



Please detach and submit this slip with your payment. Do not send cash.
Please write your customer Account Number on your check or money
order and make payable to: ADT.

Account Number	312728592
Due Date	Oct 15, 2023
Amount Due	\$56.38

Amount Enclosed \$

Please send payment to:

ADT SECURITY SERVICES
PO BOX 371878
PITTSBURGH, PA 15250-7878



00312728592000000000000092423000000000000056381

Your account number: **312728592** Security provided for: **Concord Station Club House** Your ADT system is located at: **18636 Mentmore Blvd Land O Lakes FL 34638-7978**

Page 2/2

Is your billing information incorrect? You can change it on [MyADT.com](https://myadtdotcom).

Your Account Activity

Previous Balance	\$56.38
------------------	---------

* Any balance left from previous billing periods

Payments and Adjustments	
Payment Received - Thank You!	Sep 19, 2023
	-\$56.38

* All payments and adjustments received from you during billing period

Current Charges	
RECURRING CHARGES	
Services	
Invoice Number 1018130466	Oct 13 - Nov 12, 2023
	\$56.38
Total Non-taxable Charges	\$56.38

About your Services: Security Services

Total Due to be paid by Oct 15, 2023	\$56.38
--------------------------------------	---------

Have questions?
Chat with us at
[MyADT.com](https://myadtdotcom).

Pay your bill online at
[MyADT.com](https://myadtdotcom).

* Taxable charges

Prepare for storm season

It's never too early to be ready for weather events.
Start your safety plan with a quick checklist.

- Build an emergency supply kit and know where to shelter or evacuate.
- Remove damaged trees, limbs and other debris from your property.
- Secure gutters, windows and doors.
- Lost power? Low-battery alerts usually clear on their own 24-48 hrs. after power is restored.

Need ADT system help after
a storm or power outage?

Scan the QR code to the right,
or go to i.adt.com/storm



When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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Concord Station CDD
Meeting Date: October 12, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Fred Berdeguez	Yes	FB101223
Donna Matthias-Gorman	Yes	DG101223
Angel Rivera	Yes	AR101223
Jessica LaBarbera	Yes	JL101223
Randall Griffin	Yes	RG101223

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

RECEIVED
10/17/23

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:02
Meeting End Time:	2:05
Total Meeting Time:	4:03

Time Over <u>1</u> (3) Hours:	1:03
---------------------------------	------

Total at \$175 per Hour:	175 \$0.00
--------------------------	-----------------------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____

Dayl Adams



Arrow Exterminators Inc
417 Market St, Suite A
Bushnell, FL 33513
352-399-8408

Service Slip/Invoice

INVOICE: 53759462
DATE: 10/13/2023
ORDER: 53759462

Bill To: [2490890]
Concord Station Community
Development District
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4010

Work Location: [2490890] 813-949-4569
Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes, FL 34638-7978

Work Date	Time	Target Pest	Technician	Time In
10/13/2023	12:05 PM		ZTHISSELL	
Purchase Order	Terms	Last Service	Map Code	Time Out
		10/13/2023		

Zachary Thissell

Lic:JE334251

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$51.00
Int/Ext Clubhouse, playground & Shed (maint bldg) & wasp nest *Red key ring for Int Spoke with Micheal, no issues reported at this time. Serviced interior and exterior of location with residual products to reduce pest activity. Thank you Zach		
Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace it		
		SUBTOTAL \$51.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$51.00
		AMOUNT DUE \$51.00

RECEIVED
10/16/23

TECHNICIAN SIGNATURE

Micheal Speidal
CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee
of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered,
and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



City Wide Facility Solutions
8950 9th St N Ste 103
Saint Petersburg, FL 33702-3001

INVOICE

Total Due: \$800.00

Invoice Number: 32019019981
Invoice Date: 10/1/2023
Due Date: 10/31/2023

Phone: 727-940-5873 ext 0
Email: tbaccounting@gocitywide.com

Bill

To: Concord Station Community Development District
18636 Mentmore Blvd.
Land 'O Lakes, FL 34638
USA

Ship

To: Concord Station Community Development Distr
18636 Mentmore Blvd.
Land 'O Lakes, FL 34638
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019101554	Karma Jeremie	Net 30 days		10/01/23 to 10/31/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019100825	1	800.00	800.00

PAY YOUR BILL ONLINE!
CLICK THE LINK BELOW
<https://www.e-billexpress.com/ebpp/gocitywide/>

Subtotal: 800.00
Sales Tax: 0.00

Total Due: \$800.00

RECEIVED
09/28/23

Concord Station CDD
Debit Card
For the Month

October-23

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.
 Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec
				Operations Main & Repair	Special Events	Athletic Court/Field/Playg round Maintenance & Repair
				57200-4705	57400-4775	57200-4764
Date	Vendor Name	Description	Amount			
9/5/2023	Open Goaaal	INT'L Service Fee for Soccer Goals for Trilby Field	(15.54)			(15.54)
10/4/2023	Lowe's	Paint and stucco for minument repair, projector remote batteries	(76.91)	(76.91)		
10/5/2023	Amazon	Coffee for Coffee Bar - Clubhouse Lobby	(34.50)	(34.50)		
10/6/2023	Costco	Food and Supplies for Family Game Night	(119.70)		(119.70)	
10/9/2023	Open Goaaal	2 Soccer Goals for Waterford Field	(518.00)			(518.00)
10/9/2023	Open Goaaal	INT'L Service Fee for Soccer Goals for Trilby Field	(15.54)			(15.54)
10/10/2023	Costco	Candy and water for halloween event	(144.59)		(144.59)	
10/11/2023	Amazon	Halloween Adult / Family event Supplies	(124.95)		(124.95)	
10/11/2023	Amazon	Halloween Adult / Family event Supplies	(99.97)		(99.97)	
10/13/2023	Walmart	Halloween Decorations, Adult event games, supplies	(175.24)		(175.24)	
10/14/2023	Costco	Adult Halloween social food	(114.74)		(114.74)	
10/14/2023	Walmart	Candy replenishment for Halloween event (ran out)	(83.74)		(83.74)	
	TOTAL	001-10201	(1,523.42)	(111.41)	(862.93)	(549.08)

DM Approval: Darryl Adams

Date: 10-19-23

**Concord Station CDD
Debit Card
For the Month**

October-23

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec
				Operations Main & Repair	Special Events	Office Supplies	Athletic Court/Field/P layground Maintenance & Repair
				57200-4705	57400-4775	57200-5101	57200-4764
8/28/2023	VistaPrint	Name plates	(82.03)			(82.03)	
9/11/2023	Costco	Refunded of tax charged by accident	5.04	5.04			
9/5/2023	Amazon	Fall into Crafts Event "September" supplies	(178.66)		(178.66)		
9/5/2023	Open Goaaal	Soccer Goals for Trilby Field	(518.00)				(518.00)
9/8/2023	Costco	Glue Guns, Glue, water bottles, table cloths	(94.57)	(94.57)			
9/10/2023	Walmart	Glue Guns, Glue, water bottles, table cloths	(40.15)	(40.15)			
9/13/2023	Circle K	Fuel for Kawasaki, and power tools	(38.45)	(38.45)			
9/26/2023	Lowe's	Concrete for waterford benches, foam for monument base repair	(14.67)	(14.67)			
9/27/2023	Lowe's	Replacement Pressure Washer gun + Tips, old gun broken internals	(79.98)	(79.98)			
9/28/2023	Michael's	Crafts for October Fall crafts event, dye, jars, glitter, lights	(174.80)		(174.80)		
9/28/2023	Costco	Food and Drinks for Adult social 9/29/23	(112.64)		(112.64)		
10/2/2023	Amazon	Crafts for October Fall crafts event, stencils, Tissue Paper	(28.47)		(28.47)		
	TOTAL	001-10201	(1,357.38)	(262.78)	(494.57)	(82.03)	(518.00)

DM Approval:

Debby Wallace

Date: 10/10/2023



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Concord Station
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31222	09/25/2023	\$125.00	10/10/2023	Net 15	

P.O. NUMBER
10649

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/12/2023	Access/ Gate:Service Reason for call: Playground gate not closing. Tech notes: 1. Checked gate closer - the closer was bent and screws on gate hinge were loose. Fixed the gate closer and installed new screws on gate hinges. Gate closes smoothly now - OK.	1	125.00	125.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$125.00

RECEIVED
09/25/23



DECORT ELECTRICAL SOLUTIONS, INC.
867 W. Bloomingdale Ave., #6953
Brandon, Florida 33511
EC13009397
813-690-2730
jdecort.des@gmail.com

DeCort Electrical Solutions, Inc.

Concord Station CDD
5844 Old Pasco Road, Suite 100, Wesley Chapel, FL
Work at: see attached

9/30/2023

CO09302023

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
SCOPE OF WORK			
Complaint of electrical issues at Controllers 6 & 7			
Repair electrical deficiencies at well pump			
See attached notes for recommendations / future work			
LABOR			
9/29/2023			
Master Elec. + Helper Labor (8:00 - 9:30)	1.5	\$200.00	\$300.00
Master Elec. + Helper Trip (60 minutes)	1	\$160.00	\$160.00
MATERIALS			
TOTAL			\$460.00

THANK YOU FOR YOUR BUSINESS!

RECEIVED
10/02/23

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 10 - Sep 11		
Description	Quantity	Usage
50 MICRO II 3K UG	1	17 kWh
HPS UG RDWAY 9500L	60	2,520 kWh
Total	61	2,537 kWh

Billing details - Lighting

Billing Period - Aug 10 23 to Sep 11 23	
Customer Charge	\$1.65
Energy Charge	
2,537.000 kWh @ 4.784c	121.37
Fuel Charge	
2,537.000 kWh @ 5.270c	133.70
Asset Securitization Charge	
2,537.000 kWh @ 0.061c	1.55
Fixture Charge	
50 MICRO II 3K UG	3.69
HPS UG RDWAY 9500L	340.80
Maintenance Charge	
50 MICRO II 3K UG	1.39
HPS UG RDWAY 9500L	110.40
Pole Charge	
CONCRETE, 30/35	
61 Pole(s) @ \$8.110	494.71
Total Current Charges	\$1,209.26

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.89
Gross Receipts Tax	6.63
Total Taxes	\$7.52

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 03 - Sep 02		
Description	Quantity	Usage
40W RDWAY LED UG GRY	1	14 kWh
50 MICRO II 3K UG	2	34 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
70W RDWAY LED UG GRY	1	24 kWh
Underground Roadway	3	153 kWh
SV RW 27500	52	5,408 kWh
HPS UG RDWAY 9500L	228	9,576 kWh
SV RW 9500	4	168 kWh
HPS UG RDWAY 16000L	24	1,560 kWh
Total	316	16,954 kWh

Billing details - Lighting

Billing Period - Aug 03 23 to Sep 02 23	
Customer Charge	\$1.65
Energy Charge	
16,954.000 kWh @ 4.784c	811.08
Fuel Charge	
16,954.000 kWh @ 5.270c	893.48
Asset Securitization Charge	
16,954.000 kWh @ 0.061c	10.34
Fixture Charge	
SV RW 9500	16.16
SV RW 27500	295.36
HPS UG RDWAY 9500L	1,295.04
HPS UG RDWAY 16000L	149.04
Underground Roadway	17.76
40W RDWAY LED UG GRY	3.62
70W RDWAY LED UG GRY	4.35
50 MICRO II 3K UG	7.38
50W LED RW GRY MICRO III 3K OH	3.69
Maintenance Charge	
SV RW 9500	7.36
SV RW 27500	96.20
HPS UG RDWAY 9500L	419.52
HPS UG RDWAY 16000L	44.40
Underground Roadway	4.17
40W RDWAY LED UG GRY	1.39
70W RDWAY LED UG GRY	1.39
50 MICRO II 3K UG	2.78
50W LED RW GRY MICRO III 3K OH	1.39

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Lighting continued

Pole Charge	
CONCRETE, 30/35	
260 Pole(s) @ \$8.110	\$2,108.60
<hr/>	
Total Current Charges	\$6,196.15

Billing details - Taxes

Regulatory Assessment Fee	\$4.58
Gross Receipts Tax	44.05
<hr/>	
Total Taxes	\$48.63

Concord Station						
Duke Energy						
08/01/23 to 09/01/23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	9/7/2023	\$30.79	9/28/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	9/7/2023	\$30.79	9/28/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	9/7/2023	\$496.24	9/28/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	9/7/2023	\$30.79	9/28/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	9/7/2023	\$224.56	9/28/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	9/7/2023	\$1,365.55	9/28/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	9/7/2023	\$30.79	9/28/2023	18661 State Road 54	53100	4301
9100 8844 9852	9/7/2023	\$76.85	9/28/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0300	9/7/2023	\$30.79	9/28/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	9/7/2023	\$30.79	9/28/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	9/7/2023	\$56.96	9/28/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9220	9/7/2023	\$30.79	9/28/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	9/7/2023	\$30.79	9/28/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	9/7/2023	\$54.50	9/28/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	9/7/2023	\$297.53	9/28/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	9/7/2023	\$30.79	9/28/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0661	9/7/2023	\$30.79	9/28/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 1125	9/7/2023	\$30.79	9/28/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		\$2,910.88				

53100	4301
53100	4307
53100	4304

\$1,018.30 Entry Lights & Irrigation

\$1,396.34 Street Lights

\$496.24 Utilities Recreational Facilities

\$2,910.88

Grand Total

RECEIVED
10/04/2023

Concord Station						
Duke Energy						
09/02/23 to 10/02/23						
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
9100 8844 8413	10/4/2023	\$34.83	10/25/2023	3882 Sunlake Blvd. - Sign, Irrigation	53100	4301
9100 8844 8629	10/4/2023	\$30.79	10/25/2023	3444 Tuckerton Rd Sign - Entry	53100	4301
9100 8844 8851	10/4/2023	\$410.52	10/25/2023	18636 Mentmore Blvd- Splash	53100	4304
9100 8844 9084	10/4/2023	\$30.79	10/25/2023	3869 Sunlake Blvd. Sign	53100	4301
9100 8844 9266	10/4/2023	\$201.07	10/25/2023	18636 Mentmore Blvd - CH Maint Build	53100	4301
9100 8844 9448	10/4/2023	\$1,365.55	10/25/2023	18933 Mentmore Blvd - Sign Lights	53100	4307
9100 8844 9654	10/4/2023	\$30.79	10/25/2023	18661 State Road 54	53100	4301
9100 8844 9852	10/4/2023	\$76.34	10/25/2023	3936 Buckinghamshire Drive- Irrigation	53100	4301
9100 8845 0300	10/4/2023	\$30.79	10/25/2023	19135 Manassas Dr-Lighting	53100	4307
9100 8845 0532	10/4/2023	\$30.79	10/25/2023	18933 Chislehurst Dr - Irrigation	53100	4301
9100 8845 0780	10/4/2023	\$30.79	10/25/2023	3753 Tuckerton Dr- Irrigation	53100	4301
9100 8847 9220	10/4/2023	\$30.79	10/25/2023	18552 Mentmore Blvd - Entry Lights	53100	4301
9100 8847 9395	10/4/2023	\$30.79	10/25/2023	19109 Mentmore Blvd - Entry Wall Light	53100	4301
9100 8847 9600	10/4/2023	\$47.05	10/25/2023	18433 Mentmore Blvd- Irrigation	53100	4301
9100 8847 9824	10/4/2023	\$139.69	10/25/2023	19069 Lake Patience Rd - Light	53100	4301
9100 8848 0265	10/4/2023	\$30.79	10/25/2023	18108 Mentmore Blvd - Entry Lights	53100	4301
9100 8848 0463	10/4/2023	\$207.92	10/25/2023	3332 Sun Lake Blvd - Fountain	53100	4301
9100 8848 0661	10/4/2023	\$30.79	10/25/2023	18230 Snowdonia Drive -Entry Lights	53100	4301
9100 8848 0877	10/4/2023	\$3,239.18	10/25/2023	18636 Mentmore Blvd, Clubhouse/Pool	53100	4304
9100 8848 1125	10/4/2023	\$30.79	10/25/2023	3440 Buckinghamshire Blvd. - Entry Sign	53100	4301
Total		\$6,060.84				

53100	4301	\$1,014.80	Entry Lights & Irrigation
53100	4307	\$1,396.34	Street Lights
53100	4304	\$3,649.70	Utilities Recreational Facilities
Grand Total		\$6,060.84	

RECEIVED
11/02/2023



Sales and Use Tax Return

DR-15
R. 01/20

Rule 12A-1.097
Florida Administrative Code
Effective 01/20

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-15EZ) before you complete this return. Instructions are posted on our website at www.floridarevenue.com.

RECEIVED
10/04/23

Concord Station CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

FLORIDA SALES AND USE TAX RETURN

Reporting Period

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

September 2023

Surtax Rate: .0100

Concord Station CDD
5844 Old Pasco Rd.
Wesley Chapel, FL 33544

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: Oct. 1, 2023

Late After: Oct. 20, 2023

Amount Due From Line 9
On Reverse Side

☐ Check here if payment was made electronically.

0600 0 20230228 0001003031 7 4000001724 8652 1

FLORIDA SALES AND USE TAX RETURN

Reporting Period

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

September 2023

Surtax Rate: .0100

Concord Station CDD
5844 Old Pasco Rd.
Wesley Chapel, FL 33544

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: Oct. 1, 2023

Late After: Oct. 20, 2023

Amount Due From Line 9
On Reverse Side

☐ Check here if payment was made electronically.

0600 0 20230228 0001003031 7 4000001724 8652 1

Proper Collection of Tax: Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at www.floridarevenue.com.

Discretionary Sales Surtax: Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

	DOLLARS		CENTS	
1. Gross Sales (Do not include tax)			1915.89	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)				
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)				Signature of Taxpayer <i>Roxana Quiroz</i>
4. Total Tax Due (Include Discretionary Sales Surtax from Line 3)			134.11	Date 10/04/2023
5. Less Lawful Deductions				Telephone # (813)-994-1001
6. Less DOR Credit Memo				Signature of Preparer
7. Net Tax Due			134.11	Date
8. Less Collection Allowance or Plus Penalty and Interest				Telephone #
9. Amount Due With Return (Enter this amount on front)			134.11	

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS		CENTS	
1. Gross Sales (Do not include tax)			1915.89	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)				
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)				Signature of Taxpayer <i>Roxana Quiroz</i>
4. Total Tax Due (Include Discretionary Sales Surtax from Line 3)			134.11	Date 10/04/2023
5. Less Lawful Deductions				Telephone # (813)-994-1001
6. Less DOR Credit Memo				Signature of Preparer
7. Net Tax Due			134.11	Date
8. Less Collection Allowance or Plus Penalty and Interest				Telephone #
9. Amount Due With Return (Enter this amount on front)			134.11	

Discretionary Sales Surtax Information

A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX

B. Total Discretionary Sales Surtax Due

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.



150 PlayCore Dr SE, Fort Payne, AL 35967
www.gametime.com
(256) 845-5610 * (800) 633-2394

Remit to:
Game Time
PO Box 680121
Fort Payne, AL 35968

Invoice date **3/31/2023**
Payment terms **Net 30 days**

Invoice

Page 1 of 6
Invoice number PJI-0205321
Customer no 00052074
Customer PO 40% Deposit Check -
Reference 22-0590
Date shipped 3/27/2023

Sold to:

Concord Station CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Ship to :

Concord Station CDD
18636 Mentmore Boulevard
Land O Lakes, FL 34638

Original Order No: **2283101**
Project Name Concord Station CDD (Revision 3)
Sales Group: Dominica Recreation Products

Catalog No	Description	Qty	Unit price	Amount
RDU	PLAYGROUND EQUIPMENT	1.00	223,231.000	223,231.00
178749	179108 OWNER'S KIT	1.00	0.000	0.00
5178	WELCOME SIGN 2-5 YEAR OLD (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
5179	WELCOME SIGN 5-12 YEAR OLD (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
4870	3 IN-A-ROW GIZMO	1.00	0.000	0.00
5185	OLYMPUS CLIMBER-SMALL (ACCENT:SG SPRNG_GREEN) (BASIC:SK STARLGHT BL) (HDPE:78 RED2002)	1.00	0.000	0.00
5187	OLYMPUS CLIMBER-LARGE (ACCENT:SG SPRNG_GREEN) (BASIC:SK STARLGHT BL) (HDPE:78 RED2002)	1.00	0.000	0.00
6291	Trillium Climber 4'-0" (ACCENT:SG SPRNG_GREEN) (ROTOPLASTIC:SB SKY_BLUE) (ROTOPLASTIC2:SB SKY_BLUE)	1.00	0.000	0.00
6292	Trillium Climber 5'-0" (ACCENT:SG SPRNG_GREEN) (ROTOPLASTIC:SB SKY_BLUE) (ROTOPLASTIC2:SB SKY_BLUE)	1.00	0.000	0.00
32072	TRINET MEDIUM PS CONNECT (ACCENT:SG SPRNG_GREEN) (BASIC:SK STARLGHT BL) (HDPE:78 RED2002)	1.00	0.000	0.00
80000	49" SQ PUNCHED STEEL DECK (DECK:PVC:BL BLUE2002)	2.00	0.000	0.00
80001	49"TRI PUNCHED STEEL DECK (DECK:PVC:BL BLUE2002)	13.00	0.000	0.00
80192	SUNBLOX UMBRELLA CANOPY (BASIC:SK STARLGHT BL) (FABRIC_1:Z4 AZURE)	1.00	0.000	0.00
80206	TIN ROOF HEX (METALROOF:SK STARLGHT BL)	1.00	0.000	0.00
80657	ACCESS ATTACHMENT 4' (BASIC:SK STARLGHT BL) (DECK:PVC:BL BLUE2002)	1.00	0.000	0.00
80688	TRANSFER PLATFORM (ACCENT:SG SPRNG_GREEN) (DECK:PVC:BL BLUE2002)	1.00	0.000	0.00
81666	FUN SEAT/STEP (TUBE:SB SKY_BLUE)	2.00	0.000	0.00
81686	TRAIN LOCOMOTIVE (2_COLOR_HDPE:RW RED-WHITE) (ACCENT:SG SPRNG_GREEN) (BASIC:SK STARLGHT BL) (DECK:PVC:BL BLUE2002) (HDPE:78 RED2002) (METALROOF:SK STARLGHT BL) (ROTOPLASTIC:SB SKY_BLUE) (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
90021	2'TRANSER W/BARRIER (ACCENT:SG SPRNG_GREEN) (DECK:PVC:BL BLUE2002)	1.00	0.000	0.00
90033	TRANSFER W/G'RAIL 4'-0" (ACCENT:SG SPRNG_GREEN) (BASIC:SK STARLGHT BL) (DECK:PVC:BL BLUE2002)	1.00	0.000	0.00
90105	SCHOONER CLIMBER 3'-6"/4' (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
90216	RUNG ENCLOSURE BARRIER (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
90266	8' UPRIGHT ASSEMBLY(ALUM) (BASIC:SK STARLGHT BL)	6.00	0.000	0.00
90267	9'UPRIGHT ASSMBLY(ALUM) (BASIC:SK STARLGHT BL)	4.00	0.000	0.00
90268	10' UPRIGHT ASSMBLY(ALUM) (BASIC:SK STARLGHT BL)	7.00	0.000	0.00
90295	WAVY TREE CLIMB 3'-6"/4' (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
90354	COUNTER PANEL (BASIC:SK STARLGHT BL) (HDPE:78 RED2002)	1.00	0.000	0.00
90401	FUNNEL BDG 2 DECK-BARRIER (ACCENT:SG SPRNG_GREEN) (DECK:PVC:BL BLUE2002)	1.00	0.000	0.00



150 PlayCore Dr SE, Fort Payne, AL 35967
www.gametime.com
(256) 845-5610 * (800) 633-2394

Remit to:
Game Time
PO Box 680121
Fort Payne, AL 35968

Invoice date **3/31/2023**
Payment terms **Net 30 days**

Invoice

Page 2 of 6
Invoice number PJI-0205321
Customer no 00052074
Customer PO 40% Deposit Check -
Reference 22-0590
Date shipped 3/27/2023

Sold to:

Concord Station CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Ship to :

Concord Station CDD
18636 Mentmore Boulevard
Land O Lakes, FL 34638

Original Order No: **2283101**
Project Name Concord Station CDD (Revision 3)
Sales Group: Dominica Recreation Products

Catalog No	Description	Qty	Unit price	Amount
90405	90DEG FUNNEL W/G'RAIL (ACCENT:SG SPRNG_GREEN) (DECK:PVC:BL BLUE2002)	1.00	0.000	0.00
90430	SINGLE GIZMO PANEL (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
90465	TRAIN CABIN (2_COLOR_HDPE:RW RED-WHITE)	1.00	0.000	0.00
90508	4'-0"DOUBLE ZIP SLIDE (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
90530	LITTLE FOOT SLIDE (ACCENT:SG SPRNG_GREEN) (ROTOPLASTIC:SB SKY_BLUE) (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
90573	SCRAMBLE UP 3'-6"/5'-0" (BASIC:SK STARLGHT BL) (HDPE:78 RED2002)	1.00	0.000	0.00
90598	HOUR GLASS CLIMBER (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
90766	HEX POD CLIMBER (BASIC:SK STARLGHT BL) (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
90777	KIDNETIX TWIRL (ACCENT:SG SPRNG_GREEN) (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
91139	ENTRYWAY BARRIER (ACCENT:SG SPRNG_GREEN)	2.00	0.000	0.00
91209	CLIMBER ENTRYWAY BARRIER (ACCENT:SG SPRNG_GREEN)	6.00	0.000	0.00
91334	CLIMBER OFFSET-BARRIER (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
91505	OLYMPUS CLIMBER 3'/4' (ACCENT:SG SPRNG_GREEN) (BASIC:SK STARLGHT BL) (HDPE:78 RED2002)	1.00	0.000	0.00
91542	15' SQUARE CANOPY (BASIC:SK STARLGHT BL) (FABRIC_1:Z4 AZURE)	1.00	0.000	0.00
91606	HDPE VERTICAL LADDER (HDPE:78 RED2002)	1.00	0.000	0.00
91667	Trillium Climber 4'-0" & 4'-6" (ACCENT:SG SPRNG_GREEN) (ROTOPLASTIC:SB SKY_BLUE) (ROTOPLASTIC2:SB SKY_BLUE)	1.00	0.000	0.00
5653RP	6'-0" Extension W/Cap (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
5654RP	6'-0" Extension W/O Cap (BASIC:SK STARLGHT BL)	6.00	0.000	0.00
6052RP	ALTUS TOWER SEAT BARRIER (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
6065RP	ALTUS TOWER OVERLOOK CLIMBER (ACCENT:SG SPRNG_GREEN) (ACCENT_2:SG SPRNG_GREEN) (HDPE:78 RED2002)	1.00	0.000	0.00
6070RP	ALTUS TOWER SLIDE PANEL (ACCENT:SG SPRNG_GREEN)	2.00	0.000	0.00
6113RP	Altus X Tower Foundation (ACCENT:SG SPRNG_GREEN) (ARCH:SG SPRNG_GREEN) (DECK:PVC:BL BLUE2002)	1.00	0.000	0.00
G90266	8' UPRIGHT ASS'Y (GALV) (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
G90267	9' UPRIGHT ASS'Y (GALV) (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
G90268	10' UPRIGHT ASS'Y (GALV) (BASIC:SK STARLGHT BL)	4.00	0.000	0.00
G90269	11' UPRIGHT ASS'Y (GALV) (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
G90273	15' UPRIGHT ASSMBLY(GALV) (BASIC:SK STARLGHT BL)	7.00	0.000	0.00
6245	ROX ALL SEE SAW (ACCENT:SG SPRNG_GREEN) (BASIC:SK STARLGHT BL) (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
53	HEALTH LADDER (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
6256	SENSORY DOME MEDIUM (BASIC:SK STARLGHT BL) (HDPE:78 RED2002) (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
5193	TRIPLE BAY SWING SHADE (BASIC:SK STARLGHT BL) (FABRIC_1:Z4 AZURE)	1.00	0.000	0.00



150 PlayCore Dr SE, Fort Payne, AL 35967
www.gametime.com
(256) 845-5610 * (800) 633-2394

Remit to:
Game Time
PO Box 680121
Fort Payne, AL 35968

Invoice date **3/31/2023**
Payment terms **Net 30 days**

Invoice

Page 3 of 6
Invoice number PJI-0205321
Customer no 00052074
Customer PO 40% Deposit Check -
Reference 22-0590
Date shipped 3/27/2023

Sold to:

Concord Station CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Ship to :

Concord Station CDD
18636 Mentmore Boulevard
Land O Lakes, FL 34638

Original Order No: **2283101**
Project Name Concord Station CDD (Revision 3)
Sales Group: Dominica Recreation
Products

Catalog No	Description	Qty	Unit price	Amount
5145	EXPRESSION SWING 5"OD 8'H (BASIC:SK STARLGHT BL)	2.00	0.000	0.00
5168	EXPRESSION SWING TANDEM (BASIC:SK STARLGHT BL)	2.00	0.000	0.00
SS8918	5" BELT SEAT-SS	2.00	0.000	0.00
SURCHARGE	SURCHARGE	1.00	31,116.580	31,116.58
80078	6"STEPPED PLATFORM (DECK:PVC:BL BLUE2002)	1.00	0.000	0.00
90252	LEANING WALL 4'-0" (ACCENT:SG SPRNG_GREEN) (HDPE:78 RED2002)	1.00	0.000	0.00
90305	ARCH W/SOCKET-GUARDRAIL (ARCH:SG SPRNG_GREEN)	1.00	0.000	0.00
90666	2'/2'6"SPIRAL STEP CLIMBR (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
6530RP	Kick Plate Package (ACCENT_2:SG SPRNG_GREEN)	1.00	0.000	0.00
LJNPRP	5"GV PIP W/O CAP 15' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
UJNPRQ	5"GV PIP W/O CAP 5.75' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPRR	5"GV PIP W/O CAP 15' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
UJNPRS	5"GV PIP W/O CAP 5.75' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPRT	5"GV PIP W/O CAP 15' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
UJNPRU	5"GV PIP W/O CAP 5.75' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPRV	5"GV PIP W/O CAP 15' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
UJNPRW	5"GV PIP W/O CAP 5.75' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPRX	5"GV PIP W/O CAP 15' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
UJNPRY	5"GV PIP W/AL CAP 5.75' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPS0	5"GV PIP W/O CAP 15' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
UJNPS1	5"GV PIP W/O CAP 5.75' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPS2	5"GV PIP W/O CAP 15' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
UJNPS3	5"GV PIP W/O CAP 5.75' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPS4	5"AL PIP W/AL CAP 9' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPS5	5"AL PIP W/AL CAP 10' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPS6	5"AL PIP W/AL CAP 9' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPS7	5"GV PIP W/O CAP 11' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPS8	5"AL PIP W/AL CAP 9' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPS9	5"AL PIP W/AL CAP 10' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPSA	5"AL PIP W/AL CAP 10' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPSB	5"AL PIP W/AL CAP 10' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPSC	5"AL PIP W/AL CAP 10' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPSD	5"AL PIP W/AL CAP 10' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPSE	5"AL PIP W/AL CAP 10' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPESH	5"AL PIP W/AL CAP 8' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPSEJ	5"AL PIP W/AL CAP 8' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPSEK	5"AL PIP W/AL CAP 9' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPESL	5"AL PIP W/AL CAP 8' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPESM	5"AL PIP W/AL CAP 9' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPESN	5"AL PIP W/AL CAP 8' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPESP	5"AL PIP W/AL CAP 8' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00



150 PlayCore Dr SE, Fort Payne, AL 35967
www.gametime.com
(256) 845-5610 * (800) 633-2394

Remit to:
Game Time
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Fort Payne, AL 35968

Invoice date **3/31/2023**
Payment terms **Net 30 days**

Invoice

Page 4 of 6
Invoice number PJI-0205321
Customer no 00052074
Customer PO 40% Deposit Check -
Reference 22-0590
Date shipped 3/27/2023

Sold to:

Concord Station CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Ship to :

Concord Station CDD
18636 Mentmore Boulevard
Land O Lakes, FL 34638

Original Order No: **2283101**
Project Name Concord Station CDD (Revision 3)
Sales Group: Dominica Recreation Products

Catalog No	Description	Qty	Unit price	Amount
DJNPSQ	5"AL PIP W/AL CAP 8' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
DJNPSR	5"AL PIP W/AL CAP 8' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPSS	5"GV PIP W/O CAP 11' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPST	5"GV PIP W/O CAP 11' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPSU	5"GV PIP W/O CAP 11' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
LJNPSV	5"GV PIP W/O CAP 11' (BASIC:SK STARLGHT BL)	1.00	0.000	0.00
205282	TOOL KIT(TORX BIT)PS 2012	5.00	0.000	0.00
6054RP	ALTUS X TOWER TUBE TO RIGHT	1.00	0.000	0.00
203582	TUBE ENTRANCE SECTION (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
207772	WILDER TUBE SECTION (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
153655	30 DEG ELBOW SEC 30" DIA (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
153655	30 DEG ELBOW SEC 30" DIA (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
153653	49" TUBE SECTION (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
207601	DOUBLE STRAIGHT SECTION (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
207601	DOUBLE STRAIGHT SECTION (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
211303	LONG EXIT SECTION (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
312637	SUPPORT ASSY 82 5/8"LG (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
X20379	OUTRIGGER PLATE 19.75"LG (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
220120	SLIDE GUARD PLATE 37 13/16" C/O (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
220122	LONG FOOTBUCK 131" LG. C/O (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
220122	LONG FOOTBUCK 131" LG. C/O (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
220124	LONG EXTENSION 5 1/2" C/O (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
220126	LONG EXTENSION 7" C/O (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
204879	FOOTBUCK ASSY 34 1/16"LG (ROTOPLASTIC:SB SKY_BLUE)	1.00	0.000	0.00
6054HW	HDW - ALTUS X TOWER TUBE TO RIGHT	1.00	0.000	0.00
704847	ATTACHMENT COST	2.00	0.000	0.00
6056RP	ALTUS X TOWER SPIRAL SLIDE	1.00	0.000	0.00
203582	TUBE ENTRANCE SECTION (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
153653	49" TUBE SECTION (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
153653	49" TUBE SECTION (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
160199	90 DEG 30"W/15 DEG FLANGE (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
160199	90 DEG 30"W/15 DEG FLANGE (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
160199	90 DEG 30"W/15 DEG FLANGE (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
160202	24"ST SEC 15 DEG FLANGE (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
218855	30" Exit Section (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
X18007	FOOTBUCK SADDLE 15DEG (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
X18009	FOOTBUCK SADDLE 30DEG (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
220108	FORMED FOOTBUCK 113 1/2" C/O (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
220110	FORMED FOOTBUCK 113 3/4" C/O (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
220112	FORMED FOOTBUCK 73 3/4" C/O (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
220112	FORMED FOOTBUCK 73 3/4" C/O (TUBE:SB SKY_BLUE)	1.00	0.000	0.00



150 PlayCore Dr SE, Fort Payne, AL 35967
www.gametime.com
(256) 845-5610 * (800) 633-2394

Remit to:
Game Time
PO Box 680121
Fort Payne, AL 35968

Invoice date **3/31/2023**
Payment terms **Net 30 days**

Invoice

Page 5 of 6
Invoice number PJI-0205321
Customer no 00052074
Customer PO 40% Deposit Check -
Reference 22-0590
Date shipped 3/27/2023

Sold to:

Concord Station CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Ship to :

Concord Station CDD
18636 Mentmore Boulevard
Land O Lakes, FL 34638

Original Order No: **2283101**
Project Name Concord Station CDD (Revision 3)
Sales Group: Dominica Recreation
Products

Catalog No	Description	Qty	Unit price	Amount
301503	7010-SUPPORT ASSY 36 1/4" (TUBE:SB SKY_BLUE)	1.00	0.000	0.00
220120	SLIDE GUARD PLATE 37 13/16" C/O (ACCENT:SG SPRNG_GREEN)	1.00	0.000	0.00
6056HW	HDW - ALTUS X TOWER SP SL	1.00	0.000	0.00
704847	ATTACHMENT COST	2.00	0.000	0.00
205282	TOOL KIT(TORX BIT)PS 2012	1.00	0.000	0.00
139361	AEROSOL PAINT 4.5 OZ. (BASIC:SG SPRNG_GREEN)	4.00	0.000	0.00
139361	AEROSOL PAINT 4.5 OZ. (BASIC:SK STARLIGHT BL)	4.00	0.000	0.00
168284	2-5 AGE APPROPRIATE	1.00	0.000	0.00
168285	5-12 AGE APPROPRIATE	6.00	0.000	0.00
169164	ASTM WARNING LABEL	7.00	0.000	0.00
	Sub total			254,347.58
SR0001	Shredded Rubber	1.00	16,000.000	16,000.00
	Sub total			16,000.00
Freight	Freight	1.00	10,895.090	10,895.09
SurfacingFreight	Surf Freight	1.00	4,240.000	4,240.00
	Sub total			15,135.09
Installation	INSTALLATION Installation Charges	1.00	85,168.920	85,168.92
	Sub total			85,168.92
Discount	Invoice Discount	(1.00)	74,501.840	(74,501.84)
	Sub total			(74,501.84)
	CWO Payment	1.00	-118,459.900	(118,459.90)
	Sub total			(118,459.90)
Total				177,689.85

**Sales subtotal
amount**

Sales tax

177,689.85

0.00

INVOICE TOTAL DUE

USD

\$177,689.85



150 PlayCore Dr SE, Fort Payne, AL 35967
www.gametime.com
(256) 845-5610 * (800) 633-2394

Remit to:

Game Time
PO Box 680121
Fort Payne, AL 35968

Invoice date **3/31/2023**
Payment terms **Net 30 days**

Invoice

Page	6 of 6
Invoice number	PJI-0205321
Customer no	00052074
Customer PO	40% Deposit Check -
Reference	22-0590
Date shipped	3/27/2023

Sold to:

Concord Station CDD
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Ship to :

Concord Station CDD
18636 Mentmore Boulevard
Land O Lakes, FL 34638

NOTICE OF CREDIT CARD PROCESSING FEE:

EFFECTIVE APRIL 4, 2022, A PROCESSING FEE OF 2.50% OF THE PAYMENT AMOUNT WILL BE ASSESSED ON ALL CREDIT CARD TRANSACTIONS. YOU HAVE THE OPTION TO PAY BY CHECK, ACH OR WIRE WITHOUT ANY ADDITIONAL FEE.

We now offer the option of emailing invoices! Please let us know if you would like to take advantage of this feature by emailing us at ar@gametime.com. Please include the email address you would like your invoices to go to and a contact name and number.

CONCEALED SHORTAGES MUST BE REPORTED TO GAMETIME WITHIN 60 DAYS OF RECEIPT OF MERCHANDISE.

CONDITIONS:

TITLE TO THIS MERCHANDISE PASSES TO BUYER WHEN SELLER DELIVERS GOODS TO CARRIER

Please note that GAMETIME is a material supplier only and therefore not subject to payment retainage. Shipment of goods which appear on this invoice constitutes completion of this contract by GAMETIME. Payment in full is required within the agreed terms stated on this invoice. Warranty claims and back charges may not be deducted from contract payments without prior approval of GAMETIME customer service personnel.

Seller hereby certifies, to the best of its knowledge, information and belief, that its selling price does not exceed the maximum price permissible under any prevailing applicable law or regulation. Seller agrees to refund any amounts paid by Buyer which are subsequently determined to be in excess of such maximum price.

We hereby certify that these goods were produced in compliance with all applicable requirements of Sections 6, 7 and 12 of the Fair Labor Standards Act, as amended, and of regulations and orders of the United States Department of Labor issued under Section 14 thereof.

Tell me about your experience.
Call me at 256-997-5308 or
email at SpencerC@GameTime.com

Spencer Cheak
Group President

RECEIVED
10/10/23

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 319923

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Concord Station CDD
5844 Old Pasco Rd; Suite 100
Wesley Chapel, FL 33544

JOB DESCRIPTION

Concord Station Holiday Lighting Deposit Invoice

ITEMIZED ESTIMATE: TIME AND MATERIALS

AMOUNT

Community Entrances	The below details pertains to an estimated 13 entrances throughout the community	\$13,000.00
	Per Entrance Sign: Install Clear C9s on trellis (top of entrance sign)	
	Install 4 x 36" Wreaths with lights and bows on each monument column Note: some signs are single sided and will only take 2 or possible 1 wreath.	
	Install clear C9s outlining the signage for each entrance	
	Install green LED lights in shrubs below each entrance sign	
Clock Tower	Install clear C9s outlining roof line of top two level of Clock tower	\$1,500.00
	Install 60" wreath with lights and bow on front side of Clock tower	
	Install clear mini lights on trunks and green lights accenting first layer of palm fronds in 6 palm trees in center median past Clock Tower	\$1,800.00
Clubhouse	Install Clear C9s outlining the outer edge of the clubhouse (sides and front)	\$1,500.00
	Install 48" wreath with lights and bows over front peak	
	Requires 50% Deposit	
TOTAL DEPOSIT		\$17,800.00 \$8,900.00
AMOUNT DUE		\$8,900.00

* Price includes rental of materials, labor, installation and service.

* Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

RECEIVED
09/26/23

Tim Gay

PREPARED BY

9/26/2023

DATE



INVOICE

BILL TO

Concord Station CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 21619**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	615.00
CDD Ongoing PDF Accessibility Compliance Service	900.00

Annual service - Oct 1st to Sept 30th

BALANCE DUE

\$1,515.00

RECEIVED
10/02/23

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
 www.jaymanenterprises.com

Date	Invoice #
9/28/2023	2720

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Re-Install pond sign located on Mentmore and the subdivision Drexel. Before re-installing I also cleaned and wiped the debris and dirt from the sign.	125.00	125.00
All work is complete!		<div>RECEIVED</div> <div>09/28/23</div>	Total \$125.00

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager Philip Chang

Debby Bayne-Wallace
Concord Station CDD
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Invoice

September 25, 2023

Project No: 20236102-000

Invoice No: 2

FEID #59-1173834

Project 20236102-000 Concord Station Community Development District, Professional Engineering Services

Professional Services through September 10, 2023

Phase 01.0 General Engineering

Professional Personnel

			Hours	Rate	Amount
Professional 6					
Chang, Philip	8/15/2023		1.75	200.00	350.00
Review plat language in detail & review additional information provided by homeowner regarding fence app;					
prepare playground fencing relocation exhibit to be provided to vendors;					
Chang, Philip	8/17/2023		.75	200.00	150.00
Review plat and construction plans & provide input on homeowner access request for pool construction;					
Chang, Philip	9/5/2023		.50	200.00	100.00
Prepare exhibit & respond to questions regarding playground fence expansion area					
Chang, Philip	9/7/2023		.50	200.00	100.00
Review question and respond to DC regarding easements;					
Totals			3.50		700.00
Total Labor					700.00
Total this Phase					\$700.00
Total this Invoice					\$700.00

RECEIVED
09/26/23

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager Philip Chang

Darryl Adams

Concord Station CDD

c/o Rizzetta & Company

3434 Colwell Ave., Suite 200

Tampa, FL 33614

Invoice

October 13, 2023

Project No: 20236102-000

Invoice No: 3

FEID #59-1173834

Project 20236102-000 Concord Station Community Development District, Professional Engineering Services

Professional Services through October 8, 2023

Phase 01.0 General Engineering

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	9/14/2023	2.25	200.00	450.00
Review meeting book & prepare for/attend monthly meeting; Research SWFWMD permit files in advance of pond inspection;				
Chang, Philip	9/19/2023	3.25	200.00	650.00
SWFWMD Pond Inspections Trilby (Ph 4 Unit A & B)				
Chang, Philip	9/20/2023	2.00	200.00	400.00
Compile photos/notes related to pond inspections;				
Chang, Philip	9/27/2023	1.75	200.00	350.00
Preparation of report related to Trilby pond assessment (SWFWMD);				
Chang, Philip	9/28/2023	1.25	200.00	250.00
Research permit records and as-builts in preparation for Longwood pond inspections				
Chang, Philip	9/29/2023	3.50	200.00	700.00
Site visit/pond assessments;				
Chang, Philip	10/2/2023	3.00	200.00	600.00
Compile pond observation photos into report;				
Chang, Philip	10/3/2023	1.50	200.00	300.00
Site visit to assess drainage ditches in Longwood;				
Chang, Philip	10/4/2023	2.75	200.00	550.00
Compile pond and ditch observation photos and descriptions into report;				
Chang, Philip	10/5/2023	.50	200.00	100.00
Finalize memo/report related to Ph 1 Unit C-F SWFWMD storm system assessment				
Totals		21.75		4,350.00
Total Labor				4,350.00
Total this Phase				\$4,350.00
Total this Invoice				\$4,350.00

Outstanding Invoices

Number	Date	Balance
2	9/25/2023	700.00
Total		700.00

RECEIVED
10/13/23

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

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

Check Request

Amount:	\$2,200
Item:	Party vendor
Event Date:	10-14-23
Payable To:	Let's Plan a Party
27152 Evergreen Chase Dr	
Wesley Chapel, FL 33544	
Reason:	Kid's Halloween party entertainment
Requestor:	Kelsee Ratcliff
Directions for Check:	Mail to business address
Requested on:	10/5/23

RECEIVED
10/05/23



Let's Plan A Party

Let us take the stress out of your next event.

27152 Evergreen Chase Dr • Wesley Chapel, FL 33544 • <https://www.letsplanaparty.com>
T: (813) 856-5727 • F: • E: info@letsplanaparty.com

PERFORMANCE AGREEMENT

(1) This is an Agreement between Let's Plan A Party ("Let's Plan"), and

Name: Concord station cdd Att kelsee ("Client")

Company:

Address: 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544 **Telephone:** (813) 909-4569

Email/Web: KRatcliff@rizzetta.com

(2) Let's Plan will provide Client with services at the following date, time, and location ("Event"):

Date & Time: Oct 14, 2023 - Saturday, 12:00pm to 2:00pm

Venue: Concord 18636 Mentmore Blvd Land O Lakes FL 34638

(3) At the above Event, Let's Plan will provide the following services:

<i>Item</i>	<i>Qty/Hours</i>	<i>Rate</i>	<i>Subtotal</i>
Balloon artist	2.00	\$150.00	\$300.00
Jen			
face painter	2.00	\$150.00	\$300.00
Jaidyn			
Games x4	1.00	\$450.00	\$450.00
Jenga			
Balloon pop			
Clown toss			
Basketball			
2hr			
Petting zoo	1.00	\$650.00	\$650.00
2hrs			
Sonshine			
balloon artist	2.00	\$150.00	\$300.00
Chonya or			
Delivery/setup	1.00	\$200.00	\$200.00

September 29, 2023 Deposit Due Date

\$1,100.00 Deposit Amount

Notes:

Total: \$2,200.00



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED
OCT - 5 2023



77 0 1
32-52805

CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 19148779

Billing Date: 10/3/2023

Billing Period: 8/17/2023 to 9/18/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0315035	01352379
Please use the 15-digit number below when making a payment through your bank	
031503501352379	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595176	8/17/2023	5900	9/18/2023	5943	32	43

Usage History

Water	
September 2023	43
August 2023	30
July 2023	41
June 2023	81
May 2023	56
April 2023	60
March 2023	46
February 2023	23
January 2023	25
December 2022	33
November 2022	43
October 2022	32

Transactions

Previous Bill	393.31
Payment 09/22/23	-393.31 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	25.0 Thousand Gals X \$2.04 51.00
Water Tier 2	18.0 Thousand Gals X \$3.24 58.32
Sewer	
Sewer Base Charge	93.08
Sewer Charges	43.0 Thousand Gals X \$6.48 278.64
Total Current Transactions	519.67
TOTAL BALANCE DUE	\$519.67



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0315035
Customer #	01352379
Balance Forward	0.00
Current Transactions	519.67

Total Balance Due	\$519.67
Due Date	10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

CONCORD STATION CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013523794031503571914877900000519676



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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OCT - 5 2023



78 0 1
32-52805

CONCORD STATION CDD

Service Address: **19322 UMBERLAND PLACE**

Bill Number: 19151393

Billing Date: 10/3/2023

Billing Period: 8/17/2023 to 9/18/2023

Account #	Customer #
0952410	01352379
Please use the 15-digit number below when making a payment through your bank	
095241001352379	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	15082370	8/17/2023	733	9/18/2023	760	32	27

Usage History

Water

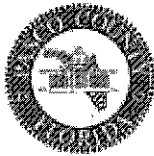
Irrigation

September 2023
August 2023
July 2023
June 2023
May 2023
April 2023
March 2023
February 2023
January 2023
December 2022
November 2022
October 2022

27
24
22
23
17
10
0
0
0
4
23
14

Transactions

Previous Bill	153.98
Payment 09/22/23	-153.98 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Water Charges 10.0 Thousand Gals X \$3.24	32.40
Water Charges 5.0 Thousand Gals X \$6.49	32.45
Water Charges 12.0 Thousand Gals X \$8.76	105.12
Total Current Transactions	180.26
TOTAL BALANCE DUE	\$180.26



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0952410
Customer # 01352379
Balance Forward 0.00
Current Transactions 180.26

Total Balance Due \$180.26
Due Date 10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

CONCORD STATION CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013523794095241011915139320000180267



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

RECEIVED

OCT - 5 2023



76 0 1
32-52805

CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 19152376

Billing Date: 10/3/2023

Billing Period: 8/17/2023 to 9/18/2023

Account #	Customer #
1180965	01436650
Please use the 15-digit number below when making a payment through your bank	
118096501436650	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	211072562	8/17/2023	60	9/18/2023	60	32	0

Usage History

Water

Irrigation

September 2023
August 2023
July 2023
June 2023
May 2023
April 2023
March 2023
February 2023
January 2023
December 2022
November 2022
October 2022

0
0
39
0
0
7
0
0
0
0
0
0

Transactions

Previous Bill	10.29
Payment 09/22/23	-10.29 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Total Current Transactions	10.29
TOTAL BALANCE DUE	\$10.29

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1180965
Customer # 01436650
Balance Forward 0.00
Current Transactions 10.29

Total Balance Due	\$10.29
Due Date	10/20/2023

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/20/2023.

CONCORD STATION CDD
3434 Colwell AVENUE Suite 200
Tampa FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

014366503118096541915237640000010294



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 9/22/2023
Invoice No.: 141203

Bill to: Concord Station CDD
C/O Rizzetta & Company
5844 Old Pasco Road, Ste 100
Wesley Chapel, FL 38544

Service at: Concord Station Clubhouse
18636 Mentmore Blvd
Land O'Lakes, FL 34638

Customer ID: 14395

Location ID: I-12205 CONCORDSTATI

Description: WO194791 Annual Alarm Inspection

Reference: Work Order 194791

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement				
	CLW Alarm Inspect Annual	1.00	165.00	165.00
Agreement Subtotal				165.00

Pay online at www.piperfire.com

RECEIVED
10/05/2023

Subtotal:	165.00
Sales Tax:	0.00
TOTAL DUE:	165.00



SERVICE ORDER

WO#	I#	Combo	DATE
194791	12205	<input checked="" type="checkbox"/> Yes	09/26/2023
SITE NAME	EMAIL	CUSTOMER #	
Concord Station Clubhouse	Manager@concordstationclubhouse.com	14395	
SERVICE ADDRESS	CITY	STATE	ZIP
18636 Mentmore Blvd	Land O' Lakes	FL	34638
CONTACT	PHONE	SERVICE	PO#:
Michael	8139094569	Inspection	

TROUBLE REPORTED

DESCRIPTION OF WORK DONE

*Annual Fire Alarm Test and Inspection
(Wo# 195719)

QUANTITY OF REPORTS

2 Including Service Order

COLOR OF INSPECTION TAG ON DEPARTURE

-- select an option --

ALARM PANEL NORMAL AT ARRIVAL

YES

ALARM PANEL NORMAL AT DEPARTURE

YES

MATERIAL:

QTY.	MATERIAL DESCRIPTION	PRICE	TOTAL

LABOR:

DATE	SERVICE PERSON	HOURS	RATE/HR.	LABOR
9/26/2023	Andrew Rooks	1		
9/26/2023	Kim Goldberg	1		

INSPECTION DETAIL	AMOUNT
Annual Alarm Inspection	\$165.00

-	AMOUNT
TOTAL MATERIAL	
TOTAL LABOR	
MIN. TRIP CHARGE \$55.00 X __ DAYS	
CONTRACT/QUOTE	
SUB TOTAL	
SALES TAX	
PAY THIS AMOUNT	\$165.00

Impairments may reduce or eliminate the effectiveness of this life safety system. As such it is the property owner / agents responsibility to provide a fire watch program to protect life & property.

This work was performed to customer satisfaction.

Customer Signature

Date

09/26/2023

Technician Signature

Date

09/26/2023

Standard Terms and Conditions

1. Subscriber agrees to pay Contractor its agents or assigns for a period of 1 year(s) from the date inspection service is started and in advance thereafter unless this contract is terminated at end of the year, or until terminated at the end of any subsequent contract year by written notice of such termination by either party at least thirty (30) days prior to the end of such year. Contractor shall have the right to increase the annual service charge provided for herein at any time after one year from effective date of this agreement if an effective date is herein specified, upon giving Subscriber written notice sixty (60) days in advance of the effective date of such increase, and if Subscriber is unwilling to pay such increase charge, Subscriber may terminate the Agreement by notifying Contractor in writing by registered or certified mail thirty (30) days prior to the otherwise effective date of any increase.

2. It is understood that neither PIPER FIRE PROTECTION, INC. nor any third party designated by PIPER FIRE PROTECTION, INC. which provides service to the subscriber is an insurer, that insurance if any, shall be obtained by the subscriber and that the amounts payable to the contractor hereunder are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the subscriber(s) property or others located in subscriber(s) premises. The subscriber does not desire this contract to provide for full liability of the contractor or any such third party and agrees that the contractor and any such third party shall be exempt from liability for loss or damage due directly to occurrences, or consequences therefrom, which the service is designed to detect or avert; that if the contractor or any such third party should be found liable for loss or damage due to failure of service in any respect, its liability shall be limited to a sum equal to ten percent of the annual service charge or \$250.00, whichever is greater, and that the provisions of this paragraph shall apply if loss or damage, irrespective of -cause or origin, results directly or indirectly to person or property from performance or non performance of obligations imposed by this contract or from negligence, active or otherwise of the contractor and any such third party and their agents or employees. No suit or action shall be brought against the contractor more than one (1) year after the accrual of the cause of action thereof.

3. Subscriber is hereby given an absolute and unequivocal option to require the contractor to assume liability beyond that indicated above. If the subscriber exercises such option, a rider to this contract will be entered into and signed by the parties hereto providing for the extent of contractor's additional liability in consideration for which subscriber agrees to pay the contractor additional service charges specified in the rider which shall be consonant with contractor's additional cost of obtaining liability insurance covering the full scope of liability requested by subscriber, in which event clause No. 4 above will be null and void, provided, however, that such additional obligation shall in no way be interpreted to hold contractor as an insurer.

4. Schedule of Service:

-Provide 24-hour emergency services and give Subscriber telephone contact,
-Furnish completed copy of Service Technician's report indicating what repairs, if any, are needed. Complete and provide work with proper authorization from Subscriber at addition cost to subscriber.
-See lists or inspection quote form page 1, attached.

5. It is agreed that all maintenance and other work, including inspections and tests of said system(s), shall be performed during regular daytime business hours, exclusive of Saturdays, Sundays and holidays, unless Subscriber otherwise directs in such case Subscriber hereby agrees to pay contractor any increased cost resulting therefrom.

6. If Subscriber shall default in the making of any payment herein provided for or fails to comply with any of the other terms, conditions, or covenants of this agreement, Contractor may give Subscriber ten days written notice of intention to terminate this agreement and thereupon at the expiration of said ten days (if such default continues) this agreement shall terminate and Contractor may in all respects discontinue the service. Such notice shall be deemed to be sufficiently given if delivered to Subscriber personal, or sent by certified mail postpaid and addressed to Subscriber at said premises; and the time of giving such notice shall be deemed the time when same is delivered or mailed as aforesaid. In the event of such termination and discontinuance of service, Subscriber agrees to pay Contractor, in addition to the amount then accrued and due, a sum equal to seventy-five percent of the service charge pro-rated for the period from such termination to the next permissible lamination date by Subscriber plus attorney's fees and/or collection charges not exceeding twenty-five percent.

7. Contractor's obligation shall relate solely to inspection service and it shall in no way be obligated to maintain, repair, service, alter, replace or operate, nor shall it be in any way responsible for the condition or operation of any equipment, device, or property of any sort of Subscriber or others.

8. Contractor assumes no liability for delays of service due to strikes, riots, floods, fires, acts of God, or any cause beyond its control, and will not be required to supply service while any such delay or interruption shall continue.

9. WAIVER OF SUBROGATION - Subscriber does hereby for himself and any other parties, claiming under him, release and discharge Contractor from and against all hazards covered by Subscriber's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Contractor.

10. INDEMNITY AGREEMENT - The Subscriber agrees to and shall indemnify and save harmless the Contractor and any third party designated by the Contractor which provides service and all their employees and agents, for and against any claims, suits, losses, demands, and expenses arising from any death of or injury to any person or any loss or damage to property occasioned or alleged to be occasioned by Contractor's or any third party's performances or failure to perform its obligations under this agreement whether due to contractor's negligence or otherwise, or through burglary, theft, robbery, fire or any other cause.

11. This agreement may be assigned by the Subscriber provided the written consent of Contractor is first obtained, which consent shall not be unreasonably withheld and shall be conditioned upon the assignees' agreement, in form satisfactory to Contractor to make the payments herein provided and to perform and comply with all the other terms, covenants, and conditions hereof on Subscriber's part to be preformed and complied with. There are no agreements, understandings, or representations changing, modifying, or otherwise affecting any of the terms of this agreement. This agreement cannot be changed, modified or discharged orally.

12. The laws of the State of Florida shall govern this Agreement.

(The inspector suggests the improvements from the discrepancies sheet; however these suggestions are not the result of an engineering survey)

TEST FREQUENCY PER NFPA 72 -2010 TABLE 14.4.5. NOTED STANDARDS IN PARENTHESES ARE FROM NFPA 25 - 2011

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S

Deficiencies & Comments / Service Order

No activities found



Fire Alarm System Test and Inspection Form

<input checked="" type="checkbox"/> Combo			
Date of Inspection:		Customer #:	Inspection File #:
09/26/2023		14395	12205
Inspector Name:		Inspection Qualification:	
Andrew Rooks		FASA/BASA	
Property Name:		Customer Contact:	
Concord Station Clubhouse		Michael	
Street:		Phone Number:	
18636 Mentmore Blvd		8139094569	
City:	State:	Zip Code:	Fax Number:
Land O' Lakes	FL	34638	
Building/Location:			Email Address:
			Manager@concordstationclubhouse.com
Service Provided:			
<input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-annual <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Bi-Annual Sensitivity <input type="checkbox"/> Walk Test			
Monitoring Entity:		Local:	Account #:
Rapid Response		No	P74-5514
Phone #:			
18009323822			
FACP Loc.		Make:	Model #:
In Riser Closet		Ademco	5110-XM (UDACT)
Addressable:		Dialer Make:	Model:
Yes		Internal	
System Type:			
Fire Alarm			

Prior to any Testing of Fire Alarm System

Make Notifications

Notifications	Entity	Yes/No	Who was notified	Time
Monitoring Entity:	Rapid Response	Yes	Rapid Response App	3:00 pm
Building Occupants:	Maintenance	Yes	Michael Speidel	3:00 pm

Premises Monitoring

Monitoring Info	Yes/No	Who/Operator	Time
Alarm Signal	Yes	Rapid Response App	4:00 pm
Supervisory Signal			
Supervisory Restore			
Trouble Signal	Yes	Rapid Response App	4:00 pm

Notification That Testing is Complete

Notifications Made	Yes/No	Who	Time
Bldg. Management	Yes	Michael Speidel	4:00 pm
Monitoring Agency	Yes	Rapid response	4:00 pm

Alarm Initiation Devices And Circuit Information

No of Initiation Circuits Used:	No of Initiation Circuits Total:	Circuit Styles:	Last Service Date:
2	2	B	04/01/2017
Equipment	Qty	Manufacturer	Model #
Photo Smoke	1	System Sensor	2151
Manual Pull Station	1	ADT	BG-12L
Supervisory Switch		Tamper	

Signaling Line Circuits and Circuit Information

No of Indicating Circuits Used:	No of Indicating Circuits Total:	Circuit Styles:	Circuits Supervised:
1	1	B	Yes

Equipment	Qty	Manufacturer	Model #
Horns			
Horn/Strobes	1	System Sensor	PW-2
Strobes			

Primary Power Supply / System Secondary Power Supply Battery Capacities and Battery Type

Primary Nominal Voltage:

Is the fire alarm on its own dedicated circuit?

Breaker/Fuse #:

Amps:

Storage Battery - Qty:

Type of Battery:

Voltage Per Battery:

Amp Hour:

Date:

Other:

Calculated capacity to operate system, in hours:

Location of fuel source, if yes:

Engine driven generator dedicated to fire alarm:

Location of UPS system:

Equipment Powered by UPS:

In Alarm mode (minutes):

Calculated capacity of UPS batteries to drive system in standby (hours):

System Tests and Inspections

Type	Functional	Visual	Comments
Control Panel	Yes	Yes	
Lamps/LEDs	Yes	Yes	
Fuses	Yes	Yes	
Trouble Signals	Yes	Yes	
Disconnect Switches	Yes	Yes	
Ground Fault Monitor	Yes	Yes	
Supervision	Yes	Yes	
Primary Power Supply	Yes	Yes	
Battery Condition	Yes	Yes	
Load Voltage	Yes	Yes	

Annunciator:

Qty	Functional	Visual	Location
1	Yes	Yes	At Riser Closet

Device List

☒ Inspect
 ☒ Test

Location	Pass/Fail	Device	Zone	Sensitivity	Remarks
Above FACP in Riser Closet	Pass	Smoke Detector	5		Ok
At Riser		Tamper Switch	3		Not tested
At Riser		Waterflow	2		Not tested
At Riser Closet	Pass	Manual Pull Station	1		Ok
At Riser Closet	Pass	Horn Strobe			Ok
At Riser Closet	Pass	Annunciator			Normal
Outside on West Wall		Electric Bell			Not tested

EXPLANATION OF "NO" ANSWERS, DISCREPANCIES AND RECOMMENDED IMPROVEMENTS:

INSPECTOR / TECHNICIAN COMMENTS:

Date the system was restored to normal operation on:

09/26/2023

Time:

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S REPRESENTATIVE.

Name of Owner or Representative:

Date:

09/26/2023

Owner or Representative Signature:

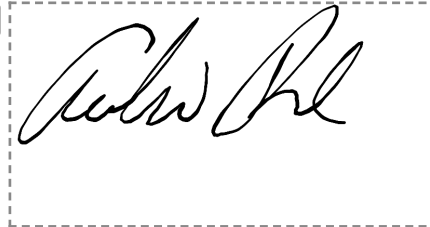
Technician's Name:

Andrew Rooks

Date:

09/26/2023

Technician's Signature:



NFPA 72 2010 Edition Table 14.4.5. This testing was performed in accordance with applicable NFPA Standard.

Deficiencies & Comments / Fire Alarm Form

No activities found



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 9/22/2023
Invoice No.: 141205

Bill to: Concord Station CDD
C/O Rizzetta & Company
5844 Old Pasco Road, Ste 100
Wesley Chapel, FL 38544

Service at: Concord Station Clubhouse
18636 Mentmore Blvd
Land O'Lakes, FL 34638

Customer ID: 14395

Location ID: I-12205 CONCORDSTATI

Description: WO195719 Annual Backflow Inspectioon

Reference: Work Order 195719

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement	CLW Backflow Inspect Annual	1.00	200.00	200.00
Agreement Subtotal				200.00

Pay online at www.piperfire.com

RECEIVED
10/05/23

Subtotal:	200.00
Sales Tax:	0.00
TOTAL DUE:	200.00



SERVICE ORDER

WO#	I#	Combo	DATE
195719	12205	<input checked="" type="checkbox"/> Yes	09/26/2023
SITE NAME	EMAIL	CUSTOMER #	
Concord Station Clubhouse	Manager@concordstationclubhouse.com	14395	
SERVICE ADDRESS	CITY	STATE	ZIP
18636 Mentmore Blvd	Land O' Lakes	FL	34638
CONTACT	PHONE	SERVICE	PO#:
Michael	8139094569	Inspection	

TROUBLE REPORTED

DESCRIPTION OF WORK DONE

*Annual Backflow Test and Inspection of (2) Backflows
(Wo# 195719) *** Backflow Report Completed on Syncta ***

QUANTITY OF REPORTS

Service Order Only

-- select an option --

ALARM PANEL NORMAL AT ARRIVAL

-- select an option --

-- select an option --

COLOR OF INSPECTION TAG ON DEPARTURE

-- select an option --

ALARM PANEL NORMAL AT DEPARTURE

-- select an option --

MATERIAL:

QTY.	MATERIAL DESCRIPTION	PRICE	TOTAL

LABOR:

DATE	SERVICE PERSON	HOURS	RATE/HR.	LABOR
9/26/2023	Andrew Rooks	1		
9/26/2023	Kim Goldberg	1		

INSPECTION DETAIL	AMOUNT
Annual Backflow Inspection	\$200.00

-	AMOUNT
TOTAL MATERIAL	
TOTAL LABOR	
MIN. TRIP CHARGE \$55.00 X __ DAYS	
CONTRACT/QUOTE	
SUB TOTAL	
SALES TAX	
PAY THIS AMOUNT	\$200.00

Impairments may reduce or eliminate the effectiveness of this life safety system. As such it is the property owner / agents responsibility to provide a fire watch program to protect life & property.

This work was performed to customer satisfaction.

Customer Signature

Date

09/26/2023

Technician Signature

Date

09/26/2023

Standard Terms and Conditions

1. Subscriber agrees to pay Contractor its agents or assigns for a period of 1 year(s) from the date inspection service is started and in advance thereafter unless this contract is terminated at end of the year, or until terminated at the end of any subsequent contract year by written notice of such termination by either party at least thirty (30) days prior to the end of such year. Contractor shall have the right to increase the annual service charge provided for herein at any time after one year from effective date of this agreement if an effective date is herein specified, upon giving Subscriber written notice sixty (60) days in advance of the effective date of such increase, and if Subscriber is unwilling to pay such increase charge, Subscriber may terminate the Agreement by notifying Contractor in writing by registered or certified mail thirty (30) days prior to the otherwise effective date of any increase.

2. It is understood that neither PIPER FIRE PROTECTION, INC. nor any third party designated by PIPER FIRE PROTECTION, INC. which provides service to the subscriber is an insurer, that insurance if any, shall be obtained by the subscriber and that the amounts payable to the contractor hereunder are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the subscriber(s) property or others located in subscriber(s) premises. The subscriber does not desire this contract to provide for full liability of the contractor or any such third party and agrees that the contractor and any such third party shall be exempt from liability for loss or damage due directly to occurrences, or consequences therefrom, which the service is designed to detect or avert; that if the contractor or any such third party should be found liable for loss or damage due to failure of service in any respect, its liability shall be limited to a sum equal to ten percent of the annual service charge or \$250.00, whichever is greater, and that the provisions of this paragraph shall apply if loss or damage, irrespective of -cause or origin, results directly or indirectly to person or property from performance or non performance of obligations imposed by this contract or from negligence, active or otherwise of the contractor and any such third party and their agents or employees. No suit or action shall be brought against the contractor more than one (1) year after the accrual of the cause of action thereof.

3. Subscriber is hereby given an absolute and unequivocal option to require the contractor to assume liability beyond that indicated above. If the subscriber exercises such option, a rider to this contract will be entered into and signed by the parties hereto providing for the extent of contractor's additional liability in consideration for which subscriber agrees to pay the contractor additional service charges specified in the rider which shall be consonant with contractor's additional cost of obtaining liability insurance covering the full scope of liability requested by subscriber, in which event clause No. 4 above will be null and void, provided, however, that such additional obligation shall in no way be interpreted to hold contractor as an insurer.

4. Schedule of Service:

-Provide 24-hour emergency services and give Subscriber telephone contact,
-Furnish completed copy of Service Technician's report indicating what repairs, if any, are needed. Complete and provide work with proper authorization from Subscriber at addition cost to subscriber.
-See lists or inspection quote form page 1, attached.

5. It is agreed that all maintenance and other work, including inspections and tests of said system(s), shall be performed during regular daytime business hours, exclusive of Saturdays, Sundays and holidays, unless Subscriber otherwise directs in such case Subscriber hereby agrees to pay contractor any increased cost resulting therefrom.

6. If Subscriber shall default in the making of any payment herein provided for or fails to comply with any of the other terms, conditions, or covenants of this agreement, Contractor may give Subscriber ten days written notice of intention to terminate this agreement and thereupon at the expiration of said ten days (if such default continues) this agreement shall terminate and Contractor may in all respects discontinue the service. Such notice shall be deemed to be sufficiently given if delivered to Subscriber personal, or sent by certified mail postpaid and addressed to Subscriber at said premises; and the time of giving such notice shall be deemed the time when same is delivered or mailed as aforesaid. In the event of such termination and discontinuance of service, Subscriber agrees to pay Contractor, in addition to the amount then accrued and due, a sum equal to seventy-five percent of the service charge pro-rated for the period from such termination to the next permissible lamination date by Subscriber plus attorney's fees and/or collection charges not exceeding twenty-five percent.

7. Contractor's obligation shall relate solely to inspection service and it shall in no way be obligated to maintain, repair, service, alter, replace or operate, nor shall it be in any way responsible for the condition or operation of any equipment, device, or property of any sort of Subscriber or others.

8. Contractor assumes no liability for delays of service due to strikes, riots, floods, fires, acts of God, or any cause beyond its control, and will not be required to supply service while any such delay or interruption shall continue.

9. WAIVER OF SUBROGATION - Subscriber does hereby for himself and any other parties, claiming under him, release and discharge Contractor from and against all hazards covered by Subscriber's insurance, it being expressly agreed and understood that no insurance company or insurer will have any right of subrogation against Contractor.

10. INDEMNITY AGREEMENT - The Subscriber agrees to and shall indemnify and save harmless the Contractor and any third party designated by the Contractor which provides service and all their employees and agents, for and against any claims, suits, losses, demands, and expenses arising from any death of or injury to any person or any loss or damage to property occasioned or alleged to be occasioned by Contractor's or any third party's performances or failure to perform its obligations under this agreement whether due to contractor's negligence or otherwise, or through burglary, theft, robbery, fire or any other cause.

11. This agreement may be assigned by the Subscriber provided the written consent of Contractor is first obtained, which consent shall not be unreasonably withheld and shall be conditioned upon the assignees' agreement, in form satisfactory to Contractor to make the payments herein provided and to perform and comply with all the other terms, covenants, and conditions hereof on Subscriber's part to be preformed and complied with. There are no agreements, understandings, or representations changing, modifying, or otherwise affecting any of the terms of this agreement. This agreement cannot be changed, modified or discharged orally.

12. The laws of the State of Florida shall govern this Agreement.

(The inspector suggests the improvements from the discrepancies sheet; however these suggestions are not the result of an engineering survey)

TEST FREQUENCY PER NFPA 72 -2010 TABLE 14.4.5. NOTED STANDARDS IN PARENTHESES ARE FROM NFPA 25 - 2011

DISCREPANCIES AND RECOMMENDED IMPROVEMENTS WERE DISCUSSED WITH THE UNDERSIGNED OWNER OR OWNER'S

Deficiencies & Comments / Service Order

No activities found

County Use Only

B.F.P. No.: Map No.:

Pasco County Utilities Backflow
Prevention Device
Test & Maintenance Report



New Test Date: 09-26-23

SECTION 1: GENERAL INFORMATION

Work Order No. _____

Name Of Premise Concord Station Clubhouse

Street Address 18636 Mentmore Blvd Land O Lakes, FL 34638

Location of Device West Side of Property at Exit

Device Information Status Existing Type DC Use Fireline Size (in) 8"

Manufacturer Model 350DA

Backflow Serial No. N27501

Meter Serial No. _____

Line Pressure at time of Test _____ PSI

SECTION 2: RESULTS

RP/RPDA: Check Valve #1 _____ PSI Check Valve #2 _____ PSI Differential Pressure Relief Valve _____ PSI Action Taken (if failed): _____
PASS ☐ FAIL ☐ Buffer _____ PSI *If replaced complete Section 3 below.

DC/DCDA: Check Valve #1 2.6 PSI Check Valve #2 4.2 PSI Action Taken (if failed): _____
PASS ☒ FAIL ☐ *If replaced complete Section 3 below.

PVB/SVB/AVB: Air Inlet Opened At: _____ PSI Check Valve Held At: _____ PSI Action Taken (if failed): _____
PASS ☐ FAIL ☐ *If replaced complete Section 3 below.

SECTION 3: REPLACEMENT INFORMATION

Manufacturer Model _____

Backflow Serial No. _____

Size (in) _____

Meter Serial No. _____

SECTION 4: AFFIRMATION

NOTE: All repairs / replacements shall be completed within ten (10) Days.

REMARKS: _____

I HEREBY CERTIFY THAT THIS DATA IS ACCURATE AND REFLECTS THE PROPER OPERATION AND MAINTENANCE OF THE UNIT.

CERTIFIED TESTING COMPANY Piper Fire Protection Inc.

INITIAL TEST BY Andrew Rooks

CERTIFIED TESTER NO. V07-22-12090

DATE 09-26-23

REPAIRED BY _____

CERTIFIED REPAIR NO. _____

DATE _____

FINAL TEST BY _____

CERTIFIED TESTER NO. _____

DATE _____

County Use Only

B.F.P. No.: Map No.:

Pasco County Utilities Backflow
Prevention Device
Test & Maintenance Report



New Test Date: 09-26-23

SECTION 1: GENERAL INFORMATION

Work Order No. _____

Name Of Premise Concord Station Clubhouse

Street Address 18636 Mentmore Blvd Land O Lakes, FL 34638

Location of Device West Side of Property by Exit (Bypass)

Device Information Status Existing Type DC Use Fireline Size (in) 3/4"

Manufacturer Model 950XL

Backflow Serial No. 2848094

Meter Serial No. _____

Line Pressure at time of Test _____ PSI

SECTION 2: RESULTS

RP/RPDA: Check Valve #1 _____ PSI Check Valve #2 _____ PSI Differential Pressure Relief Valve _____ PSI Action Taken (if failed): _____
PASS ☐ FAIL ☐ Buffer _____ PSI *If replaced complete Section 3 below.

DC/DCDA: Check Valve #1 1.6 PSI Check Valve #2 2.0 PSI Action Taken (if failed): _____
PASS ☒ FAIL ☐ *If replaced complete Section 3 below.

PVB/SVB/AVB: Air Inlet Opened At: _____ PSI Check Valve Held At: _____ PSI Action Taken (if failed): _____
PASS ☐ FAIL ☐ *If replaced complete Section 3 below.

SECTION 3: REPLACEMENT INFORMATION

Manufacturer Model _____

Backflow Serial No. _____ Size (in) _____

Meter Serial No. _____

SECTION 4: AFFIRMATION

NOTE: All repairs / replacements shall be completed within ten (10) Days.

REMARKS: _____

I HEREBY CERTIFY THAT THIS DATA IS ACCURATE AND REFLECTS THE PROPER OPERATION AND MAINTENANCE OF THE UNIT.

CERTIFIED TESTING COMPANY Piper Fire Protection Inc.

INITIAL TEST BY Andrew Rooks CERTIFIED TESTER NO. V07-22-12090 DATE 09-26-23

REPAIRED BY _____ CERTIFIED REPAIR NO. _____ DATE _____

FINAL TEST BY _____ CERTIFIED TESTER NO. _____ DATE _____



POOP 911 Tampa
PO Box 1928
New Port Richey FL, 34656

Invoice CS2023

Concord Station 2023/2024 Annual service payment
11-01-2023 thru 10/31/2024

Date: 10/15/2023

Description of services and area to be cleaned:

Description	Unit Price	Weekly/Yearly cost
Pick up station maintenance weekly: removal of pet waste, replace can liner, and fill pick up bags for 18 pet waste stations once weekly. Waste removed from property.	18 @ \$4.95each	\$89.10/\$4633.20
35200 additional pickup bags	11 @ 129.00	\$1419.00
Annual Prepay discount 10%		\$6052.20 -10% = \$5446.98
*3200 pickup bags included with service. Additional bags can be purchase at \$129.00 for 3200 bags.		
Total due by 11/01/2023		\$5446.98

To accept this quotation, sign here and return:

RECEIVED
10/16/23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084150

Bill To:

CONCORD STATION CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00460

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084053

Bill To:

CONCORD STATION CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00460

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,798.00	\$5,798.00
		Subtotal	\$5,798.00
		Total	\$5,798.00

RECEIVED
09/21/23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/29/2023	INV0000084247

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	04004

Description	Qty	Rate	Amount
Amenity Contract Payroll Chris Grimes - 78.75 regular 1.75 OT hours Alvano Hernandez - 75.25 hours Kelsee Ratcliff - 74.50 hours Michael Speidel - 80 hours James Tate - 80 regular .50 OT hours	1.00	\$9,734.90	\$9,734.90
Subtotal			\$9,734.90
Total			\$9,734.90

RECEIVED
09/29/23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
9/30/2023	INV0000084267

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	04004

Description	Qty	Rate	Amount
Cell Phone	25.00	\$1.00	\$25.00
Cell Phone	50.00	\$1.00	\$50.00
Auto Mileage & Travel	31.44	\$1.00	\$31.44
Subtotal			\$106.44
Total			\$106.44

RECEIVED
10/05/23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/13/2023	INV0000084335

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	04004

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,100.00	\$1,100.00
Amenity Contract Payroll	1.00	\$9,715.63	\$9,715.63
Subtotal			\$10,815.63
Total			\$10,815.63

RECEIVED
10/13/23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/17/2023	INV0000084338

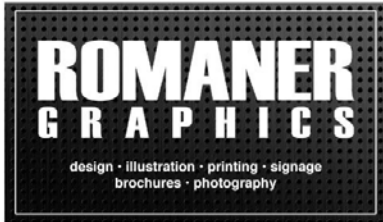
Bill To:

CONCORD STATION CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00460

Description	Qty	Rate	Amount
Excess Meeting Time (over contract limit) 4 hours on 10-12-2023	1.00	\$175.00	\$175.00
Subtotal			\$175.00
Total			\$175.00

RECEIVED
10/17/23



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21914

TO: Concord Station
COMPANY NAME: _____
DATE: 10/12/23

Sidewalk repair at Halwhistle Court and	_____
Buckinghamshire Drive:	_____
Removal of concrete, cut and remove tree roots,	_____
install new concrete section	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

RECEIVED
10/13/23

Total: \$1,250.00

ROMANER
GRAPHICS
Thank You,



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI018428
Invoice Date: 10/1/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 10/1/2023
Due Date 10/31/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 10/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2023 - 10/31/2023 Mt-ALL (4xMonth)		1	1	2,595.00	2,595.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,595.00

RECEIVED
10/02/23

Subtotal: 2,595.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 2,595.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI018411
Invoice Date: 10/1/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 10/1/2023
Due Date 10/31/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 10/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	513.00	513.00
October Billing					
10/1/2023 - 10/31/2023					
Wetland-ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 513.00

RECEIVED
10/02/23

Subtotal: 513.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 513.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI018209
Invoice Date: 10/1/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 10/1/2023
Due Date 10/31/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 10/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2023 - 10/31/2023 Lake-All		1	1	6,247.00	6,247.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 6,247.00

RECEIVED
10/02/23

Subtotal: 6,247.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 6,247.00



CONCORD STATION CDD
5844 OLD PASEO RD. SUITE 100
WESLEY CHAPEL, FL 33544

Invoice Number: 220004201091423
Account Number: 220004201
Invoice Date: 09/14/23
Due Date: **AUTOPAY**

Summary

Services from 09/14/2023 through 10/13/2023
details on following pages

Previous Statement Balance	\$73.97
Payments	\$-73.97
09/06/2023	\$-73.97
Previous Statement Balance Subtotal	\$0.00
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$8.00
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$3.25
Current Charges Subtotal	\$11.25
BALANCE DUE	\$11.25

RECEIVED
11/10/23

HOW TO CONTACT US

For Sales, Support, or Billing questions, please contact us at:
1-888-812-2591

PAYMENT OPTIONS

Checks:

Charter Communications
Box 223085
Pittsburgh PA 15251-2085

ACH/Wire Transfers:

Bank Name: Mellon Bank
ABA Number: 043000261
Account Name: Charter Communications
Account Number: 0001215564
Email remit information to:
DL-CASHMGMT-FL@CHARTER.COM

Credit Cards:

<http://enterprise.spectrum.com/billpay>

This account has been set up as AutoPay, please do not submit a payment.

Thank you for choosing Spectrum Enterprise. We value you as our client and appreciate your prompt payment.

Note: Payments made after 09/04/2023 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN
SAN ANTONIO, TX 78247

6810 0225 NO RP 14 09142023 NNNNNNNN 01 007895 0018

CONCORD STATION CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010



ACCOUNT NUMBER 220004201

DUE DATE	AUTOPAY
PREVIOUS BALANCE SUBTOTAL	\$0.00
CURRENT CHARGES SUBTOTAL	\$11.25
BALANCE DUE	\$11.25

AMOUNT PAID

\$

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085



0019900100122000420124000001125



CONCORD STATION CDD
5844 OLD PASEO RD. SUITE 100
WESLEY CHAPEL, FL 33544

Invoice Number: 220004201101423
Account Number: 220004201
Invoice Date: 10/14/23
Due Date: **AUTOPAY**

Summary

Services from 10/14/2023 through 11/13/2023
details on following pages

Previous Statement Balance	\$11.25
Payments	\$-11.25
10/02/2023	\$-11.25
Previous Statement Balance Subtotal	\$0.00
Adjustments	\$0.00
Prorated Charges	\$0.00
Recurring Charges	\$8.00
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$3.60
Current Charges Subtotal	\$11.60
BALANCE DUE	\$11.60

RECEIVED
11/10/23

HOW TO CONTACT US

For Sales, Support, or Billing questions, please contact us at:
1-888-812-2591

PAYMENT OPTIONS

Checks:

Charter Communications
Box 223085
Pittsburgh PA 15251-2085

ACH/Wire Transfers:

Bank Name: Mellon Bank
ABA Number: 043000261
Account Name: Charter Communications
Account Number: 0001215564
Email remit information to:
DL-CASHMGMT-FL@CHARTER.COM

Credit Cards:

<http://enterprise.spectrum.com/billpay>

This account has been set up as AutoPay, please do not submit a payment.

Thank you for choosing Spectrum Enterprise. We value you as our client and appreciate your prompt payment.

Note: Payments made after 10/04/2023 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN
SAN ANTONIO, TX 78247

6810 0225 NO RP 14 10142023 YNNNNNNN 01 008357 0025

CONCORD STATION CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010



ACCOUNT NUMBER 220004201

DUE DATE	AUTOPAY
PREVIOUS BALANCE SUBTOTAL	\$0.00
CURRENT CHARGES SUBTOTAL	\$11.60
BALANCE DUE	\$11.60

AMOUNT PAID

\$

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085



0019900100122000420121000001160

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

3434 Colwell Ave., Suite 200

Tampa, FL 33614

October 13, 2023

Client: 001004

Matter: 000001

Invoice #: 23667

Page: 1

RE: General Matters

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2023	JMV	REVIEW COMMUNICATION FROM J. STEELE RE: CDD COMMUNICATIONS; DRAFT EMAIL TO J. STEELE.	0.3	\$91.50
5/17/2023	KCH	REVIEW OF ELECTRIC PROPOSAL AND PREPARE SERVICES AGREEMENT FOR SAME; REVIEW HOA GOVERNING DOCUMENTS REGARDING MAINTENANCE OF SIDEWALKS; RESPONSE TO TEAM REGARDING MOTION TO DISMISS ON LAWSUIT AGAINST CDD.	2.8	\$854.00
5/22/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$244.00
5/23/2023	JMV	REVIEW COMMUNICATION FROM D. WALLACE RE: INSURANCE CLAIM; REVIEW INSURANCE NOTICE.	0.5	\$152.50
5/24/2023	JMV	REVIEW COMMUNICATION FROM D. WALLACE; TELEPHONE CALL WITH D. WALLACE.	0.4	\$122.00
5/24/2023	MS	REVIEW PROPOSED BUDGET FOR POSSIBLE INCREASE AND NOTED INCREASE.	0.3	\$52.50
5/25/2023	JMV	TELEPHONE CALL FROM D. WALLACE; REVIEW COMMUNICATION FROM J. STEELE; DRAFT EMAIL TO J. STEELE RE: CDD SUPERVISOR DISCLOSURE FORMS.	1.2	\$366.00
5/28/2023	JMV	PREPARE RESOLUTION AND LEGAL NOTICES FOR CDD BOARD MEETING.	1.3	\$396.50
5/30/2023	JMV	REVIEW COMMUNICATION FROM D. WALLACE; TELEPHONE CALLS WITH D. WALLACE.	1.8	\$549.00
5/30/2023	MS	FINALIZE AND TRANSMIT PUBLICATION ADS FOR 23/24 BUDGET HEARING AND MAILED NOTICE LETTER FOR BUDGET INCREASE.	0.3	\$52.50

SERVICES

Date	Person	Description of Services	Hours	Amount
5/31/2023	JMV	REVIEW COMMUNICATION FROM D. WALLACE RE: CONSTRUCTION PERMIT STATUS.	0.3	\$91.50
6/2/2023	JMV	REVIEW COMMUNICATION FROM D. KRONICK; REVIEW LEGAL NOTICE.	0.3	\$91.50
6/5/2023	JMV	REVIEW COMMUNICATION FROM D. KRONICK; REVIEW COMMUNICATION FROM ROPER AND ROPER; TELEPHONE CALL WITH D. WALLACE.	0.3	\$91.50
6/6/2023	JMV	TELEPHONE CALL WITH DISTRICT MANAGER.	0.3	\$91.50
6/7/2023	JMV	REVIEW COMMUNICATION FROM D. KRONICK; REVIEW PERMIT INSPECTION REPORT.	0.6	\$183.00
6/7/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
6/8/2023	JMV	REVIEW COMMUNICATION FROM P. CHANG RE: CDD ENGINEERING RFP; DRAFT EMAIL TO P. CHANG.	0.3	\$91.50
6/8/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	5.1	\$1,555.50
6/9/2023	JMV	TELEPHONE CALL WITH D. WALLACE.	0.3	\$91.50
6/12/2023	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	0.2	\$61.00
6/15/2023	JMV	TELEPHONE CALL WITH D. WALLACE RE: CDD RECORDS.	0.4	\$122.00
6/16/2023	VKB	REVIEW AND REPLY TO FOLLOW UP EMAILS AND UPDATE ON PLAYGROUND.	0.4	\$122.00
6/20/2023	MS	PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS FOR 2023/2024 BUDGET.	1.6	\$280.00
6/30/2023	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS AND CERTIFYING ALL SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL.	0.5	\$152.50
6/30/2023	MS	FINALIZE AND TRANSMIT RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS FOR 2023/2024 BUDGET.	0.2	\$35.00
7/11/2023	VKB	REVIEW AND REPLY TO EMAILS FROM D. BAYNE-WALLACE RE: FOLLOW UP ITEMS; DRAFT AGREEMENT.	1.1	\$335.50
7/11/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	\$52.50
7/12/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
7/13/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	6.6	\$2,013.00

SERVICES

Date	Person	Description of Services	Hours	Amount
7/18/2023	VKB	DRAFT FORM LETTERS FOR NOTICE OF REJECTED LANDSCAPING PROPOSAL AND NOTICE OF AWARD TO YELLOWSTONE.	0.6	\$183.00
7/20/2023	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	0.2	\$61.00
7/26/2023	VKB	DRAFT DISTRICT ENGINEERING AGREEMENT WITH JOHNSON ENGINEERING.	1.9	\$579.50
7/27/2023	VKB	TELECONFERENCE WITH J. LABARBERA RE: PROCEDURES AND FOLLOW UP ITEMS; REVIEW AND REPLY TO EMAIL RE: TREES AND LANDSCAPE RESPONSIBILITY IN COUNTY ROW.	0.4	\$122.00
7/31/2023	VKB	REVIEW AND REPLY TO EMAILS RE: CDD WEBSITE AND COMMUNICATIONS TO RESIDENTS.	0.2	\$61.00
8/2/2023	VKB	REVIEW AND REPLY TO EMAILS RE: SIDEWALK MAINTENANCE RESPONSIBILITIES; REVIEW HOA DOCUMENTS RE: SAME.	0.4	\$122.00
8/8/2023	VKB	DRAFT LANDSCAPING AGREEMENT WITH YELLOWSTONE.	1.8	\$549.00
8/9/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
8/10/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	5.3	\$1,616.50
8/15/2023	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	0.2	\$61.00
9/12/2023	VKB	TELECONFERENCE WITH J. LABARBERA RE: FOLLOW UP ITEMS.	0.4	\$122.00
9/13/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE DISTRICT AQUATICS REPORT; ANALYZE DISTRICT LANDSCAPE INSPECTION SERVICES REPORT; ANALYZE GREENVIEW WEEKLY REPORTS; ANALYZE YELLOWSTONE REPORT; ANALYZE LANDSCAPE PROPOSALS.	0.8	\$244.00
9/14/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	4.9	\$1,494.50
Total Professional Services			46.8	\$13,923.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2023	Photocopies	\$4.20
Total Disbursements		\$4.20

October 13, 2023
Client: 001004
Matter: 000001
Invoice #: 23667

Page: 4

Total Services	\$13,923.00
Total Disbursements	\$4.20
Total Current Charges	\$13,927.20
Previous Balance	\$6,490.45
Less Payments	(\$6,490.45)
PAY THIS AMOUNT	\$13,927.20

RECEIVED
10/13/23

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

3434 Colwell Ave., Suite 200

Tampa, FL 33614

October 13, 2023

Client: 001004

Matter: 000009

Invoice #: 23668

Page: 1

RE: Easement Encroachment Agreements with Residents

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/11/2023	LB	REVIEW RECOMMENDATIONS AND APPROVALS OF EASEMENT ENCROACHMENT AGREEMENTS FOR FENCES; PREPARE DRAFT AGREEMENTS FOR 3542 GERRADS CROSS COURT, 18320 AYLESBURY LANE AND 19184 ANDREA LYNN LANE.	2.4	\$420.00
Total Professional Services			2.4	\$420.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/11/2023	Simplefile E-Recording- Filing Fee- Filing fees	\$50.65
Total Disbursements		\$50.65

RECEIVED
10/13/23

October 13, 2023
Client: 001004
Matter: 000009
Invoice #: 23668

Page: 2

Total Services	\$420.00	
Total Disbursements	\$50.65	
Total Current Charges		\$470.65
Previous Balance		\$335.35
Less Payments		(\$335.35)
PAY THIS AMOUNT		\$470.65

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
9/29/2023	9705

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
October 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,950.00	1,950.00
1	Fountain Service to include chemical balance, debris removal, vacuum, skimming and operational checks of pumps.	350.00	350.00

Thank you for your business.

RECEIVED
10/01/23

Total

\$2,300.00

Phone #

(727) 271-1395



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7068883

RECEIVED
OCT - 9 2023



000002434 02 SP 106481849223229 P

CONCORD STATION CDD
ATTN DISTRICT MANAGER
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7068883
266820000
09/25/2023
Leanne Duffy
407-835-3807

2/3

CONCORD STATION CDD
ATTN DISTRICT MANAGER
3434 COLWELL AVENUE, SUITE 200
TAMPA, FL 33614

CONCORD STATION CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$5,926.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CONCORD STATION CDD 2016

Invoice Number:	7068883
Account Number:	266820000
Current Due:	\$5,926.25
Direct Inquiries To:	Leanne Duffy
Phone:	407-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 266820000
Invoice # 7068883
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7068883
Invoice Date: 09/25/2023
Account Number: 266820000
Direct Inquiries To: Leanne Duffy
Phone: 407-835-3807

3/3

CONCORD STATION CDD 2016

Accounts Included 266820000 266820001 266820002 266820004 266820005 266820006
In This Relationship: 266820007 266820009 266820010

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	5,500.00	100.00%	\$5,500.00
Subtotal Administration Fees - In Advance 09/01/2023 - 08/31/2024				\$5,500.00
Incidental Expenses 09/01/2023 to 08/31/2024	5,500.00	0.0775		\$426.25
Subtotal Incidental Expenses				\$426.25
TOTAL AMOUNT DUE				\$5,926.25





INVOICE

Customer ID:**17-45064-33006**

Customer Name:

CONCORD STATION COMMUNITY
DEVELOPMENT DISTRICT

Service Period:

10/01/23-10/31/23

Invoice Date:

09/29/2023

Invoice Number:

0888092-1568-9

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

Customer Service: (800) 255-7172**Your Payment is Due****Oct 29, 2023**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$81.87**

If payment is received after
10/29/2023: **\$ 86.87**

RECEIVED
10/03/2023**Previous Balance**

81.87

+

Payments

(81.87)

+

Adjustments

0.00

+

**Current Invoice
Charges**

81.87

=

**Total Account
Balance Due****81.87****DETAILS OF SERVICE****Details for Service Location:**

Concord Station Community Development District, 18636 Mentmore Blvd,
Land O Lakes FL 34638-7978

Customer ID: 17-45064-33006

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	10/01/23		1.00	81.87
Total Current Charges				81.87



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM OF PASCO COUNTY
PO BOX 3020
MONROE, WI 53566-8320
(800) 255-7172
(813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
09/29/2023	0888092-1568-9	17-45064-33006
Payment Terms	Total Due	Amount
Total Due by 10/29/2023	\$81.87	
If Received after 10/29/2023	\$86.87	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$81.87.

1568000174506433006008880920000000818700000008187 1

10290C45

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648





INVOICE

INVOICE #	INVOICE DATE
TM 596953	9/29/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Concord Station CDD
c/o Rizzetta & Company, Inc.
18636 Mentmore Blvd
Land O Lakes, FL 34638

Property Name: Concord Station CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 29, 2023

Invoice Amount: \$2,081.91

Description	Current Amount
Initial Irrigation Audit Repairs - 9/5/23	
Irrigation Repairs	\$2,081.91

Invoice Total **\$2,081.91**

Excellence

RECEIVED
09/28/23

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 598490	10/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Concord Station CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Concord Station CDD

Invoice Due Date: October 31, 2023

Invoice Amount: \$22,820.00

Description	Current Amount
Monthly Landscape Maintenance October 2023	\$22,820.00

Invoice Total

\$22,820.00

Excellence

RECEIVED
10/01/23

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Tab 12

**CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT**

Amenity Facility Policies

Amended October 13, 2022

DEFINITIONS

“Amenity Facility” or “Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the amenity center, together with the appurtenant facilities and District owned common areas.

“Amenity Facility Policies” or “Amenity Facilities Policies” – shall mean this Amenity Facilities Policies document of Concord Station Community Development District, as amended from time to time.

“Amenity Manager” or “Amenity Staff” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Board” – shall mean the Concord Station Community Development District’s Board of Supervisors.

“District” or “CDD” – shall mean the Concord Station Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any person or persons who are invited by a Patron to participate in the use of the Amenity Facilities.

“Key Card” – shall mean an electronic key card or fob distributed by the Amenity Manager or Amenity Staff to residents of the District to access the Amenity Facilities.

“Non-Resident(s)” – shall mean any person or group of persons who are not a Resident(s) of the District.

“Non-Resident User” – shall mean any person or persons not owning property in the District who is paying the Non-Resident User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” – shall mean the fee established by the District for any person who is not a Resident and wishes to become a Non-Resident User. The amount of the Non-Resident User Fee is set forth herein, and is subject to change based upon Board action.

“Patron” or “Patrons” – shall mean Residents, Guests, Non-Resident Users, and Renters who are eighteen (18) years of age and older and are obligated to use the Amenity Facilities in a lawful manner and in accordance with this Amenity Facility Policy.

“Property Owner” – shall mean that person or persons having fee simple ownership or legal title to land within the Concord Station Community Development District.

“Renter” – shall mean any tenant residing in a Property Owner’s home located within the District and pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person, spouse or registered domestic partner of a person, and/or immediate family, including minor and/or dependent children, lawfully residing in a residential detached home within the District.

AMENITY FACILITIES HOURS OF OPERATION

The Amenity Facilities hours of operation will be established and published by the District considering the season of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: New Year’s Day, Easter Sunday, Thanksgiving Day, and Christmas Day. The Amenity Facilities may close early on Valentine's Day, Mother’s Day, Memorial Day, Father’s Day, Independence Day, Labor Day, Christmas Eve, and New Year's Eve.

GENERAL AMENITY CENTER PROVISIONS

- (1) The Board reserves the right to amend or modify these policies when necessary and will notify Patrons of any changes.
- (2) The Board, Amenity Manager, and Amenity Staff have full authority to enforce these policies.
- (3) Disregard for any Amenity Facility Policies may result in expulsion from the facility and/or loss of Amenity Facility privileges.
- (4) Patrons shall treat all Amenity Staff with courtesy and respect.
- (5) No Patron is allowed in the employee only service areas of the Amenity Facility.
- (6) Patrons must use their assigned Key Card to enter the Amenity Facilities.
- (7) Two facility Key Cards will be issued by the Amenity Manager or Amenity Staff to the property-owning person or entity at the time they are closing upon property within the District. The fee for each initial card will be \$30.00. Proof of residency may be required annually. All Patrons must use their Key Card for entrance to the Amenity Facilities. A Key Card should not be issued to Non-Residents unless they are a Non-Resident User.
- (8) Lost, Damaged or Stolen Key Card Fee. Residents and Non-Resident Users will be charged thirty dollars (\$30.00) to obtain a new or replacement Key Card. Patrons must contact the Amenity Manager for instructions on how to obtain a replacement Key Card and to initiate the replacement process. Damaged Key Cards must be mailed or delivered to the Amenity Manager’s office prior to obtaining a replacement. Please note that all lost or stolen Key Cards will be deactivated for security reasons.
- (9) Children under sixteen (16) years of age must be accompanied by a parent or adult Patron.
- (10) Alcoholic beverages shall not be served or sold at the Amenity Facilities. Alcohol may be brought to the Clubhouse by residents and consumed in the Clubhouse at private or Clubhouse-sponsored adults-only events. These events must be pre-approved by the Amenity Manager, acting on behalf of the Board.

- (11) CDD and HOA Board meetings take precedence over other activities in scheduling conflicts.
- (12) No Patron wearing a wet bathing suit will be allowed to sit on the indoor clubhouse furniture.
- (13) Animals and pets (except service animals as defined in Section 413.08, Florida Statutes) are not permitted on or at the Amenity Facilities. Service animals must be leashed or controlled as outlined in Section 413.08 (3), Florida Statutes. Patrons are responsible for picking up after all animals and pets.
- (14) Vehicles must be parked in designated areas. Vehicles should not be parked in any way that blocks the normal flow of traffic. Overnight parking for vehicles of any kind in the Clubhouse parking lot will only be allowed with permission from the Amenity Manager or designated Amenity Staff.
- (15) Fireworks of any kind are not permitted anywhere at the Amenity Facilities or on any other District owned property and common areas.
- (16) Smoking and the use of smokeless tobacco products, including e-cigarettes, are banned from all Amenity Facilities.
- (17) Motorized off-road bikes, vehicles, scooters, and ATVs are prohibited on all property owned, maintained, and operated by the District, including the Amenity Facilities. Only motorized vehicles owned and operated by the District, if any, are permitted on District property.
- (18) The Amenity Facilities will not offer child care services to Patrons.
- (19) Skateboarding is not allowed on any Amenity Facility property, including but not limited to: the amenity center, basketball courts, pool area, athletic fields, playground area, parking lot, and sidewalks surrounding this area.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use. Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for

any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

INDEMNIFICATION

Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from, claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

GENERAL SWIMMING POOL AND SPLASH PAD RULES

- (1) Patrons may only gain access to the pool and splash pad areas through the use of their assigned Key Cards. At any given time, a Patron may accompany up to four (4) Guests at the swimming pool and splash pad.
- (2) The Board reserves the right to authorize all programs and activities, including specifying the number of guest participants, allowable equipment, supplies, usage, etc., conducted at the pool, including swim lessons, and aquatic or recreational programs. Organized activities such as swim lessons or recreational programs must first be approved by the Board.
- (3) Swimming pool and splash pad hours will be posted at the pool and no lifeguard will be on duty. Patrons swim at their own risk and must adhere to rules. Swimming is permitted only during posted swimming hours. Swimming after dusk is prohibited.
- (4) No access will be allowed, by a Patron or any other person, before or after posted swimming pool hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household. Any person swimming during non-posted swimming hours may be suspended from using the Amenity Facilities pursuant to the provisions of the Suspension and Termination section below.
- (5) Pool availability may be rotated in order to facilitate maintenance of the Amenity Facilities, or for inclement weather. Maintenance may require the pool to be closed for one (1) full day at the discretion of the Amenity Manager or Amenity Staff. Depending upon the intensity of pool usage, Amenity Staff may close the pool for additional periods of time to facilitate maintenance and to ensure compliance with applicable Florida health codes.
- (6) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health

risks associated with human waste in the swimming pool/deck area. The changing of diapers or clothes is not allowed at pool side. Changing tables are provided in the restroom facility.

- (7) Showers are required before entering the pool and splash pad. All Patrons shall wear proper swim attire while using the pool or splash pad. Proper swim attire is traditional swimwear such as one piece swimsuits, two piece swimsuits, swim trunks and/or board shorts. Clothing including but not limited to jean shorts, athletic shorts, underwear, and other similar items are not proper swim attire.
- (8) Pool entrances must be kept clear at all times. Pool furniture is not to be removed from the pool area.
- (9) Children under sixteen (16) years of age must be supervised by a Parent or Adult Patron at all times for usage of the pool or splash pad facility.
- (10) Loud, profane, or abusive language is prohibited. No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. No swinging on ladders, fences, or railings is allowed. Alcoholic beverages, gum, and glass containers are not permitted in the pool area. Pets, bicycles, skateboards, roller blades, scooters, radio controlled watercraft, and golf carts are not permitted on the pool deck area inside the pool gates at any time.
- (11) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with Amenity Staff approval prior to use. The Amenity Staff reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern. Ear buds or headphones must be used while listening to radios or other personal audio devices at the pool.

Splash Pad Rules

- (1) All persons using the splash pad do so at their own risk. No lifeguard on duty.
- (2) You must have a swipe card to gain access to the splash pad. Proof of residency and/or id will be required if you do not have a swipe card.
- (3) Hours of operation: The splash pad is open during the time that the pool is open.
- (4) Facility staff has the authority to deny access and/or usage of splash pad at any time if maximum bathing load is reached as defined by Pasco County (Maximum bathing load 8.)
- (5) Splash pad may be closed down at any time due to inclement weather, unforeseen circumstances, certain seasons of the year, or for maintenance.
- (6) The splash pad area cannot be reserved as it is not a rentable area; pad is on a first come first serve basis until facility reaches maximum bathing load of 8 as defined by Pasco County.

- (7) Children under the age of 16 must be accompanied in the splash pad area by an adult 18 years or older.
- (8) Children who are not toilet trained must wear approved swim diapers; regular diapers are not permitted. No changing of diapers at splash pad.
- (9) Proper swim attire as described in Rule 7 of the General Swimming Pool and Splash Pad Rules is required. Persons must shower before entering the pool or splash pad.
- (10) Persons experiencing diarrhea must not use the splash pad.
- (11) Persons with open cuts, sores, blisters, infections or diseases that may be transmitted by water are prohibited.
- (12) If splash pad is contaminated it will be shut down and cleaned as per center of disease control and prevention. (Chapter 64E-9 Florida admin code.)
- (13) No alcoholic beverages allowed.
- (14) No smoking, vaping, or tobacco products permitted.
- (15) Residents are responsible for their guests and their behavior. Parents are responsible for their children's behavior.
- (16) No running, flipping, rough housing or hanging on any of the equipment.
- (17) Do not drink or swallow the water; it is a re-circulated chlorinated water system.
- (18) All participants should conduct themselves in a courteous, safe, and family oriented manner.
- (19) No cursing, offensive language or offensive gestures are allowed.
- (20) Do not place any pool furniture on the splash pad.
- (21) No food or drink is permitted within 12 feet of the splash pad; paver area only. No glass. No gum.
- (22) Persons are not permitted to play music; headphones only.
- (23) Do not cover any water fixtures or drains.
- (24) The District and/or facility staff is not responsible for any lost or stolen items.
- (25) Please report any incidents or issues to clubhouse staff.

- (26) All other general facility and pool rules apply.
- (27) Failure to follow rules may result in suspension of privileges or being trespassed from facility. For a full copy of the splash pad policies and procedures, please ask staff.
- (28) In case of an emergency, call 911, and then notify the staff.
- (29) No animals allowed.

SWIMMING POOL AND SPLASH PAD: FECES POLICY

- (1) No Patron shall pollute the pool or splash pad. Any Patron who does pollute the pool or splash pad is liable for any costs incurred in treating and reopening the pool or splash pad. If contamination occurs, the pool and/or the splash pad will be closed for the requisite time provided for by Florida law and the water will be treated or shocked with chlorine to kill all bacteria, as necessary.
- (2) Parents should take their children to the restroom before entering the pool or splash pad. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

BARBECUE GRILL POLICIES

- (1) The barbecue grill will be available on a first-come first serve basis. When other Patrons are waiting to use the grill, there is a time limit of 30 minutes. Patrons may move to the end of the line if they need more time.
- (2) Patrons should ensure the coals in the barbecue grill are cooled off after use and clean up any spilled food, beverages, or condiments.

FITNESS CENTER POLICIES

All Patrons and Guests using the fitness center within the Amenity Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with this Amenity Facilities Policy. A Patron's disregard or violation of this policy, misuse of the fitness center, or destruction of fitness center equipment may result in the suspension or termination of fitness center privileges pursuant to the provisions of the Suspension and Termination section below.

Please note the fitness center is an unattended facility. All Patrons using the facility do so at their own risk. Amenity Staff is not present to provide personal training or exercise consultation to Patrons. Patrons interested in using the fitness center are encouraged to consult with a physician prior to commencing a fitness program.

- (1) ***Hours:*** The fitness center is open for use by Patrons during normal operating hours to be established and posted by the District. No access will be allowed, by a Patron or any other person, before or after fitness center hours, except for Amenity Staff to perform official duties and tasks. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household pursuant to the provisions of the Suspension and Termination section below.
- (2) ***Emergencies:*** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) ***Eligible Users:*** Patrons sixteen (16) years of age and older are permitted to use the fitness center during designated operating hours. Fourteen (14) and fifteen (15) year old persons may use the fitness equipment with adult supervision. Children under the age of fourteen (14) may not use the fitness equipment. Patrons and Guests use all Amenity Facilities at their own risk.
- (4) ***Proper Attire:*** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits.
- (5) ***Food and Beverage:*** Food (including chewing gum) is not permitted. Non-alcoholic beverages, however, are permitted if contained in non-breakable containers with screw top or sealed lids. Glass containers and alcoholic beverages are not permitted.
- (6) ***Miscellaneous Policies:***
 - Each Patron is responsible for wiping off fitness equipment after use.
 - Use of personal trainers is not permitted.
 - Hand chalk is not permitted.
 - Music and/or digital media players are not permitted unless they are personal units equipped and used with headphones.
 - No bags, gear, or jackets are permitted on the floor of the fitness center or on the fitness equipment.
 - Smoking and smokeless tobacco products are not permitted.
 - Weights or other fitness equipment may not be removed from the fitness center.
 - Patron use of cardiovascular equipment shall be limited to thirty (30) minute periods.
 - Patrons shall alternate between multiple sets on weight equipment if other individuals are waiting.
 - Patrons must return weights and other fitness equipment to the proper location after use.
 - Patrons should not drop free weights. Free weights should be placed only on the floor or on equipment made specifically for storage of the weights.
 - Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the fitness center.
 - Televisions are available for use at volumes courteous to other Patrons using the fitness center. Patrons must turn off the TV when finished watching the television.

GAME ROOM POLICY

- No Patron under the age of 16 is permitted in the Game Room without an 18 and older Resident or Non-Resident User present.
- The Game Room equipment will be kept at the front desk and must be signed out from Amenity Staff. Patrons should notify Amenity Staff if any equipment is missing or broken.
- Patrons must not sit or lean on the game tables and/or bar tops.
- When Patrons are finished playing, Patrons should return the game equipment to the front desk, cue sticks and chalk to the wall racks.
- When all of the game room tables are occupied and other Patrons are waiting, Patrons must limit usage time to one hour. This time limit does not apply to posted notices of tournament play.

SPORTS FACILITIES POLICY

All Patrons using the District's basketball court and/or other sport courts, community parks or fields (the "**Sports Facilities**") are expected to conduct themselves in a responsible, courteous and safe manner, and in compliance with this Amenity Facilities Policy. Disregard or violation of the District's policies and rules and misuse or destruction of Sports Facility equipment may result in the suspension or termination of Sports Facilities and/or Amenity Facilities privileges. Guests may use the Sports Facilities if accompanied by an adult Resident or Non-Resident User.

Please note that the Sports Facilities are unattended. All persons using the Sports Facilities do so at their own risk. Persons interested in using the Amenity Facilities and/or Sports Facilities are encouraged to consult with a physician prior to using the facility.

- (1) **Hours:** The Sports Facilities are available for use by Patrons from dawn to dusk. No access will be allowed, by a Patron or any other person, before dawn or after dusk. Trespassing may be prosecuted as a criminal offense and may lead to the temporary or permanent revocation of that Patron's Key Card and/or the revocation of access to the Amenity Facilities for the Patron's entire household, pursuant to the provisions of the Suspension and Termination section below.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) **Proper Attire:** Proper athletic apparel and athletic shoes are required at all times while using the Sports Facilities. Proper attire shall consist of athletic shoes with non-marking soles, shirts, and shorts or athletic pants. No cutoffs, swimsuits, or jeans are allowed to be worn at the Sports Facilities.
- (4) **Reservations:** The Sports Facilities may not be rented nor reserved. The Sports Facilities are on a first come, first serve basis. Use of the Sports Facilities is limited to one (1) hour when other Patrons are waiting.

(5) ***General Policies:***

- Proper sportsmanship and etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the Sports Facilities must supply their own equipment.
- Each Sport Facility is for the play of its intended sport only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at all Sports Facilities.
- Beverages are permitted at the Sports Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted. Alcoholic beverages are not permitted at the Sports Facilities.
- No chairs other than those provided by the District are permitted at the Sports Facilities.

PLAYGROUND POLICY

- (1) Children under the age of eight (8) must be accompanied by an adult Patron.
- (2) No roughhousing on the playground.
- (3) Patrons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Smoking and smokeless tobacco products, e-cigarettes, alcoholic beverages, and glass containers are not permitted on or near the playground.
- (4) Use of the playground may be limited from time to time due to sponsored events which must be approved in advance by the Amenity Manager.
- (5) The use of profanity or disruptive behavior at the playground is prohibited.

BASKETBALL, GAGA BALL, AND VOLLEYBALL COURTS POLICY

- (1) The basketball, gaga ball, and volleyball courts (“Courts”) may not be reserved. Usage is on a first-come basis.
- (2) No play when Courts are wet (standing water).
- (3) No roughhousing or horseplay is allowed on the Courts.
- (4) The use of profanity or disruptive behavior on the Courts is prohibited.
- (5) Loud radio playing or excessive noises will not be permitted.
- (6) Players must show good sportsmanship at all times.
- (7) If other players are waiting to use the Courts, all players are to retire at the end of one hour.
- (8) Proper attire must be worn while using the Courts (shorts & rubber soled athletic shoes).

- (9) No bicycles, skateboards, or roller blades/in-line skates or the like are permitted on Courts.
- (10) No food is allowed within 5 feet of the edges or on the Courts.
- (11) Beverages are permitted on the Courts if contained in non-breakable containers with screw top or sealed lid. Glass containers and alcoholic beverages are strictly prohibited.
- (12) Courts are open during daylight hours only (from dawn to dusk).
- (13) Courts must be cleaned after each use.

COMPUTER USAGE POLICIES

- (1) Internet computers or electronic devices will not be used for illegal activity, to access illegal materials, or to access materials that, by local community standards, would be obscene.
- (2) Users are not permitted to behave in a way that intrudes upon the rights of others. Users are not permitted to invade the privacy of other residents, or to harass or bully Amenity Staff or residents.
- (3) Installation, downloading, and/or modification of software on District-owned computers or electronic devices are prohibited.
- (4) Users will respect copyright laws and licensing agreements.
- (5) Users will not make any attempt to gain unauthorized access to restricted files or networks, or to damage or modify computer equipment or software.
- (6) Users must end their sessions and leave the computer when asked to do so by authorized Amenity Staff.
- (7) Because the public computers and wireless access are located in public areas, what the user views is not private. In accordance with Florida Statutes, Chapters 847.011 (1)(a) and 847.0133 (1), displaying obscene material to minors or printing such materials may be a violation of the law and could result in penalties up to and including imprisonment.
- (8) Display of images that are harmful to minors on any District-owned or personally-owned electronic device is prohibited under the Children's Internet Protection Act. This act specifically addresses images that may be harmful to minors, so M (mature)-rated and above games are not allowed to be played. Other games may have content that is offensive or harmful to minors. Amenity Staff have been entrusted with the authority and responsibility of monitoring the use of games in the clubhouse and discontinuing use of any that might be in this category.
- (9) A maximum of five (5) pages of printing is allowed per resident per day.

AMENITY FACILITIES NON-RESIDENT USER FEE

- (1) Non-Resident Users may purchase an annual membership for use of the Amenity Facilities on a year to year basis. The Non-Resident User Fee is \$2,500 per family, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident User is entitled to two (2) Key Cards for a family unit. Non-Resident User membership becomes effective upon the date full payment of the Non-Resident User Fee and the Non-Resident User Application are received by the District. A sample Non-Resident User Application is attached to this Amenity Facility Policy. To renew the membership for another year, the Non-Resident User must pay the Non-Resident User Fee on or before the expiration date of the prior term. The Non-Resident User Fee rate is subject to change from year to year based upon the costs of operation of the Amenity Facilities.

GUEST PRIVILEGES

- (1) All Guests must be registered at the amenity center by Amenity Staff and accompanied by a Resident or Non-Resident User at all times. Resident(s) and/or Non-Resident Users are permitted to bring a maximum of four (4) Guests per visit. Guests are not limited to a certain number of visits, so long as they are accompanied by a Resident or Non-Resident User. Patrons who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron's privileges.
- (2) Each Resident or Non-Resident User may bring no more than four (4) persons as Guests to the Amenity Facilities at one time, unless the Patron has reserved a room at the Amenity Facilities and has paid the required rental usage fee. In the event a Patron has rented a room or pavilion at the Amenity Facilities, the number of Guests shall be limited by the room or pavilion policies.

RENTER'S PRIVILEGES

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the renter of their residential unit(s) as the beneficial users of the Property Owners' privileges while they are a resident of the District
- (2) A Renter who is designated as the beneficial user of the Property Owner's privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and other Residents.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the property owner shall not be entitled to use the Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District.
- (5) All persons renting or leasing a home from persons owning the property in the District will be required to obtain a Key Card from the property owner.
- (6) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time, and all policies applicable to the Amenity Facilities.

FACILITY RENTAL POLICIES

Patrons may reserve for rental certain portions of the Amenity Facilities for private events. *The pool and pool deck area are not available for private rental and shall remain open to other Patrons during normal operating hours.* Only one (1) room or portion of the Amenity Facilities is available at a time for rental during regular hours of operation. Reservations may not be made more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facilities only once per quarter of the calendar year. All Amenity Facility Policies remain in force for rental events. Rooms may not be rented for events where the renting Patron would receive a direct financial gain.

Please see the Amenity Manager for details relating to additional rental cost, staffing cost and availability, and facility availability for the anticipated date and time of the event. Please note that the Amenity Facilities are unavailable for private events on the following holidays:

Easter Sunday	Memorial Day Weekend	Fourth of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

- (1) ***Private Rental of the Meeting Room:*** The meeting room is the only room in the Amenity Facilities that is available for private rental. Maximum rental time is five (5) total hours, which includes time for set-up and post-event cleanup. Persons renting a room of the Amenity Facilities must abide by room capacity and must pay the rental fee described below. Any Patron renting any portion of the Amenity Facility shall be responsible for any and all damage and expenses arising from the event.

(2) ***Meeting Room Reservation and Rental Process:***

- a. Patrons interested in reserving a room must submit to the Amenity Manager, no later than thirty (30) days prior to the event, a completed Rental Information Form. The Amenity Manager will review the Rental Information Form on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for reconsideration; and
- b. The Patron desiring to reserve a room must pay a refundable security deposit of two hundred fifty dollars (\$250.00) at the time of reservation, or a minimum of 30 days before the event, made payable electronically to the District pursuant to the guidelines established by Amenity Staff. The deposit will be returned following the rental event, provided the Amenity Manager determines that there has been no damage to the facility and the facility has been properly cleaned after use. If the facility is not properly cleaned, the deposit will be retained by the Amenity Manager for this purpose; and
- c. The renting Patron(s) must pay to the District a rental fee of one hundred dollars (\$100.00) when the event is booked, or a minimum of 30 days before the event. The rental fee is non-refundable within thirty (30) days of the event. The renting Patron(s) must submit an electronic payment to the District. In addition, the renting Patron(s) shall provide to the Amenity Manager an estimated number of guests to use the rented room no fewer than five days prior to the date of the rental. The number of Guests shall not exceed the allowable number or capacity for that room authorized by the fire marshal. Failure to provide an estimated number of guests for the event may result in the cancellation of the rental at the discretion of the Amenity Manager.

(3) ***Refund of Security Deposit:*** The Amenity Manager shall determine the amount of deposit to return, if any. To be eligible to receive a full refund of the deposit, the renting person must ensure the following actions are completed:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position(s).
- Wipe off counters, table tops and sink area.
- Replace garbage liner(s).
- Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
- Ensure that no damage has occurred to the Amenity Facility and its property.

In addition, a person or group remaining in the rented room after the allotted rental time during normal operating hours will cause the renting Patron(s) to be billed \$50.00 per half hour, to be subtracted from the security deposit. Patrons may request a maximum of one hour of additional rental time beyond regular operating hours for rental events. If a Patron desires a rental event to continue for one hour beyond regular operating hours, that Patron must notify the Amenity Manager at the time of booking and must receive approval from the

Amenity Manager in advance. A rental of a room which extends after regular operating hours will cause the renting Patron(s) to be billed \$75.00 per half hour for that additional time to be deducted from the deposit.

If additional cleaning is required, the renting Patron(s) will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of security deposit. If the security deposit is insufficient to cover all such cleaning costs, the Amenity Manager shall bill the renting Patron(s) for the remaining balance. A Patron renting a room of the Amenity Facilities may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

- (4) ***Room Cancellations:*** The room(s) must be cancelled thirty days prior to the reserved date by notifying the Amenity Manager by phone or in writing. If the room reservation is cancelled fewer than thirty days prior to the scheduled rental, the \$100 rental fee will be retained as a cancellation fee.
- (5) ***General Rental Policies:*** During a scheduled rental event, the renting Patron(s) shall ensure all attendees abide by the following rules:
 - All attendees must adhere to the Amenity Facility Policies set forth herein.
 - The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
 - Attendees of a scheduled rental event will have exclusive use of the rented room during the scheduled time of their approved event. The pool and the pool deck may not be used as part of the event.
 - Alcohol may be brought to the Clubhouse and consumed in the Clubhouse at private events. These events must be pre-approved by the Amenity Manager, acting on behalf of the Board.
 - The kitchen may be only used by the renting Patron(s) during their approved events. Otherwise, the refrigerator and the items within the refrigerator and within the cabinet are not for residential use.
 - During days when there are events sponsored by the District or reserved by a Patron, the meeting room will not be available for rental.

SUSPENSION AND TERMINATION OF PRIVILEGES

To ensure the use and enjoyment of the Amenity Facilities by all Patrons and Guests, the following policy shall be followed for those Patrons who do not adhere to the rules and regulations. This policy will be enforced and applied uniformly in a standard way to all Patrons without prejudice.

- (1) Patrons and Amenity Staff are expected to act, at all times, in a courteous and respectful manner. A Patron displaying aggressive or argumentative behaviors may be subject to immediate suspension by Amenity Staff. Any Patron who is physically or verbally abusive to other Patrons or Amenity Staff will not receive written notice and will be immediately suspended for up to fifteen (15) days at the discretion of the Amenity Manager. For each rule violation, the Amenity Staff shall fill out an incident report. A sample incident report is attached to this Amenity Facility Policy.

- (2) At the discretion of Amenity Staff, children between the ages of sixteen (16) and seventeen (17) years old who violate the rules and policies may be expelled from the facility for one (1) day. Upon such expulsion, a written incident report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file with the District. Any child who is expelled from the facility three (3) times in a one (1) year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent or adult Patron at all times.
- (3) All other rule violations shall be handled by the Amenity Manager and/or Amenity Staff in the following manner:
- 1ST Violation: Verbal Warning
 - 2nd Violation: Written Warning
 - 3rd Violation: 30 Day Suspension
 - 4th Violation: 60 Day Suspension
- (5) Patrons' Amenity Facility privileges may be subject to suspension or termination by the Board if a Patron behaves in a manner described below in this non-exhaustive list of impermissible behaviors:
- Permits unauthorized use of his or her assigned Key Card by another person
 - Exhibits unsatisfactory behavior, manners or appearance
 - Fails to abide any portion of this Amenity Facility Policy
 - Treats the Amenity Staff, Patrons or Guests in an unreasonable or abusive manner
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District, the Amenity Facility, Amenity Staff or other Patrons.
- (6) Any Patron receiving a notice for rules violation will have the violation removed if they receive no further violations within a ninety (90) day period following the notification. If the member corrects the situation which is a violation on the spot, then no notice (oral or written) will be issued.
- (7) Any Patron receiving a notice of a rules violation may appeal by notifying the Amenity Manager and requesting the suspension to be reviewed and/or repealed by the Appeals Committee of the Board. The appeal will be conducted as follows:
- The meeting of the Appeals Committee shall be called to order.
 - The Appeals Committee shall select a chairperson and a recording secretary for the meeting.
 - A description of the behavior resulting in a rules violation shall be read by a representative of the Amenity Manager and/or Amenity Staff.
 - A representative of the Amenity Staff shall present cause for suspension, including any evidence, such as the incident report(s) for the violation(s).
 - Appellant shall present rebuttal of the allegations and evidence.

- The Appeals Committee shall deliberate and deliver a ruling. The Amenity Manager shall notify the offender of the results of the appeal.

Concord Station Community Development District

Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

**Concord Station Community Development District
Non-Resident User Application**

Date of Application: _____ **Date of Non-Resident User Fee Payment:** _____

Mailing Address: _____

Phone Number: _____

Alternate Phone Number: _____

Email Address(es): _____

Total Number of Immediate Family Members: _____

Names of Adult Members: _____

Names of Children and Ages: _____

Emergency Contact Information:

Primary Emergency Contact:

Name(s): _____ **Phone Number(s):** _____

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facility Policy, including, without limitation, the indemnity and release provisions set forth in the policy, and acknowledge that my use of the District Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facility Policy online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facility Policy prior to signing this agreement.

(signature)

By: _____
(print name)

Tab 13

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND DESIGNATING A REGISTERED AGENT AND REGISTERED AGENT'S OFFICE FOR THE PURPOSE OF ACCEPTING SERVICE OF PROCESS, NOTICE OR DEMAND ON BEHALF OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, the Concord Station Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*;

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice or demand required or permitted by law to be served upon the District in accordance with Section 189.014, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS:

1. **Vivek K. Babbar** is hereby designated as registered agent for the District.
2. The District's registered office shall be **Straley Robin Vericker** whose mailing address is 1510 W. Cleveland St., Tampa, FL, 33606, and whose telephone number is 813.223.9400.
3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this resolution with Pasco County, Florida and the Florida Department of Economic Opportunity.
4. This Resolution shall take effect immediately upon adoption.

Passed and Adopted on December 14, 2023.

Attest:

**Concord Station
Community Development District**

Darryl Adams
Assistant Secretary

Jessica LaBarbera
Chair of the Board of Supervisors

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING EMPLOYEES OF THE NEW DISTRICT MANAGER AS OFFICERS OF THE DISTRICT; PROVIDING FOR THE EXPIRATION FOR PREVIOUS NON-BOARD MEMBER OFFICERS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE;

WHEREAS, the Concord Station Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*;

WHEREAS, the District is transitioning to _____ to serve as the District’s new management company; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) desires to designate certain employees of the new District management company as non-Board member officers of the District to enable them to provide services to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Designation of New District Officers.** The Board designates the following individuals to serve in the capacities described below:
 - a. _____ is appointed as Secretary
 - b. _____ is appointed as Treasurer.
3. **Expiration of Previous Non-Board Member Officers.** All previous non-Board member officers will be automatically removed effective as of February 12, 2024.
4. **Conflicts.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

Passed and Adopted on December 14, 2023.

Attest:

**Concord Station
Community Development District**

Darryl Adams
Assistant Secretary

Jessica LaBarbera
Chair of the Board of Supervisors

RESOLUTION 2024-05

A RESOLUTION OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING EMPLOYEES OF THE NEW DISTRICT MANAGER AS AUTHORIZED OFFICERS FOR DISTRICT ACCOUNTS; PROVIDING FOR THE EXPIRATION FOR PREVIOUS AUTHORIZED OFFICERS FOR DISTRICT ACCOUNTS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE;

WHEREAS, the Concord Station Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District is transitioning to _____ to serve as the District’s new management company; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously adopted a resolution appointing certain employees of the new District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate such authorized officers for the District’s accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, _____ and _____ are authorized to administer the District’s accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District’s accounts will be automatically removed effective as of February 12, 2024.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

Passed and Adopted on December 14, 2023.

Attest:

**Concord Station
Community Development District**

Darryl Adams
Assistant Secretary

Jessica LaBarbera
Chair of the Board of Supervisors