Tara
Community Development District

Board of Supervisors’ Meeting
January 22, 2019

District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001

www.taracdd.org
All cellular phones must be placed on mute while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 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.
PLEDGE OF PUBLIC CONDUCT
WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE
ANOTHER WE WILL DIRECT ALL COMMENTS TO ISSUES
WE WILL AVOID PERSONAL
ATTACKS

Dear Board Members:

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 will be held on Tuesday, January 22, 2019 at 9:00 a.m., at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203. The following is the agenda for this meeting:

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ADOPTION OF AGENDA
4. AUDIENCE COMMENTS
5. STAFF REPORTS
   A. Aquatics/Landscape Report
      1. Presentation of Aquatics Report………………………..Tab 1
      2. Presentation of Landscape Report……………………..Tab 2
   B. Field Manager
      1. Field Manager Report……………………………………..Tab 3
         a. Consideration of Proposals for Pool Service Vendor…………………………….Tab 4
         b. Consideration of Proposals for Pool Furniture…………………………………….Tab 5
         c. Consideration of Proposals for Community Center Roof………………………..Tab 6
         d. Consideration of Proposals for Key Card System……………………………………Tab 7
         e. Consideration of Proposal for Well Fence Repair……………………………………Tab 8
   C. District Counsel
   D. District Engineer
      1. Discussion Regarding Pond 5 Emergency Repair……. Tab 9
   E. District Manager
      1. Consideration of ADA Website Proposal………………..Tab 10
6. NEW BUSINESS ITEMS
   A. Consideration of Proposal for Field Manager Position……..Tab 11
   B. Discussion Regarding Policies and Procedures for the Recreation Facility……………………………………………..Tab 12
   C. Discussion Regarding Flooding at Driving Range…………….Tab 13
D. Consideration of Proposal for Pond Aeration
E. Consideration of Well Maintenance Contract
F. Consideration of Proposals for Reserve Study
G. Discussion Regarding CDD TV Channel
H. Discussion Regarding Aquatic Plants and Use of Fertilizer
I. Discussion Regarding Pool Attire for Religious Requirements and Non-Conforming Use of Pool For Volley Ball
J. Discussion Regarding Annual Plantings
K. Discussion Regarding Development on SR 70, 175 and Ranch Lake Blvd. affecting flooding in the area
L. Discussion Regarding Continuing with a monthly/quarterly Newsletter

7. BUSINESS ADMINISTRATION
   A. Consideration of Minutes of the Board of Supervisors’ Meeting held on November 27, 2018
   B. Consideration of Operation & Maintenance Expenditures for November 2018

8. SUPERVISOR REQUESTS

9. ADJOURNMENT

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

Sincerely
Angel Montagna
District Manager

cc: John Vericker, District Counsel
Tab 1
Tara Community Development District I
Waterway Inspection Report

**Inspection Date:** 12/5/2018

**Prepared for:**
Ms. Angel Montagna, CDD District Manager
Rizzetta and Company
12750 Citrus Park Lane, Suite #115
Tampa, Florida 33625

**Prepared by:**
Sarah Bowen, Account Representative & Biologist
Aquatic Systems, Inc. – Sarasota Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302
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Management/Comments Summary

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Site Map
Site 1

**Comments:**
Requires attention
Moderate amounts of shoreline weeds observed, mostly Torpedograss and Alligatorweed. No visible surface algae present. Water clarity 1-2ft.

**Action Required:**
Treat within 7 days

**Target:**
Alligatorweed

Site 2

**Comments:**
Site looks good
No surface algae or shoreline weeds observed. Water clarity less than 1ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Shoreline weeds

Site 3

**Comments:**
Normal growth observed
No visible surface algae observed. Minimal shoreline and littoral Torpedograss present. Water clarity 1-2ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss
Site: 4

Comments:
Site looks good
Traces of surface algae observed. No shoreline weeds present. Water clarity 1ft.

Action Required:
Routine maintenance next visit

Target:
Surface algae

Site: 5

Comments:
Normal growth observed
Minimal surface algae observed. Minor amounts of shoreline and littoral Torpedograss present may require attention soon. Water clarity 2-3ft.

Action Required:
Routine maintenance next visit

Target:
Torpedograss

Site: 6

Comments:
Site looks good
Traces of surface algae, Slender Spikerush, and shoreline weeds observed. Water clarity 1-2ft.

Action Required:
Routine maintenance next visit

Target:
Surface algae
Site: 6A

Comments:
Site looks good
No visible surface algae observed. Traces of shoreline Torpedograss present.

Action Required:
Routine maintenance next visit

Target:
Torpedograss

Site: 7

Comments:
Normal growth observed
No visible surface algae present. Traces of Slender Spikerush observed. Minimal littoral and shoreline Torpedograss present. Water clarity 2-3ft. Moorhen observed.

Action Required:
Routine maintenance next visit

Target:
Torpedograss

Site: 8

Comments:
Requires attention
Moderate amounts of shoreline and littoral Torpedograss observed. No surface algae present. Water clarity 1-2ft.

Action Required:
Treat within 7 days

Target:
Torpedograss
Site: 9

Comments:
Normal growth observed
Minimal amounts of surface algae and Duckweed observed. No shoreline weeds present. Water clarity 1-2 ft. Turtles observed.

Action Required:
Routine maintenance next visit

Target:
Surface algae

Site: 10

Comments:
Site looks good
Traces of surface algae and shoreline weeds observed. Water clarity 2-3 ft. Minor grass clippings present on water's surface. Little Blue Heron observed

Action Required:
Routine maintenance next visit

Target:
Surface algae

Site: 11

Comments:
Normal growth observed
Minimal surface algae and Hydrilla observed. Traces of shoreline weeds present. Water clarity 3-4 ft.

Action Required:
Routine maintenance next visit

Target:
Surface algae
Site: 12

Comments:
Normal growth observed
Minor shoreline Torpedograss observed in some areas may require attention soon. No visible surface algae present. Water clarity 1 ft.

Action Required:
Routine maintenance next visit

Target:
Torpedograss

Site: 12A

Comments:
Site looks good
No surface algae or shoreline weeds observed. Water clarity 1 ft.

Action Required:
Routine maintenance next visit

Target:
Shoreline weeds

Site: 13

Comments:
Normal growth observed
Minimal surface algae, shoreline weeds, and Hydrilla observed. Most surface algae and shoreline weeds show signs of treatment. Water clarity 2-3 ft.

Action Required:
Routine maintenance next visit

Target:
Surface algae
### Site: 14

**Comments:**
Site looks good. No visible surface algae observed. Traces shoreline weeds and submersed Slender Pondweed present. Water clarity 2-3 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Submersed vegetation

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### Site: 15

**Comments:**
Normal growth observed. Minimal surface algae observed. No shoreline weeds present. Water clarity 1 ft. White ibis observed.

**Action Required:**
Routine maintenance next visit

**Target:**
Surface algae

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### Site: 16

**Comments:**
Normal growth observed. Minimal surface algae and shoreline weeds observed. Water clarity 1 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Shoreline weeds
**Site: 17**

**Comments:**
Requires attention
Moderate amounts of shoreline and littoral Torpedograss observed. No surface algae present. Water clarity 2-3ft.

**Action Required:**
Treat within 7 days

**Target:**
Torpedograss

**Site: 18**

**Comments:**
Requires attention
Moderate amounts of Torpedograss observed in littoral shelf. No visible surface algae present. Traces of Hydrilla observed. Cormorant present.

**Action Required:**
Treat within 7 days

**Target:**
Torpedograss

**Site: 19**

**Comments:**
Normal growth observed
Minimal surface algae and Azolla observed. Moderate amounts of Torpedograss present in littoral shelf and shoreline, most treated. Water clarity 1-2ft. Anhinga observed.

**Action Required:**
Routine maintenance next visit

**Target:**
Surface algae
Site: 20

Comments:
Normal growth observed
Minimal surface algae and shoreline weeds observed. Water clarity 2-3 ft.

Action Required:
Routine maintenance next visit

Target:
Surface algae

Site: 21

Comments:
Requires attention
Moderate amounts of surface algae observed collecting at South perimeter. No shoreline weeds present. Water clarity 1 ft. Little Blue Heron and Anhinga observed.

Action Required:
Treat within 7 days

Target:
Surface algae

Site: 22

Comments:
Normal growth observed
Minimal surface algae, shoreline weeds, and littoral weeds observed. Water clarity 2-3 ft.

Action Required:
Routine maintenance next visit

Target:
Shoreline weeds
**Site: 23**

**Comments:**
Normal growth observed
No shoreline weeds observed. Minimal surface algae present. Water clarity 1 ft. White Ibis observed.

**Action Required:**
Routine maintenance next visit

**Target:**
Surface algae

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**Site: 24**

**Comments:**
Normal growth observed
Minimal surface algae observed. Minor amounts of shoreline Torpedograss present, some showing signs of treatment. Water clarity 2-3 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss

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**Site: 25**

**Comments:**
Normal growth observed
Traces of surface algae observed. Minimal amounts of shoreline weeds present. Water clarity 1-2 ft. Glossy Ibis observed.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss
**Site: 26**

**Comments:**
Normal growth observed
Minor littoral and shoreline Torpedograss observed may require attention soon. Traces of surface algae present. Great Blue Heron and Moorhen observed.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss

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**Site: 27**

**Comments:**
Requires attention
Moderate littoral and shoreline Torpedograss observed. No visible surface algae present. Water clarity 1-2 ft.

**Action Required:**
Treat within 7 days

**Target:**
Torpedograss

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**Site: 28**

**Comments:**
Site looks good
No visible surface algae observed. Traces of shoreline Torpedograss present. Water clarity 1 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss
### Site: 29

**Comments:**
Normal growth observed
Traces of shoreline weeds observed. Minimal amounts of surface algae and minor Baby Tears present.
Water clarity 2-3 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Submersed vegetation

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### Site: 30

**Comments:**
Site looks good
No visible surface algae observed. Traces of shoreline weeds present.
Water clarity 1 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Shoreline weeds

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### Site: 31

**Comments:**
Normal growth observed
Minor amounts of shoreline Torpedograss present may require attention soon. No visible surface algae observed. Water clarity 1 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss
### Site: 32

**Comments:**
Normal growth observed
No visible surface algae observed.
Minimal amounts of littoral and shoreline Torpedograss present.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss

### Site: 33

**Comments:**
Site looks good
No visible surface algae present.
Traces of Duckweed and shoreline weeds observed. Water clarity 2-3 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Floating Weeds

### Site: 34

**Comments:**
Site looks good
Traces of surface algae observed.
No shoreline weeds present. Water clarity 1 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Surface algae
Site: 35

Comments:
Normal growth observed
No visible shoreline weeds observed. Minimal amounts of surface algae present collecting on Southeast corner. Water clarity 1-2ft.

Action Required:
Routine maintenance next visit

Target:
Surface algae

Site: 36

Comments:
Site looks good
Traces of surface algae observed. No shoreline weeds present. Water clarity 1-2ft.

Action Required:
Routine maintenance next visit

Target:
Surface algae

Site: 37

Comments:
Normal growth observed
Minimal surface algae observed. No shoreline weeds present. Water clarity 1ft. White Ibis and Anhinga observed.

Action Required:
Routine maintenance next visit

Target:
Surface algae
### Site: 38

**Comments:**
Normal growth observed
Minimal surface algae and Baby Tears observed. No shoreline weeds present. Water clarity 2-3 ft. Moorhens observed.

**Action Required:**
Routine maintenance next visit

**Target:**
Surface algae

### Site: 39

**Comments:**
Requires attention
Minor amounts of surface algae observed. Minimal shoreline weeds present. Water clarity 1-2 ft.

**Action Required:**
Treat within 7 days

**Target:**
Surface algae

### Site: 40

**Comments:**
Site looks good
No surface algae of shoreline weeds observed. Water clarity 1-2 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Shoreline weeds
### Site: 41

**Comments:**
Site looks good
No visible surface algae observed. Traces of shoreline weeds present. Water clarity 1-2 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Shoreline weeds

### Site: 42

**Comments:**
Site looks good
Traces of surface algae and submerged vegetation observed. No shoreline weeds present. Water clarity 1-2 ft. Snowy Egret observed.

**Action Required:**
Routine maintenance next visit

**Target:**
Surface algae

### Site: 43

**Comments:**
Normal growth observed
Minimal shoreline Torpedograss observed. No visible surface algae present. Water clarity 1-2 ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss
Site: 44

Comments:
Normal growth observed
Most shoreline weeds show signs of treatment. Minimal Torpedogras observed on South side. Traces of surface algae present. Water clarity 1-2ft. Moorhen observed.

Action Required:
Routine maintenance next visit

Target:
Shoreline weeds

Site: 45

Comments:
Site looks good
No surface algae or shoreline weeds present. Water clarity 1ft. Little Blue Heron and alligator observed.

Action Required:
Routine maintenance next visit

Target:
Shoreline weeds

Site: 47

Comments:
Normal growth observed
No visible surface algae observed.
Minor amounts of littoral Torpedogras present may require attention soon.

Action Required:
Routine maintenance next visit

Target:
Torpedogras
Tara Community Development District  |  Waterway Inspection Report  |  12/5/2018

**Site: 48**

**Comments:**
Requires attention
Minor surface algae observed.
Minimal Hydrilla present. Moderate amounts of shoreline and littoral Torpedograss observed. Water clarity 2-3ft.

**Action Required:**
Treat within 7 days

**Target:**
Torpedograss

**Site: 49**

**Comments:**
Normal growth observed
Minimal surface algae, Hydrilla, and shoreline Torpedograss present. Water clarity 2-3ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Surface algae

**Site: 50**

**Comments:**
Normal growth observed
Minimal littoral and shoreline Torpedograss observed. No visible surface algae present. Water clarity 1-2ft.

**Action Required:**
Routine maintenance next visit

**Target:**
Torpedograss
Site: 51

Comments:
Normal growth observed
No visible surface algae observed.
Minor amounts of shoreline Torpedograss present. Water clarity 1 ft.

Action Required:
Routine maintenance next visit

Target:
Torpedograss

Site: 52

Comments:
Site looks good
No surface algae or shoreline weeds present. Water clarity 1 ft. Turtle observed.

Action Required:
Routine maintenance next visit

Target:
Shoreline weeds
Management Summary

Of the 53 ponds on site at Tara CDD1, currently 8 require attention for excess growth. Of those, none require treatment within 48 hours. The remaining 45 ponds demonstrated low to normal growth levels and will receive routine maintenance during the visits in December.

Ponds Requiring Attention within 48 Hours:
NONE

Ponds Requiring Attention within 7 Days:
Pond #1 - Alligator Weed
Pond #8 - Torpedograss
Pond #17 - Torpedograss
Pond #18 - Torpedograss
Pond #21 - Surface Algae
Pond #27 - Torpedograss
Pond #39 - Surface Algae
Pond #48 - Torpedograss

Baby Tears were observed in Pond #29 and 38 this month. Baby Tears (Micranthemum sp.) is a native submersed plant that is typically 6-8 inches long and has leaves that are small, light-green, round, and oppositely arranged. If the vegetation grows to excess, it can reach the water's surface and form what looks like mats which could support algal growth. When Baby Tears are targeted for treatment, the long stems break off from the plant, losing most of its leaves, and floats upon the surface. When stated in this report that evidence of treatment is seen, usually patches of loose stems have been observed floating along the shorelines. This is a native plant so eradication is not the goal, as it contributes to nutrient filtration and provides habitat for micro and macro invertebrates which are important to pond health.

Wildlife observed during this inspection include White Ibis, alligator, Little Blue Herons, Anhinga, Moorhens, Snowy Egrets, turtles, Great Blue Herons, Glossy Ibis, and Cormorants.

Common Moorhens (Common Gallinule) can be found year round in the Southern United States all the way to Central America. They are best identified as small black water fowl with yellow feet and a bright red beak and forehead. The tip of the bill will also have a spot of yellow. They feed off the seeds of grasses and sedges and also supplement their diet with snails. Common Moorhens are considered a threatened species of special concern in certain states in the US due to loss of wetland habitat and predation by other introduced animals. Moorhens were observed on several ponds this month.

Recommendations/Action Items

Treatment of the following within 7 days:
Pond #1 - Alligator Weed
Pond #8 - Torpedograss
Pond #17 - Torpedograss
Pond #18 - Torpedograss
Pond #21 - Surface Algae
Pond #27 - Torpedograss
Pond #39 - Surface Algae
Pond #48 - Torpedograss
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<td>Shoreline weeds</td>
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<td>Torpedograss</td>
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<td>Shoreline weeds</td>
<td>Routine maintenance next visit</td>
</tr>
<tr>
<td>47</td>
<td>Normal growth observed</td>
<td>Torpedograss</td>
<td>Routine maintenance next visit</td>
</tr>
<tr>
<td>48</td>
<td>Requires attention</td>
<td>Torpedograss</td>
<td>Treat within 7 days</td>
</tr>
<tr>
<td>49</td>
<td>Normal growth observed</td>
<td>Surface algae</td>
<td>Routine maintenance next visit</td>
</tr>
<tr>
<td>50</td>
<td>Normal growth observed</td>
<td>Torpedograss</td>
<td>Routine maintenance next visit</td>
</tr>
<tr>
<td>51</td>
<td>Normal growth observed</td>
<td>Torpedograss</td>
<td>Routine maintenance next visit</td>
</tr>
<tr>
<td>52</td>
<td>Site looks good</td>
<td>Shoreline weeds</td>
<td>Routine maintenance next visit</td>
</tr>
</tbody>
</table>
Tab 2
TARA CDD 1
FIELD INSPECTION REPORT
Dec. 2018
Rizzetta & Company
L. Scott Green – Field Services Manager
The following are action items for Sunrise Landscaping 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.

1. **Reference Pic (1)** Located along Tara Blvd. large hedge row needs to be trimmed and shaped.

2. **Reference Pic (2)** Located at the end of Birdseye palm tree needs to be trimmed and old fronds removed and disposed of.
3. **Reference Pic (3)** Another photo of the Brazilian pepper that will need to be trimmed back soon as it is posing a hazard to service workers attempting to mow in the area and is also preventing the mowing all the way to the edge of the natural area. Referenced in last months report. This area is at the end of Covey Ct.

4. **Reference Pic (4)** Located in the common area next to pump (3) by golf course driveway there is a dead pine tree that needs to be removed.

5. **Reference Pic (5)** Another photo of the pine tree referenced in Item (4) that has died due to beetle infestation. Tree needs to be removed. Ask contractor to submit proposal to remove tree.
6. Reference Pic (6) Located throughout the property there are a large amount of palm boots that need to be picked up and removed.

7. Reference Pic (7) Palms in the passive park need to trimmed and dead fronds removed.

8. Reference Pic (8) Located at the Linger Lodge entrance new plant material appears to be in decline and may not come back. Ask contractor to inspect plant material and submit possible cause of the decline in the plant material and course of action to treat and or replace plant material.
12. **Reference Pic (09)** Culvert along Linger Lodge appears to have been hit by a vehicle and damaged.

13. **Reference Pic (10)** Located on the main Blvd. right hand side entrance sign is cover up and cannot been seen due to palms covering it. Palms needs to be trimmed so sign is visible.

14. **Reference Pic (11)** Located along Linger Lodge across from the school CDD natural area appears to be growing over the fence and needs to be trimmed vertically and in about (3) feet. Ask contractor to submit proposal to conducted this type of trimming in this area.
Tab 3
COMMUNITY CENTER / POOL.

The cover for the swimming pool for the Handicap lift will have to be replaced. This was not damaged by the wind but by people jumping off the chair. The cover has been torn. I purchased a heavy-duty canvas cover instead of the blue nylon type. Estimated cost of $362.36. One will be ordered for the SPA chair lift since the same thing has happen to it.

G & S Pool has repaired both Lift Chairs for the Handicap. The estimated cost of parts and labor was $1644.00.

There are concerns from a few residents that the pool chairs, lounges, and tables need to be replaced with new modern style furniture. This will have to be a decision for the Board to make if they want to replace the items. Quotes on chairs and lounges will be presented.

LANDSCAPING QUOTES.

Dana at Sunrise was given a proposal for two different jobs to be performed:

Six (6) bushes at the Val-Paks that were damaged and are not coming back due to a leak that the chemicals killed them. Bushes have been removed.

Re-sod the grass left side of the sidewalk towards the Center. Pending on sod availability.
TENNIS COURT.

The entry gate top part where someone keeps trying to get in without a key has been broken and needs to replace. I will get estimates from U.S. Steel Welding for repairs on site so that the gate doesn’t have to be removed for repairs. The cost of a new top and bottom portion has been ordered at a cost of $973.40. It will be installed as soon as they get it in.

The surface of the Tennis Court has many splits and cracks on the tennis and pickleball area. I have called two different companies (Welch Tennis and Lawson Courts) for quotes. Waiting on response from both Companies.

WELL # 1.

Arrow Fence will see if the 3 holes can be patched or if that section of fence must be removed and panels replaced. Quote for both will be forth coming. The cost to repair will be $830.00. Will need approval to replace the panels and replace missing caps. Quote Attached for the board meeting.

COMMUNITY CENTER ROOF REPAIR.

Quote Packets for the Centers roof will be given to the Board at the meeting for consideration for repairs or replacing the metal panel roof.

Since the packets were sent out, we had another 7” of rain and the men’s bathroom inside of the Center was leaking from the vent and both lights. The insurance company has been called and a file case number has been assigned. Waiting for John Nettles from Miami to
come and inspect the back portion of the roof. The solar system has been turned off.

POND # 5.

Pond # 5 Weir was washed out when we had the 7” of rain. Nonsense Creek was over its banks near the weir and washed out the front, causing the large rock to be washed down the creek. The bank on one side was washed away about 25 to 30 feet of top soil and rock.

Called Angel and Rick to inform them that the water level was rushing out at a very fast pace. The pond level dropped about 2 feet from 8:30 am to 10:30 am when Rick arrived. Rick called the vendor and the first load of dirt was there by afternoon. They worked on the pond entrance and bank to shut off the flow of water. One good thing was that the water was flowing into Nonsense Creek. Large rocks were installed in front of the weir and behind it. This stabled the weir from tilting over. Rock and dirt were brought in over the week-end and sod was brought in the first of the week to repair the ruts and holes from the heavy equipment.

CLEANING SERVICES.

Jan Pro Cleaning has resumed cleaning the Center since New View Cleaning only showed up one time in 5 weeks. They have been here every week including Christmas Eve and New Years Eve.

Had two other Companies come in and they elected not to do the cleaning night service.

Jan Pro has a tile and carpet cleaning service. They will be cleaning the floors next week.
Tab 4
December 10, 2018

Tara Community Development District  
7340 Tara Preserve Lane  
Bradenton, FL 34203

To Whom It May Concern

Please accept this letter as a proposal for the maintenance of the pool and spa for the Tara Community Development District. Gulf Coast Pool & Home Services will maintain the pool for $400 per month. We will service the pool three days per week, preferably Monday, Wednesday and Friday.

Our service includes the following:
1. Skimming the surface and removing debris for the pool and spa
2. Cleaning the water line tile
3. Brushing the sides and bottom of the pool
4. Cleaning out the pump and skimmer baskets
5. Delivering the chemicals, balancing the chemicals and testing the water
6. Entering the testing information on the Manatee County log sheet
7. Adjusting and maintaining the water level
8. Maintaining equipment operation
9. Vacuuming the pool as needed
10. Cleaning the filters as needed, approximately once a month

Service is billed the middle of the month and is payable by the last day of the month. Our company is a small family owned business and we pride ourselves in the exemplary service that we provide. We both have been licensed with the NSPF and are Certified Pool/Spa Operators.

Thank you for allowing us the opportunity to service your pool.

Chris and Andrew Aseltine  
Gulf Coast Pool & Home Services  
10303 Palmbrooke Terrace  
Bradenton, FL 34202  
(941) 465-7484
**POOL MAINTENANCE**

**TUESDAY:**
1. Chemicals
2. Skim top of water surface
3. Vacuum pool
4. Polish chrome
5. Clean tile
6. Brush down walls of pool

**THURSDAY:**
1. Chemicals
2. Skim top of water surface
3. Clean filters
4. Polish chrome
5. Clean tile
6. Brush down walls of pool

**SATURDAY:**
1. Chemicals
2. Skim top of water surface
3. Vacuum pool
4. Polish chrome
5. Clean tile
6. Brush down walls of pool

**CHEMICALS INCLUDED IN MONTHLY SERVICE CHARGE:**
1. Liquid chlorine
2. Dry chlorine tablets
3. Acid
4. Tri-sodium phosphate
5. Baking soda
6. Tile cleaner
7. Chrome polish
8. Stabilizer included except if pool develops a leak

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

**Three Hundred Fifty and 00/100**
dollars ($350.00)

Payment to be made as follows:

**Monthly**

*Service does not include storm clean-ups*

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
Tab 5
# Estimate

**Date** | **Estimate #**
---|---
1/8/2019 | 15995

**Name / Address**

<table>
<thead>
<tr>
<th>Name / Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tara Preserve CDD</td>
</tr>
<tr>
<td>7340 Tara Preserve Lane</td>
</tr>
<tr>
<td>Bradenton FL 34203</td>
</tr>
<tr>
<td>Jim/756-2416</td>
</tr>
<tr>
<td><a href="mailto:fieldmanager@taracdd.org">fieldmanager@taracdd.org</a></td>
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</table>

**Ship To**

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<th>Name / Address</th>
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</thead>
<tbody>
<tr>
<td>Tara Preserve CDD</td>
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<tr>
<td><a href="mailto:fieldmanager@taracdd.org">fieldmanager@taracdd.org</a></td>
</tr>
</tbody>
</table>

---

**P.O. No.** | **Terms** | **Due Date** | **Rep** | **FOB** |
---|---|---|---|---|
Jim | 50%DN Bal C.O.D. | 1/8/2019 | Karen | Palmetto |

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<td>C-149</td>
<td>4</td>
<td>Cut Away Chaise With Arms, Stackable, Horizontal Strap, 1&quot; Extrusion</td>
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<td>676.20T</td>
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<td>C-50</td>
<td>8</td>
<td>Classic Dining Chair, Stackable, 1&quot; Round Extrusion, Horizontal Strap FRAME COLOR: TBD STRAP COLOR: TBD</td>
<td>92.40</td>
<td>739.20T</td>
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<td>Freight</td>
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<td>35.00</td>
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Here is your requested Estimate.

**Subtotal** | **$1,450.40**
---|---
**Sales Tax (7.0%)** | **$99.08**
---|---
**Total** | **$1,549.48**

---

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<tr>
<td>941-722-5643</td>
<td>941-723-9223</td>
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</table>
With Warmest Regards,

"Referrals always appreciated!"

Karen Shultes  
Factory Direct Sales  
Florida Patio Furniture, Inc.  
506 8th St West  
Palmetto, FL 34221  
941-448-1241

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Catalog Flipbook

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On Tue, Jan 8, 2019 at 2:03 PM <karen@floridapatio.net> wrote:
**Estimate**

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<td>15996</td>
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**Name / Address**

Tara Preserve CDD  
7340 Tara Preserve Ln  
Bradenton FL 34203  
Jim/756-2416  
fieldmanager@taracdd.org

**Ship To**

Tara Preserve CDD  
7340 Tara Preserve Ln  
Bradenton FL 34203  
Jim/756-2416  
fieldmanager@taracdd.org

<table>
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<tr>
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<th>Rep</th>
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<td>Jim</td>
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<td>1/8/2019</td>
<td>Karen</td>
<td>Palmetto</td>
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<th>Cost</th>
<th>Total</th>
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<tr>
<td>C-150</td>
<td>4</td>
<td>Classic Safety Chaise Lounge, 12&quot; Seat Height Stackable, Horizontal Strap, 1&quot; Round Extrusion</td>
<td>160.65</td>
<td>642.60T</td>
</tr>
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</table>
| C-50 | 8        | Classic Dining Chair, Stackable, 1" Round Extrusion, Horizontal Strap  
FRAME COLOR: TBD  STRAP COLOR: TBD | 92.40 | 739.20T |
| Freight |         | Shipping Charge - Delivery only - no set up | 35.00 | 35.00   |

Here is your requested Estimate.

**Subtotal** $1,416.80  
**Sales Tax (7.0%)** $96.73  
**Total** $1,513.53

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<td>941-723-9223</td>
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</table>
Jim Kaluk

From: Karen Shultes <karen@floridapatio.net>
Sent: Tuesday, January 8, 2019 2:19 PM
To: Jim Kaluk
Subject: Re: Estimate 15996 from Florida Patio Furniture Inc.C-150

With Warmest Regards,

"Referrals always appreciated!"

Karen Shultes
Factory Direct Sales
Florida Patio Furniture, Inc.
506 8th St West
Palmetto, Fl 34221
941-448-1241

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Catalog Flipbook

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On Tue, Jan 8, 2019 at 2:04 PM <karen@floridapatio.net> wrote:
Jim here is teh C-150
# Estimate

**FLORIDA PATIO FURNITURE INC.**
506 8th Street West
Palmetto, FL 34221

**Name / Address**
Tara Preserve CDD
7340 Tara Preserve Lane
Bradenton FL 34203
Jim/756-2416
fieldmanager@taracdd.org

**Ship To**
Tara Preserve CDD
7340 Tara Preserve Lane
Bradenton FL 34203
Jim/756-2416
fieldmanager@taracdd.org

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<td>Jim</td>
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<td>1/8/2019</td>
<td>Karen</td>
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<td>C-151</td>
<td>4</td>
<td>Classic Safety Chaise Lounge 16&quot; Height, Stackable, 1&quot; Round Extrusion, Horizontal Strap</td>
<td>172.20</td>
<td>688.80T</td>
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<tr>
<td>C-50</td>
<td>8</td>
<td>Classic Dining Chair, Stackable, 1&quot; Round Extrusion, Horizontal Strap FRAME COLOR: TBD STRAP COLOR: TBD</td>
<td>92.40</td>
<td>739.20T</td>
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<td>35.00</td>
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Here is your requested Estimate.

| Subtotal | $1,463.00 |
| Sales Tax (7.0%) | $99.96 |
| Total     | $1,562.96 |

**Phone #**
941-722-5643

**Fax #**
941-723-9223
From: Karen Shultes <karen@floridapatio.net>
Sent: Tuesday, January 8, 2019 2:20 PM
To: Jim Kaluk
Subject: Re: Estimate 15997 from Florida Patio Furniture Inc. C-151 16"

With Warmest Regards,

"Referrals always appreciated!"

Karen Shultes
Factory Direct Sales
Florida Patio Furniture, Inc.
506 8th St West
Palmetto, FL 34221
941-448-1241

Use this flip book below to see all of our wonderful products!

Catalog Flipbook

Download our interactive catalog!
**Bill To:** TARA COMMUNITY DEVELOPMENT DISTRICT  
JIM KALIK  
7340 TARA PRESERVE LANE  
BRADENTON, FL 34203  
941-756-2416

**Instructions:** FRAMES...RIVER WHITE  
TRAPPING...COLOR TO BE DETERMINED  
Order Status: Open

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<td>and strap chaise</td>
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<td>ISLAND STRAP CHAIRS</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>39.03% less: $484.00</td>
<td>$750.00</td>
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<td>26.92%</td>
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<td>0</td>
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<td>$95.00 less: $260.00</td>
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<td>$75.00</td>
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</table>

Total Qty Ordered: 15  
Percent Unfilled: 100

Subtotal: $2,457.00  
Bradenton 7% Tax: + $166.76  
TOTAL: $2,623.76  
Deposit Balance: $0.1  
Balance Due: $2,623.00

NO RETURNS ON CUSTOM ORDERS.

X  
I Authorize The Patio Factory to Make the furniture as above.  
Thank You for shopping at the Patio Factory Supercenter.  
Production times are estimates and not guaranteed!
Patio Factory
$95.00 Ea.
8 - $484.00
Patio Factory
Chaise
$189.00
Tab 6
Hi Jim,

Please see attachment for your re-roof proposal for 7340 Tara Preserve Lane.

If you have any questions please let us know.

Thanks,

Paul C. Furr

PDF-Roofing.com

facebook.com/PDFRoofing
Scope of Re-Roof

1. Remove and dispose of existing roof including, shingles, underlayment and flashings.
2. Inspect roof deck for wood rot and replace as needed.
3. Re-nail deck as needed to meet current codes, using 8d ring shank nails.
4. Supply and install one layer of Polyglass Polystick MTS self-adhesive underlayment per manufacture specs. [www.polyglass.com]
5. Custom fabricate all drip edge, ridge, hip, and any other necessary flashings using 26Ga Galvalume with Kynar paint (Color to be selected). Ridge to be vented per manufacture specs.
6. Metal panel system to be 16" architectural standing seam GulfLok system with a 1" Rib height using 26Ga Galvalume with Kynar paint (color to be selected). All panels will be continuous with no horizontal end laps. Panel specified [www.gulfcoastsupply.com] GulfLok.
7. All panels and trim attached using #12x1 stainless steel screws.
8. All plumbing boots to be neoprene and vents to be aluminum.
9. Workers Compensation, general liability insurance, taxes and permit included in total price.
10. Quote includes multiple mobilization for all phases. (i.e. dry-in, flashings and panel install)
11. Clean up and haul away all job-related materials.
12. 5-Year Warranty on all labor. 25-Year Finish Warranty issued by the manufacturer Gulf Coast Supply.

Note: Seal 20 windows and splash plates on clear story windows using elastomeric caulk. This is to be done on a time and material basis. ($60.00 per hour and materials plus 20%)

Note: Solar to be disconnected and reconnected by others.

Terms: Deposit: $18,000.00
Upon dry in and metal delivered: $36,000.00
Due on completion: $5,800.00
Total Due: $59,800.00
Initials __________

Alternate: In lieu of Gulflok (concealed fasteners) with Kynar paint, use 26g 5V (exposed fasteners) with Kynar paint.
Total Due: $48,400.00
Initials __________
* Items not included in Quoted Price

- Rotted plywood decking that is discovered will be replaced at $3.00 per square foot of ½" plywood. Tongue and groove decking will be replaced at $4.50 per linear foot.
- Rotted fascia will be replaced at $7.50 per linear foot for pine or spruce wood and $12.50 per linear foot for cedar wood.
- An additional $6.50 per linear foot will be charged where gutters and or metal fascia or soffit are present in areas where restoration work is performed. This includes removal and reinstallation of these items.
- Miscellaneous wood replacement will be charged at time ($65.00 per man hour) and materials plus 20%.
- This proposal addresses the removal of a single roof layer only. If additional layers are discovered during tear-off there will be an additional labor of $35.00 per square.
- Any alteration or deviation from the above specified work involving extra cost will be executed only upon written change orders and will become an extra charge over and above estimate.

Structural Stability: Company assumes full responsibility for furnishing roofing materials and for their proper installation. Company does not, either itself or through its representative, practice architecture or engineering and offers no opinion on, and expressly disclaims any responsibility for, structural integrity, compliance with building codes or design. Opinions of competent structural engineers should be obtained.

- All agreements are contingent upon strikes, accidents or delays, acts of god or other causes beyond our control.
- Owner to carry fire, tornado and other necessary insurance upon the work. Public liability insurance on above work to be carried by PDF Roofing LLC.
- Existing under deck conditions: While we will work diligently to avoid causing any damage to any mechanical, electrical or fire suppression lines that may exist under the roof deck. PDF Roofing LLC cannot guarantee conditions of any part of the roof assembly that is not clearly visible during installation. If previous mechanical or electrical contractors have installed lines or conduit directly under the roof deck surface or abandoned equipment that may be loose or caused to fall during installation, or improperly secured their lines, PDF Roofing LLC cannot be held liable for damaged caused due to these conditions.

Respectfully Submitted,

PDF Roofing LLC
Paul D. Furr

Note: This proposal may be withdrawn if not accepted within 30 days.

Initials: __________ Date: __________
All materials are guaranteed to be as specified and the work to be performed in accordance with all state and local codes in a substantial workmanlike manner for the sum of: $59,800.00

Note: "PDF Roofing LLC. Specifically disclaims any liability, real or implied, present or future, in testing for, monitoring, removing, treating or in any way responding to the actual, potential, alleged perceived or threatened presence of mold, mildew or fungi of any kind whatsoever, or for any materials containing them."

Note: Visible stresses are inherent in the plat surface of performed metal panels. They are cosmetic in nature and do not affect the structural integrity of the panels. This is referred to as oil canning and is not a cause for rejection.

Acceptance: The above proposed prices and specifications are satisfactory and hereby accepted. I have read and understand the "Terms and Conditions" included in this package. I understand that these "Terms and Conditions" are a part of this contract. I have been provided a copy of "Consumer Notices Required by State Law" (Florida’s Construction Defects Law and Construction Lien-Law). You are authorized to complete this work as specified. Payment will be made as indicated above. All sums not paid when due shall earn interest at the rate of 1% per month until paid and contractor shall be entitled to recover all costs of collection, including attorney’s fees, if contractor is not paid.

The roofing industry is currently experiencing price volatility with steel products. Because of fluctuations, the prices of these products are subject to sudden significant changes and firm prices cannot be obtained from suppliers. If there is an increase in the price of steel products charged to the owner/contractor subsequent to making this proposal/contract, the price set forth in this proposal/contract shall be increased to reflect the additional cost to the owner/contractor. PDF Roofing will submit written documentation of the increased charges.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payments to be made as outlined above.

By: ___________________________  Date: ___________________________

By: ___________________________  Date: ___________________________
STATUTORY WARNINGS LIEN LAW

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001—713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR 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.

CHAPTER 558 NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

FLORIDA HOMEOWNERS’ CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS’ CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PREFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING:
TELEPHONE NUMBER AND ADDRESS: (850) 487-1395, 1940 N MONROE ST., TALLAHASSEE, FL 32399-0783, WWW.MYFLORIDALICENSE.COM

Date: 

Customer(s) Signature: 

Initials 

pg. 4
Scope of Repair

1. Drill out rivets on laps on transition metal
2. Clean metal and caulk with tight bond sealant on laps
3. Re-install rivets
4. Replace 1 ARV 10" (roof vent)

Note: Seal 20 windows and splash plates on clear story windows using elastomeric caulk. This is to be done on a time and material basis. ($60.00 per hour and materials plus 20%)

Total Due: $ 850.00

Initials ___________
All materials are guaranteed to be as specified and the work to be performed in accordance with all state and local codes in a substantial workmanlike manner for the sum of: **$ 850.00**

**Note:** "PDF Roofing LLC. Specifically disclaims any liability, real or implied, present or future, in testing for, monitoring, removing, treating or in any way responding to the actual, potential, alleged perceived or threatened presence of mold, mildew or fungi of any kind whatsoever, or for any materials containing them."

**Acceptance:** The above proposed prices and specifications are satisfactory and hereby accepted. I have read and understand the “Terms and Conditions” included in this package. I understand that these “Terms and Conditions” are a part of this contract. I have been provided a copy of “Consumer Notices Required by State Law” (Florida’s Construction Defects Law and Construction Lien-Law). You are authorized to complete this work as specified. Payment will be made as indicated above. All sums not paid when due shall earn interest at the rate of 1% per month until paid and contractor shall be entitled to recover all costs of collection, including attorney’s fees, if contractor is not paid.

The roofing industry is currently experiencing price volatility with steel products. Because of fluctuations, the prices of these products are subject to sudden significant changes and firm prices cannot be obtained from suppliers. If there is an increase in the price of steel products charged to the owner/contractor subsequent to making this proposal/contract, the price set forth in this proposal/contract shall be increased to reflect the additional cost to the owner/contractor. PDF Roofing will submit written documentation of the increased charges.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payments to be made as outlined above.

By: ____________________________  Date:__________________________

By: ____________________________  Date:__________________________

Initials ________________
Date: October 8, 2018

Customer Name
Jim Kaluk

Job Name / Location
7340 Tara Preserve Lane
Bradenton, FL

Scope of Re-Roof

1. Remove and dispose of existing roof including, shingles, underlayment and flashings.
2. Inspect roof deck for wood rot and replace as needed.
3. Re-nail deck as needed to meet current codes, using 8d ring shank nails.
4. Supply and install one layer of Polyglass Polystick MTS self-adhesive underlayment per manufacture specs. [www.polyglass.com](http://www.polyglass.com)
5. Custom fabricate all drip edge, ridge, hip, and any other necessary flashings using 26Ga Galvalume with Kynar paint (Color to be selected). Ridge to be vented per manufacture specs.
6. Metal panel system to be 16” architectural standing seam GulfLok system with a 1” Rib height using 26Ga Galvalume with Kynar paint (color to be selected). All panels will be continuous with no horizontal end laps. Panel specified [www.gulfcoastsupply.com](http://www.gulfcoastsupply.com) GulfLok.
7. All panels and trim attached using #12x1 stainless steel screws.
8. All plumbing boots to be neoprene and vents to be aluminum.
9. Workers Compensation, general liability insurance, taxes and permit included in total price.
10. Quote includes multiple mobilization for all phases. (I.e. dry-in, flashings and panel install)
11. Clean up and haul away all job-related materials.
12. 5-Year Warranty on all labor. 25-Year Finish Warranty issued by the manufacturer Gulf Coast Supply.

Note: Seal 20 windows and splash plates on clear story windows using elastomeric caulk. This is to be done on a time and material basis. ($60.00 per hour and materials plus 20%)

Note: Solar to be disconnected and reconnected by others.

Terms: Deposit: $18,000.00
Upon dry in and metal delivered: $36,000.00
Due on completion: $5,800.00
Total Due: $59,800.00

Initials _________

Alternate: In lieu of Gulflok (concealed fasteners) with Kynar paint, use 26g 5V (exposed fasteners) with Kynar paint.

Total Due: $48,400.00

Initials _________

pg. 1
* Items not included in Quoted Price

- Rotted plywood decking that is discovered will be replaced at $3.00 per square foot of ½” plywood. Tongue and groove decking will be replaced at $4.50 per linear foot.
- Rotted fascia will be replaced at $7.50 per linear foot for pine or spruce wood and $12.50 per linear foot for cedar wood.
- An additional $6.50 per linear foot will be charged where gutters and or metal fascia or soffit are present in areas where restoration work is performed. This includes removal and reinstallation of these items.
- Miscellaneous wood replacement will be charged at time ($65.00 per man hour) and materials plus 20%.
- This proposal addresses the removal of a single roof layer only. If additional layers are discovered during tear-off there will be an additional labor of $35.00 per square.
- Any alteration or deviation from the above specified work involving extra cost will be executed only upon written change orders and will become an extra charge over and above estimate.

Structural Stability: Company assumes full responsibility for furnishing roofing materials and for their proper installation. Company does not, either itself or through its representative, practice architecture or engineering and offers no opinion on, and expressly disclaims any responsibility for, structural integrity, compliance with building codes or design. Opinions of competent structural engineers should be obtained.

- All agreements are contingent upon strikes, accidents or delays, acts of god or other causes beyond our control.
- Owner to carry fire, tornado and other necessary insurance upon the work. Public liability insurance on above work to be carried by PDF Roofing LLC.
- Existing under deck conditions: While we will work diligently to avoid causing any damage to any mechanical, electrical or fire suppression lines that may exist under the roof deck. PDF Roofing LLC cannot guarantee conditions of any part of the roof assembly that is not clearly visible during installation. If previous mechanical or electrical contractors have installed lines or conduit directly under the roof deck surface or abandoned equipment that may be loose or caused to fall during installation, or improperly secured their lines, PDF Roofing LLC cannot be held liable for damaged caused due to these conditions.

Respectfully Submitted,

PDF Roofing LLC

Paul D. Furr

Note: This proposal may be withdrawn if not accepted within 30 days.

Initials: __________  Date: __________
All materials are guaranteed to be as specified and the work to be performed in accordance with all state and local codes in a substantial workmanlike manner for the sum of: **$59,800.00**

**Note:** "PDF Roofing LLC. Specifically disclaims any liability, real or implied, present or future, in testing for, monitoring, removing, treating or in any way responding to the actual, potential, alleged perceived or threatened presence of mold, mildew or fungi of any kind whatsoever, or for any materials containing them."

**Note:** Visible stresses are inherent in the plat surface of performed metal panels. They are cosmetic in nature and do not affect the structural integrity of the panels. This is referred to as oil canning and is not a cause for rejection.

**Acceptance:** The above proposed prices and specifications are satisfactory and hereby accepted. I have read and understand the "Terms and Conditions" included in this package. I understand that these "Terms and Conditions" are a part of this contract. I have been provided a copy of "Consumer Notices Required by State Law" (Florida's Construction Defects Law and Construction Lien-Law). You are authorized to complete this work as specified. Payment will be made as indicated above. All sums not paid when due shall earn interest at the rate of 1% per month until paid and contractor shall be entitled to recover all costs of collection, including attorney's fees, if contractor is not paid.

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The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payments to be made as outlined above.

By: ___________________________                      Date: ________________

By: ___________________________                      Date: ________________
STATUTORY WARNINGS LIEN LAW

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PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS’ CONSTRUCTION RECOVERY FUND IF YOU loose money on a project preformed under contract, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING:

TELEPHONE NUMBER AND ADDRESS: (850)487-1395, 1940 N MONROE ST., TALLAHASSEE, FL 32399-0783, WWW.MYFLORIDALICENSE.COM

Date: __________

Customer(s) Signature: __________________________________________________________

Initials _________
SERVICE AGREEMENT

This Service agreement (the “Agreement”) is entered into on the 25th day of June 2018 by ENVIRO-TECH LLC (“Contractor”) and Tara Community Center (“Owner”).

Property: Owner / Owner Agent retain Contractor to provide certain roof services with respect to:

7340 Tara Preserve Lane, Bradenton FL 34203
(The Property)

Owner / Owner Agent and Contractor agree to the following terms and conditions:

Scope of Work: Owner / Owner Agent retain Contractor to provide the services described herein below and as identified on diagram “Affected Area”.

- Repair to metal roof $1,850.00
- Remove metal panels and existing underlayment. Perform any necessary repairs to decking, install new underlayment and reinstall existing metal panels.

Proposed value does not include new metal panels.

Any additional services or materials not included in the above scope of work shall be provided at an additional cost as provided per Exhibit "A".

Sub Total $ 1,850.00
Tax $
Proposed Total $ 1,850.00

Deposit Received __________ Balance Due upon Completion __________

Page 1 of 4
1. **Compensation:** With respect to the “Scope of Work” described on the front cover and/or as listed in detail. Owner / Owner Agent agree to compensate contractor in the amount listed as “Proposed Cost” as well as any and all additional services or materials required to complete the services as described in section “Scope of Work” in accordance with the “Schedule of Values” as detailed in EXHIBIT “A.” All additional services requested by Owner / Owner Agent will be billed in addition to the stated Proposed Cost amount. Contractor will execute upon request a partial or final lien release in accordance with the Florida Construction Lien Law.

2. **Deposit or Down Payment:** Owner / Owner Agent agree to provide a Deposit or Down Payment to Contractor if requested. Should a deposit or down payment be requested, the Deposit shall be received by Contractor prior to ordering materials or scheduling date of service. Un-used Monies held as deposit will be returned to Owner / Owner Agent upon project completion. Contractor will execute upon request a partial or final lien release in accordance with the Florida Construction Lien Law.

3. **Additional Costs:** Included in Exhibit “A” Schedule of Values are additional costs (necessary repairs or services) required for the completion of the proposed scope of work. Execution of this contract authorizes Contractor to provide and be compensated for such repairs. These costs will be assessed and submitted to the Owner(s) as provided in Exhibit “A” Schedule of Values. All payments for additional costs shall be due upon receipt.

4. **Entire Agreement:** Owner and Contractor acknowledge that this Agreement constitutes the entire agreement between them regarding the subject matter described herein on both front and back of this document. This Agreement may not be modified or amended without a written document signed by both parties. Owner retains Contractor to provide the services described on Scope of Work. Contractor at Contractor’s sole cost and expense will supply all labor, materials and equipment necessary for the full and complete performance of the Services. Without limiting the generality of the foregoing, Contractor at Contractor’s sole cost and expense shall be responsible for employee payroll, general liability, insurance, state unemployment compensation, federal unemployment compensation, worker’s compensation, FICA, equipment, supplies, supervision, general and administrative costs and miscellaneous benefits. Contractor warrants to Owner that Contractor shall perform the Services consistent with the standard for providing such Services in the county in which the Property is located. Contractor, in performing the Services, shall comply with all applicable laws, codes and regulations and shall meet all OSHA safety standards. In addition, Contractor shall secure and pay for all permits and licenses necessary for conducting business in the State of Florida and for the proper execution and completion of the Services.

5. **Insurance:** Contractor, at Contractor’s own cost and expense, will provide and maintain in full force and effect insurance coverage as follows: (a) Worker’s Compensation Insurance shall be maintained by Contractor in accordance with applicable Florida Statutes, as required; (b) general liability insurance shall be maintained with a minimum combined single limit of One Million Dollars ($1,000,000.00) for bodily injuries, death, property damage, etc. resulting from any one occurrence; (c) automobile liability insurance shall be maintained with a minimum combined single limit of Five Hundred Thousand Dollars ($500,000.00) for bodily injuries, death, and property damage resulting from any one occurrence; and (d) any and all other insurance coverage required by applicable law.

6. **Nature of Relationship:** Contractor shall at all times during the term of this Agreement act as an independent Contractor. Nothing contained herein shall be construed to create the relationship of employee and employer between Contractor and Owner / Owner Agent. In that regard, Contractor shall not incur any obligations or enter into any agreements on Owner / Owner Agent’s behalf.

7. **Third Party Reliance:** It is understood and agreed that this Agreement is between Contractor and Owner / Owner Agent. No third parties shall obtain any rights by or through this Agreement and no third parties shall be entitled to rely on the opinions expressed or information provided by Contractor. Owner / Owner Agent agree to indemnify Contractor, including any attorney’s fees incurred, with respect to any claim by any third party arising out of or relating to this Agreement.

8. **Governing Law:** This Agreement shall be governed by the laws of the State of Florida.

9. **Venue:** All disputes relating to this Agreement shall be brought in a state court of competent jurisdiction in Manatee County, Florida.

10. **Past Due Payments:** Contractor reserves the right to cease work on any and all jobs when any amount is past the due date. Contractor is not responsible for any losses resulting from these delays. In addition, Contractor is not responsible for damages sustained if work is suspended in process due to such delays. All Contract balances (monies) are due upon completion. Late payments shall include a 2.5% per month fee on unpaid balances. Contractor shall be reimbursed for all cost associated with collection of past due balances.

11. **Collection:** In the event of any dispute regarding this Agreement, the Contractor shall be entitled to recover all costs and fees or incurred including attorneys’ fees, administrative handling or processing costs, collection expenses, currier or mail costs and any other documented direct or indirect cost associated with collection. Should the contractor file a lien on the property due to negligence or dispute of non-payment, contractor retains the right to bill for lien services as follows: three-hundred dollars to file and two-hundred dollars to remove.

12. **Waiver of Jury Trial:** The parties waive the right to jury trial for any claims arising out of or relating to the Agreement.

13. **Limitation and Liability:** Contractor’s liability for any claim(s) arising out of or relating to this Agreement shall not exceed the amount of compensation received by Contractor.
14. **Damages**: Owner / Owner Agent shall indemnify, defend and hold harmless Contractor with respect to any and all bodily injury, death or damage to property by Owner / Owner Agent which arise out of or are in any way related to this Agreement.

14. **Warranties**: Contractor expressly warrants and guarantees all work and materials provided under this Contract to be fit for the purposes intended for a period as indicated below:

- [ ] 2 year
- [ ] 3 year
- [✓] 5 year
- [ ] 7 year
- [ ] 10 year
- [ ] 15 year

year(s) from date of final acceptance. Contractor hereby agrees that during said period of time any flaws or deficiencies in either work or material shall be corrected and or replaced and restored to first class working order at no cost to the Owner. Flaws and deficiencies cannot be a result from actions of others, weather occurrences, failure to perform recommended maintenance, fire, flood or any act of God. Contractor during the warranty period shall repair any leak in roof where initial service was performed as detailed in “Scope of Work.” Any leak or defect that is not on or from the location of the completed scope of work shall not be considered a warranted repair and Owner shall compensate Contractor in full for such repair services. Contractor will not later than Twelve (12) hours after notice to Contractor by Owner. by telephone or any other appropriate means respond to a leak or defect concern. The 12 hour response does not include a catastrophic event or National Disaster.

15. **Terms**: All Contract balances (monies) are due upon completion. Late payments shall include a 2.5% per month fee on unpaid balances. Contractor shall be reimbursed for all cost associated with collection of past due balances.

16. **Special Conditions**:

17. **Affected Area**:

- [✓] Main Roof
- [ ] Garage Roof
- [ ] Other

From main entry

- [ ] Front
- [ ] Left side
- [ ] Right side

Roof Geometry

- [ ] Field
- [ ] Ridge
- [ ] Valley
- [ ] Reke
- [ ] Eave

Diagram

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

**CONTRACTOR:**

By: ____________________________
Title: Representative
Date: __________________________

**OWNER / OWNER AGENT**

By: ____________________________
Title: Owner/Owner Representative
Date: __________________________
**EXHIBIT “A” - Schedule of Values - Additional Costs not included in Contract Price**

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<th>Plywood</th>
<th>1/2 inch</th>
<th>Labor &amp; Delivery Included</th>
<th>Per Square Foot (half sheet minimum)</th>
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<td>Decking</td>
<td>Labor &amp; Delivery Included</td>
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<tr>
<td>1x8x10</td>
<td>Decking</td>
<td>Labor &amp; Delivery Included</td>
<td>$15.00 Per Linear Foot</td>
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<td>Decking</td>
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<td>Non Pressure Treated</td>
<td>Labor &amp; Delivery Included</td>
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<td>Non Pressure Treated</td>
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</tr>
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<td>Pressure Treated</td>
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<tr>
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<td>Labor &amp; Delivery Included</td>
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<td>Truss/ Structural Repair</td>
<td>Labor &amp; Delivery included</td>
<td>$50.00 Per Linear Foot</td>
<td></td>
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</tbody>
</table>

**** ALL LUMBER Minimum Quantity of 10 foot lengths****

**Metal Flashing**
- Replacement L Flashing With Stucco: $30.00 Per Linear Foot
- Replacement L Flashing with Stucco Stop and Stucco: $39.00 Per Linear Foot
- Replacement of L Flashing No Stucco: $14.00 Per Linear Foot
- Replacement of Counter Flashing No Stucco: $11.00 Per Linear Foot
- Replacement of Eave Metal: $18.00 Per Linear Foot

**Miscellaneous**
- Base Labor Rate (services outside initial scope of work): $85.00 Per Man Hour
- Additional Trip, Remove and Redeliver of Equipment: $400.00 Each
- Engineer Certified Repair Detail (Certified Letter): $580.00 Each
- Special Engineering (When Required): Cost Plus 20%
- HVAC Contracting Services and/or HVAC Components: Cost Plus 20%
- Electrical Contractor: $500.00 Each
- Redeliver or Move Delivery: $300.00 To File
- Lien Service: $200.00 To Remove
- Additional Permitting:

**Shingle Roof Service**
- Valley Repair Full Assembly: $115.00 Per Linear Foot
- Replacement Standard Shingle (Labor Only): $8.00 Each
- Replacement Standard Shingle (Furnish and Install): $11.00 Each
- Replacement Premium Shingle (Furnish and Install): $18.00 Each

**Concrete Tile Service**
- Valley Repair Full Assembly: $150.00 Per Foot
- Replacement Standard Concrete Tile (Labor Only): $10.00 Each
- Replacement Standard Concrete Tile (Furnish and Install): $25.00 Each
- Replacement Premium Concrete Tile (Furnish and Install): $30.00 Each
- Replacement of Clay Tile (Furnish and Install): $35.00 Each
- Custom Stain to Match Existing Tile Color: Limit up to 30 tiles or larger per bid: $58.00 Base
- $6.00 Per Tile
Tara Preserve Community Center
7340 Tara Preserve Lane
Bradenton, Fl. 34203

Date: October 25, 2018
Job: Tara Preserve

Proposal / Metal Roof

Job: Entire roof on Community Building only

Florida Southern Roofing proposes to do the following work:

- Obtain all necessary building permits and schedule inspections as required;
- All patios, decks, sidewalks, shrubs, lawns and flowers shall be protected with tarps during the tear-off process;
- Prior to roof removal safety line anchor points are to be installed on roof to facilitate proper fall protection in accordance with current OSHA standards;
- Areas around building being torn off shall be marked and cordoned off for the safety of the residents;
- Magnetic sweeps will be conducted at lunch time and at the end of the day;
- Remove existing metal roof and dispose of off site;
- Move all one layer underlayment and metal flashings, remove all existing nails and dispose of as required;
- Place any damaged or rotted decking and fascia as needed;
- Owner to have Pool Solar removed and reinstalled.

553 19th Street East
Sarasota, FL 34243

Ph: 727.363.7727
Fax: 727.525.7350
Steep Roofing

1. Install Polyglass MTS self adhering underlayment over entire steep roof deck.
2. Install 24 ga. Kynar Finish Painted Galvalume drip edge at all eaves.
3. Install 24 ga. Kynar Finish Painted Galvalume 16” wide by 1 1/2” high standing seam metal roof panels to entire roof area using concealed clips and fasteners to meet current codes for wind uplift.
4. Install 24 ga. Kynar Finish Painted Galvalume trims which include Gable trims, wall flashings ridge caps to match roof system.
5. Install new flashings at vent pipes and paint to match roof.
6. Color to be selected from Drexel Metals color chart excluding Premium colors.
7. Remove all debris on a daily basis leaving the property in a broom clean condition at the end of each day.
8. Clean all gutters at completion of each roof area.

**PRICE:**

$45,640.00

**Warranty:**

Florida Southern Roofing to provide 5-year workmanship warranty.

Drexel Metals 35 year warranty on Paint finish.

Drexel Metals 25 year warranty on Galvalume substrate.

Polyglass 30 year warranty on MTS underlayment.

653 19th Street East
arasota, FL 34243

Ph: 727.363.7727
Fax: 727.525.7350
Unit Cost Items:
Deck replacement 1/2” plywood $2.85 per square foot.
Deck replacement 5/8” plywood $3.15 per square foot.
Wood blocking 2”x4” lumber $4.75 per lineal foot.
Wood blocking 2”x6” lumber $6.15 per lineal foot.
Fascia and siding removal and/or replacement completed at $55 per man hour plus materials.
Material markup shall be cost plus 15%

Special Conditions:
All materials will be from American manufacturers, labeled with name and grade. We will guarantee roofing workmanship for a period of 5-years from completion of the roofs.
Note: FSR will provide a full-time Supervisor for the duration of the work. The on-site Supervisor shall be fluent in and required to use English on the job.
The on-site Supervisor will be provided with cellular telephone, and digital camera and a means of distributing photographs electronically.

Safety:

JOB SITE SAFETY
• Erect and maintain OSHA compliant fall protection safety lines at all roof eave areas.

• All employees of Florida Southern Roofing and Sheetmetal will be in Safety lines and harnesses as per OSHA compliance.

• All Florida Southern Roofing employees and all site visitors shall follow job site safety rules as spelled out in Florida Southern Roofing’s “On Site Safety Manual”.

• Do not remove any more roofing than can be covered by the end of the workday or inclement weather.
Payment Schedule:

AIA Schedule of values to be produced prior to commencing work.

Monthly progress payment based on schedule of values and percent of work completed.

Project to be billed monthly and payments to be made within 10 days of invoicing.

Note: Price valid for 30 days.

By signing this proposal, you agree to the terms and conditions stated on reverse side. Proposal may be withdrawn if not accepted within 15 days.

All material is guaranteed to be as specified. All work to be completed according to standard roofing practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. Contractor not responsible for driveway damage. Roofing work may cause vibration and movement, Contractor not responsible for any damages to personal property or the building that this may cause. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All workers fully covered by Worker's Compensation Insurance. All invoices 30 days' overdue subject to finance charges. Purchaser agrees to pay all collection cost and reasonable attorney's fees. Purchaser agrees to provide access for trucks and equipment necessary to complete work. If access is not provided purchaser agrees to pay additional charges for hauling debris and materials to and from contractor's truck.

653 19th Street East
arasota, FL 34243

h: 941.954.8811
ax: 941.782.0410

2872 47th Ave. N.
St. Petersburg, FL 33714

Ph: 727.363.7727
Fax: 727.525.7350
Tara Preserve Community Center
7340 Tara Preserve Lane
Bradenton, Fl. 34203

Date: October 25, 2018
Job: Tara Preserve

Proposal / Metal Roof

Job: Repair Option:

Florida Southern Roofing proposes to do the following work:

1. Install new 12" wide splice plate at joints on existing transition flashings and paint to match roof.
2. Reseal Gooseneck vents as necessary.
3. Install clamps and sealant on pipe boots.
4. Caulk windows and trims at Clerestory window area.

PRICE: $1,425.00

Warranty:
Florida Southern Roofing to provide 1-year workmanship warranty.

6653 19th Street East
Sarasota, FL 34243

Ph: 941.954.8811
Fax: 941.782.0410

2872 47th Ave. N.
St. Petersburg, FL 33714

Ph: 727.363.7727
Fax: 727.525.7350
Payment Schedule:
Payment due upon completion

Note: Price valid for 30 days.

By signing this proposal, you agree to the terms and conditions stated on reverse side. Proposal may be withdrawn if not accepted within 15 days.
All material is guaranteed to be as specified. All work to be completed according to standard roofing practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. Contractor not responsible for driveway damage. Roofing work may cause vibration and movement, Contractor not responsible for any damages to personal property or the building that this may cause. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All workers fully covered by Worker’s Compensation Insurance. All invoices 30 days’ overdue subject to finance charges. Purchaser agrees to pay all collection cost and reasonable attorney’s fees. Purchaser agrees to provide access for trucks and equipment necessary to complete work. If access is not provided Purchaser agrees to pay additional charges for hauling debris and materials to and from contractor’s truck.
Jim, here are your roof options. Repair vs replace.

Tim Mays
Florida Southern Roofing
6653 19th Street East
Sarasota, Florida 34243
Cell: (941)773-7534
Office: (941)782-0409 ext 110
Fax: (941)782-0410
www.floridaroofing.com
**PROPOSAL/CONTRACT**

**Date:** 7/20/2018  
**Submitted To:** Jim Kaluk  
**Mailing Address:** 7340 Tara Preserve Ln.  
**City, State & Zip:** Bradenton, Fl.  
**E-mail:** Fieldmanager@Taraccd.org  
**Phone:** 941-756-2416  
**Fax:**  
**Job Name:** Tara Preserve  
**Job Location:** Same  
**City, State & Zip:** Same

**DESCRIPTION OF WORK: STANDING SEAM METAL**  
Pitch: 4:12 6:12  
Color & Profile: Green 1”

1. Obtain a roofing permit. Schedule all roof inspections. Cover the ground around the Clubhouse with tarps to contain debris.
2. Remove the existing Standing Seam roof system. All job related debris will be disposed of onto site dump trailers.
3. De-nail and inspect the roof deck for rotted, damaged or compromised wood. Replace wood as necessary. Please see the carpentry unit pricing below for additional wood replacement costs.

***Our proposal price is based on one layer of roofing material to remove only, additional layers may result in additional fees***

4. Re-Nail the roof deck to the current Florida Building Code Standards with 8D Ring Shank nails 6” on center.
5. **Deliver and install Polyglass modified bitumen fully adhered underlayment 12” O.C. with 1 ¼”.
6. Replace all soil stacks with neoprene stacks and vents.
7. Install all new metal products such as metal drip edge set and nailed 4” on center.
8. Install 1” standing seam 24 gauge galvalumce metal roof system per manufacturer’s specifications.
9. Jobsite clean-up daily with rakes and sweep work area with magnets to collect any metal debris. Thorough ground cleaning will be accomplished by picking up loose debris by hand daily.
10. The owner is responsible to disclose to the contractor in writing ALL OPEN WOOD CEILINGS.

**Warranty:** 35 Material Manufacturer’s Warranty & a 5 Year Labor Warranty from Florida State Roofing & Const., Inc.

<table>
<thead>
<tr>
<th>Unit</th>
<th>Carpenter Pricing per foot includes labor</th>
<th>1x2 cedar</th>
<th>1x4 cedar</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/2” Plywood</td>
<td>$2.50</td>
<td>$2.00</td>
<td>$3.50</td>
</tr>
<tr>
<td>5/8” Plywood</td>
<td>$2.75</td>
<td>$3.00</td>
<td>$6.50</td>
</tr>
<tr>
<td>3/4” Plywood</td>
<td>$2.99</td>
<td>$3.00</td>
<td>$6.00</td>
</tr>
<tr>
<td>2x4</td>
<td>$4.00</td>
<td>$4.50</td>
<td>$5.00</td>
</tr>
<tr>
<td>2x6</td>
<td>$5.00</td>
<td>$5.00</td>
<td>$6.50</td>
</tr>
<tr>
<td>2x8</td>
<td>$6.00</td>
<td>$5.00</td>
<td>$7.00</td>
</tr>
<tr>
<td>2x10</td>
<td>$6.00</td>
<td>$5.00</td>
<td>$7.00</td>
</tr>
<tr>
<td>2x12</td>
<td>$6.00</td>
<td>$5.00</td>
<td>$7.00</td>
</tr>
</tbody>
</table>

4x6 Metal "L" flashing at $10.00 per foot  
2 pc Surface Mounted Counter Flashing is $20.00 per foot

Tongue & Groove, & Other Specialty Work is $90.00 per man hour + materials + 70%

Florida State Roofing & Construction, Inc. will not be held liable for any damage from wind, water due to hurricanes, tornadoes, high winds and any other acts of God. It is the property owner’s responsibility to alert Florida State Roofing & Construction, Inc. of all open wood ceilings and will not be held liable for any damage caused to the open wood ceilings by lack of written notification from the owner. Florida Building Code states that all electrical, plumbing and HVAC lines should not be run within 4” of the roof sheathing. Florida State Roofing will not be held responsible for any damage to electrical, plumbing or HVAC lines that are run within 4” of the roof sheathing. This proposal does not cover the cost to remove, reset, disconnect, or reconnect any HVAC unit or related equipment. This must be performed by a licensed air conditioning contractor. During the course of roofing work, the Owner agrees to hold harmless Florida State Roofing & Construction, Inc. for any costs or damages resulting from any asbestos materials in the existing roof system. Our proposal price does not include any allowances for Hurricane Mitigation Retrofits. All improvements to mandated retrofits will be additional to our proposal price. FBC Rule 9B-3.0475. Our proposal price is based upon one layer of existing roof to remove only, unless otherwise stated under the scope of work. Failure by customer to pay as agreed will result in finance charges due and owing from customer at a rate of 1&1/2 % per month, as well as the cost of collection. Should concealed or unknown conditions an existing structure be at variance with conditions indicated in the description of the work to be performed, or should concealed or unknown conditions in an existing structure of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this proposal, be encountered, the Contract price shall be equitably adjusted. All agreements are contingent upon strikes accidents or delays beyond our control.

Owner is hereby advised that mold or other microscopic organisms may exist at the property and these organisms may cause physical injuries, including but not limited to allergic and or respiratory reactions or other consequences, particularly in persons with immune system deficiencies, includes young children and or elderly persons. By entering into this contract you acknowledge and agree to accept full risk and responsibility for matters that may result from mold and or microscopic organisms, and
to hold harmless and release agents, officers, employees, administrators, and owners of Florida State Roofing & Construction, Inc. from any liability/recourse/damages (financial or otherwise). In the event it becomes necessary for Florida State Roofing & Construction, Inc. to retain the services of an attorney regarding the enforcement of this proposal, whether or not involving litigation, Owner shall be responsible for payment to the Contractor for Contractor's reasonable attorney's fees and costs. In the event of any litigation arising from this proposal, venue shall be in Sarasota County, Florida.

**We Propose:** to furnish materials and labor complete in accordance with above specification for the sum of **$46,200.00**

Payment Terms: 30% at Acceptance, 30% at Material Delivery, 20% at In Progress Inspection & Balance at Completion.

\[ \text{Adam Fleming} \\
\text{Adam Fleming/Estimator} \]

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and are hereby accepted. Florida State Roofing & Construction, Inc. is authorized to complete the above scope of work as specified. Payment will be made as outlined above.

\[ \text{X} \] Date: 

---

**A+**

We have an A+ rating with the BBB and we're PROUD!

---

*Proposal for property located at:*

7340 Tara Preserve Ln. Bradenton, FL

Email: flstatefloyd@hotmail.com ~ flstate roofing.com

P.O. Box 20991 Bradenton, Florida 34204 Sarasota ~ 941-379-2501 ~ Manatee ~ 941-756-6862 ~ Fax # 941-755-4680

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Page 2 of 2
Jim hope all is well my friend. Let me know if there are any other questions that you may have thanks.

Adam Fleming / Estimator
Florida State Roofing
State Licence CCC1328172
941-915-5068
Fl.st.roofing@gmail.com
Remove existing Metal roof, vents, drip edge and lead flashing. *Others to remove solar.
To inspect and re-nail wood deck per code using 8D ringshank nails.
To install OC Weatherlock MAT 45mil self-adhered leak barrier underlayment.
To replace all standard vents, drip edge (std color), lead flashing.
To install a Owens Corning Duration shingle using hot-dipped galvanized nails.
To paint all penetrations to match shingles.
To caulk around windows at top.
To haul all debris away.
Permit and 5 sheets of plywood included.
*Access needed to back truck up to roof.

***Contractor labor guarantee five (5) years from completion date.****
OC System Protection ltd. warranty***
Extra Woodwork: $76.00 per sheet plywood, $8.00 per linear foot fascia, $12.00 per linear foot cedar fascia, $4.50 per ft. scabbing, $30 per ft L flashing, $39 per ft L flashing with counter flashing.

METAL OPTIONS-
Gulfcoast 26ga standing seam Gulf-Lok Kynar painted metal. Reuse existing gutters.
Total $47,598.00. Please check one. YES  NO

DCSM 24ga VS-150 standing seam Snap-Lock Galvalume Kynar 500 Evergreen. Reuse existing gutters.
Total $49,556.00. Please check one. YES  NO

Due to the price volatility of roofing material, Amick Roofing, Inc. reserves the right to withdraw this proposal in the event of any significant price increases, or may pass those increases into the proposal for acceptance by the customer.
In an effort to keep costs low, there will be a 2% processing fee added to all payments made by credit card.

Terms 30% deposit, 70% upon completion

Total $18,205.00

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Rep Signature ____________________________

I have read and agree to this proposal and to the attached "Terms and conditions".

Customer Signature ____________________________ Date ______

10/12/2018

12158
Proposal Submitted To
Tara Community Center
Attn: Jim Kaluk
7340 Tara Preserve Ln
Bradenton, FL 34203

Phone 756-2412 Fax

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove side of roof facing pool from hip to hip all the way up to top.</td>
<td>15,644.00</td>
</tr>
<tr>
<td>To inspect and re-nail wood decking per code. To install a high temperature Peel &amp; Stick underlayment.</td>
<td></td>
</tr>
<tr>
<td>To match existing green roof as close as possible with a standing seam snap lock system.</td>
<td></td>
</tr>
<tr>
<td>8 sheets of plywood included. Permit included. Existing gutters to stay.</td>
<td></td>
</tr>
<tr>
<td>Contractor labor guarantee five (5) years from completion date.</td>
<td></td>
</tr>
<tr>
<td>Extra Woodwork: $76.00 per sheet plywood, $8.00 per linear foot fascia, $9.00 per ft cedar fascia, $4.50 per ft scabbing.</td>
<td></td>
</tr>
</tbody>
</table>

Due to the known volatility of the steel industry, if there is an increase in the price of steel products charged to the contractor subsequent to making this proposal/contract, the price set forth in this contract shall be increased to reflect such. Upon request contractor will submit verification of such increase.
Due to the inconsistencies of roof decks and the stresses of performed metal panels, any oil canning effect that may result is not cause for rejection of roof system. This is cosmetic in nature and does not effect the integrity of the roof warranty.

Due to the price volatility of roofing material, Amick Roofing, Inc. reserves the right to withdraw this proposal in the event of any significant price increases, or may pass those increases into the proposal for acceptance by the customer.
In an effort to keep costs low, there will be a 2% processing fee added to all payments made by credit card.

Terms 30% deposit, 70% upon completion

Total $15,644.00

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Rep Signature

I have read and agree to this proposal and to the attached "Terms and conditions".

Customer Signature

Date

6/20/2018
Proposal Submitted To  
Tara Community Center  
Attn: Jim Kaluk  
7340 Tara Preserve Ln  
Bradenton, FL 34203

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>To provide general maintenance on metal roof.</td>
<td>1,400.00</td>
</tr>
<tr>
<td>To change out 1- ARV10 vent.</td>
<td></td>
</tr>
<tr>
<td>To reseal around all penetrations. Caulking is old and cracked.</td>
<td></td>
</tr>
<tr>
<td>To sand one rusted area and paint on rust inhibitor. To match color as close as possible.</td>
<td></td>
</tr>
<tr>
<td>To use Solar Seal to caulk all cracks in wood and around windows up top.</td>
<td></td>
</tr>
</tbody>
</table>

Due to the price volatility of roofing material, Amick Roofing, Inc. reserves the right to withdraw this proposal in the event of any significant price increases, or may pass those increases into the proposal for acceptance by the customer. Permi Fees not included.

<table>
<thead>
<tr>
<th>Terms</th>
<th>Due on Completion</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>$1,400.00</td>
</tr>
</tbody>
</table>

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Rep Signature ________________________________

Customer Signature ___________________________ Date ___________
Hi Jim,

Attached is the repair estimate for the community center. Please let me know if you have any questions.

Have a great weekend!

Amber Amick
Amick Roofing, Inc.
Ph: 941.751-1231
Fax: 941.751-2502
www.amickroofing.com
Customer Information:
Name: Tara Preserve Community Center
Address: 7340 Tara Preserve Ln
         Bradenton, Fl
Contact: Jim

Proposal Date: 10/8/18

Phone: 1-941-345-7159
Email:

30 Year TAMKO SHINGLE REROOF
Specifications:
1. Solar panels to be removed and reinstalled by others. Not included in quote.
2. Remove and dispose of one layer of metal roof.
3. Inspect decking and repair as needed using #8 ring shank nails as per code.
4. Supply and install APOC peel and stick underlayment.
5. Supply and install all new metal flashings, drip edge, vents, etc.
6. Supply and install 6-#750 off ridge attic vents
7. Supply and install 30 Year TAMKO shingles per manufacturer specifications using 1-1/4" galv.
   Roofing nails (6 per shingle) per code. Color to be chosen by homeowner.

Items Included in Quoted Price:
- Permit
- 'Dump fees
- Workers’ compensation and general liability insurance
- Taxes
- Job site cleaned on daily basis and area swept with a magnetic sweeper.
*Items Not Included in Quoted Price:

- Rotted plywood decking will be replaced at $72 per sheet of 3/8" or ½" plywood, $80/sheet of 5/8" or ¾" plywood installed. Tongue and groove decking will be replaced at $6.50 per linear foot.
- Rotted fascia will be replaced at $7.50 per linear foot for pine or spruce wood and $12.50 per linear foot for cedar wood.
- Miscellaneous wood replacement, including rafter tails, soffit & other wood repair, will be charged at time ($55.00/ man hour) plus materials.
- An additional $6.50 per linear foot will be charged where gutters and or metal fascia or soffit are present in areas where restoration work is performed. This includes removal and reinstallation of these items.
- Miscellaneous wood replacement will be charged at time ($55.00 / man-hour) plus materials.
- This proposal addresses the removal of a single roof layer only. If additional layers are discovered during tear-off there will be an additional labor fee of $30 per square.
- Air conditioning removal and replacement will be performed by others and charged according to the complexity of the job or billed directly to the homeowner.
- Skylights that are out of code and not expressly included in the quote will be an additional charge.
- Skylight replacement includes proper flashing and Miami-Dade code compliance. Interior finishing is not included in quote.
- Solar panels that need to be removed and replaced will have to be done by the proper contractor, hired by the homeowner. Disposal of solar panels, if desired, will be included in the quote.

Warranties:

This estimate includes a TEN year warranty on labor and a 30 year manufactures warranty on materials.
Payments

We hereby propose to furnish all labor and materials in accordance with the above specifications for the total sum of:

THIRTY THREE THOUSAND TWO HUNDRED FIFTY DOLLARS & 00/100--$33,250.00

Payments are due as follows:

$11,00.00 Deposit/ $11,050.00 After dried in/ $11,200.00 Plus any extras as described above due immediately upon completion.

Cash Or Check Only - NO Credit Cards Accepted
Online ACH Check Payments Available

NOTE: This quote price is valid for 30 days from proposal date

Acceptance: I have read and understand the terms and conditions set forth in this proposal. The above proposed prices, specifications and conditions are satisfactory and hereby accepted. Gulf Coast Roofing Inc. is authorized to complete the above specified work and payments will be made as indicated above. Also, I have received a copy of Consumer Notices Required By State Law.

LATE FEES: All sums not paid upon completion will receive a late Fee of 1.5% that will apply if payment is not received within 5 Business Days of completion, and will be charged weekly until paid. Gulf Coast Roofing shall be entitled to recover all costs of collection, including but not limited to attorney’s fees, if contractor is not paid.

CANCELLATION FEES: If you have submitted a signed contract with Deposit to Gulf Coast Roofing, but decide to cancel, there will be a $150.00 Administrative fee that will be deducted from your deposit refund.

10/8/18  
Tedd D. Schep
Date  FLORIDA LICENSED ROOFING CONTRACTOR CCC1326742

Date Signature of Owner or Authorized Agent Printed Name
DISCLAIMER

The repairs performed by Gulf Coast Roofing are based on Gulf Coast roofing's visual inspection and investigation of the area of the reported problem. Gulf Coast Roofing cannot guarantee that no additional problems will be discovered once repairs begin. Customer acknowledges and understands that after Gulf Coast Roofing commences its work, new or additional problems may be uncovered and that price and time to complete the repairs may be increased as a result of such problems. Gulf Coast Roofing will make every effort to contact customer, but in the event customer cannot be contacted, will complete job to acceptable standards and invoice customer accordingly.

In the event a repair failure should occur, Gulf Coast Roofing must be notified within 48 hrs to validate repair warranty. Gulf Coast Roofing will not honor warranties to unattended, or vacant homes without proper monitoring. Contractor is not liable or responsible for any damage caused by the roofing work including, by way of example but not of limitation, damage to pipes, air conditioning ducts, electrical components, interior structural (i.e. drywall or ceiling) or interior property. Sometimes these hidden conduit items may be damaged by standard installation of roofing items, or unforeseen damage in other areas of the roof, and contractor shall have no liability therefore.

*STRUCTURAL STABILITY: Gulf Coast Roofing assumes full responsibility for furnishing roofing materials and for their proper installation. Company does not, either itself or through its representative, practice architecture or engineering and offers no opinion on, and expressly disclaims any responsibility for, structural integrity, compliance with building codes or design. Opinions of competent structural engineers should be obtained.

In the event you should sell your home, any remaining warranty on Labor and Workmanship given with this contract must be approved by Gulf Coast Roofing. Any material warranty left on this contract if you sell your home, must contact the Manufacturer for any warranty issues. If any other roofing company is called to perform work on the roof during the warranty period of your contract, this will void your warranty in its entirety with Gulf Coast Roofing.

In the case of a of a hurricane or winds that exceeds 70 MPH causing damage to the roof, will void all warranty repairs, and becomes a storm damage repair. It is important to get pictures of the damage immediately, and contact your Home Owners Insurance to get proper protocol used to process a claim.

Gulf Coast Roofing reserves the unrestricted right to use and publish photographs of our work at CUSTOMER's location. Photographs may be used for advertising or education purposes via any medium without restriction.
Consumer Notices Required By State Law
STATUTORY WARNINGS
LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 – 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR 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.

CHAPTER 558 NOTICE OF CLAIM
ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND
PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1395, 1940 N. MONROE ST., TALLAHASSEE, FL 32399-0783, WWW.MYFLORIDALICENSE.COM.

DATE: ___________ CUSTOMER(S) SIGNATURE _________________________
Sir,

Here is the roof proposal. If you have any questions, please call me at 941-685-9789.

Thank you,

Scott

Scott Souza
Director of Operations
Gulf Coast Roofing & Sheet Metal Inc.
2051 Princeton Street
Sarasota, FL 34237
gcroofing2005@gmail.com
Shop: 941-685-9789
Office: 941-685-6929
Fax: 941-954-2400

https://www.facebook.com/GULFCOASTROOFINGINC
www.gulfcostroofingsrq.com
We hereby submit specifications and estimates for:

**Solar Pool Heating System Consisting of the following:**

- **Number of Panels:** 20
- **Size of Panels:** 4' x 10'  
  - **To Equal:** 80' sq
- **Solar Panel Mfg.:** Aquatherm Envirotech's Ultrasmart 2
- **Solar Panel Warranty by Manufacturer:** 12 years
- **(Yes) Stainless Steel Collector Strapping and Hardware** 3 Per Collector
- **(Yes) Structural Aluminum Header Brackets** 2 Per Collector
- **( ) Solar Control Valve - Never Lube**
- **( ) In-Line Check Valve**
- **( ) Solar System Isolation Valve**
- **( ) Custom Fit Pool Cover**
- **( ) Automatic Solar Control with Thermostat**
- **(Yes) Roof Protection Package** 5-5 Clr for Metal Roof

**Note:** Solar Heating System includes all piping and fittings for a completely operational system.

**Homeowner understands that pool cover is required to maintain heat overnight, non-use of a pool cover when temperatures drop into the 60's will limit the performance of the heating system substantially.**

**Includes sub fame cutting, aluminum strengthens, rework to plumbing at existing oval plumbing, install by-pass to gas heater.**

**Note:** The current pool equipment set does not provide adequate flow for a system this size, a booster pump is required to provide minimum flow @ 84 gallons per minute - this may require upgrades to pool equipment.

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

**CASH Mont. Due Feb. 1st Dollars ($16,004.00)**

Payment to be made as follows:

**($70%) DEPOSIT DUE UPON ACCEPTANCE OF PROPOSAL**

**Balance Upon Completion**

All materials are guaranteed to be as specified. All work to be completed in a workman-like manner according to standard 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 estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Notice:** This proposal shall not be a binding contract until signed by officer of Harrimans Inc. This proposal may be withdrawn by Harrimans Inc. if not accepted within 30 days by the buyer.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Date of Acceptance:**

Accepted by: __________

Buyer

Accepted by: __________

Buyer
Good afternoon! Attached you will find your pool solar proposal for your review. If you wish to proceed with this proposal we ask that you please sign and date the proposal and return via email, fax or regular mail. Please let us know if you have any questions or if we may be of any further assistance. Have a great day!

Kristen
140 James Street
Venice, FL 34285
941 488-4453
866 777-9276
www.solarbyharrimans.com
www.swimwarm.com
# MIRASOL AGREES TO DELIVER THE FOLLOWING

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>ITEM</th>
<th>INCLUDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Solar Pool Heating Panels <strong>remove and reinstall on metal roof</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Heat-Pump <strong>with existing mounting hardware</strong></td>
<td>$225.00 per $4500.00</td>
</tr>
<tr>
<td></td>
<td>Photovoltaic (PV) Panels</td>
<td></td>
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<tr>
<td></td>
<td>Inverter <strong>Full replacement of pool solar panels w/ 12yr warranty</strong></td>
<td>$650.00</td>
</tr>
<tr>
<td></td>
<td>Solar Water Heating Panels</td>
<td></td>
</tr>
</tbody>
</table>

## UPGRADES AND ACCESSORIES
- Hurricane & Roof Protection Package
- Fully Automatic Solar Control
- Pool/Spa Automation Package
- Purifier - Type
- Custom Cut Pool Cover
- Guaranteed Swim Season
- Annual Maintenance Agreement
- Other

**PERFORMANCE GUARANTEED!**
Manufacturer's warranties will be provided on day of installation. Service to include parts and labor at no charge to customer during first year of operation. Appropriate charge thereafter.

Total Investment/Incentives
Less: ___________________________   ___________________________

Net Investment: ___________________________

---

## GUARANTEED SWIM SEASON
Mirasol has designed you automated Solar System to keep your pool temperature at 80°(F) or higher from 15° below the pool temperature.

**FULL WARRANTY**
In addition to component manufacturer's Warranties Mirasol will give you 12 months FULL WARRANTY coverage on installation labor, circulating lines, all roof mounting hardware, all valves and fittings - literally everything. In other words, if the system doesn't perform to the above specification, or if anything goes wrong, we will modify the system or fix the problem at our expense. **YOU WILL PAY NOTHING.**

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. THIS SYSTEM COMPLIES WITH ALL GUIDELINES AND REGULATIONS AS SET FORTH BY THE FLORIDA SOLAR ENERGY CENTER.

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Four thousand five hundred dollars ($ 4500.00).

Payment to be made as follows:

- **EQUIPMENT SUBTOTAL** $4500.00
- **PERMIT** N/A
- **SALES TAX** N/A

**TOTAL** $4500.00

- **DEPOSIT** 50%
- **BALANCE** upon completion

---

**Guaranteed Swim Season**

Authorized
Signature John Bilbrey

Note: This proposal may be withdrawn by us if not accepted within ___________ days.

Date of Acceptance:

Authorized
Signature ___________________________

Signature ___________________________
TARA CDD COMMUNITY CENTER ROOF PROPOSALS.

ENVIRO-TECH ROOFING.

- **REPAIR.**
  Remove metal panels and existing underlayment.
  Install new underlayment and caulk.
  Estimate $ 1,850.00

PDF ROOFING.

- **REPAIR.**
  Drill out rivets on laps on transition metal.
  Clean metal and caulk with tight bond sealant on laps.
  Replace 1 ARV 10” roof vent.
  ESTIMATE: $ 850.00.

- **REPLACE ROOF.**
  Scope of replacement of roof (1 of 12).
  1. Remove and dispose of existing roof.
  2. #6. Install metal panel systems.
  3. #10. other work-related items.
  4. #12. 5 Year warranty on all labor. 25-year warranty by manufacturer Gulf Coast Supply.
5. To seal 20 windows and splash plates ($60.00 per hour plus materials plus 20%).
6. See break down of the 12 items listed.
   TOTAL PRICE $ 59,800.00.

GULF COAST ROOFING.
- SHINGLE REROOF PROPOSAL.
- 30 Year Tamko shingle roof.
- Items included in quoted price.
- Items not included in quote price.
- TOTAL PRICE: $ 33,250.00. Plus, items not included.

AMICK ROOFING.
- Shingle roofing with Owens Corning Duration shingles.
- See description of work.
- TOTAL PRICE: $ 18,205.00

Metal options.
- Gulf coast 26ga standing seams Gulf-Lok Kynar painted metal.
- Reuse existing gutters.
  TOTAL PRICE: $ 47,598.00.
DCSM 24ga VS-150 Standing seam Snap-Lock Galvalume Kynar 500 Evergreen. Reuse existing gutters. 
TOTAL PRICE: $ 49,556.00.

FLORIDA STATE ROOFING.
- Replacement of Seam Metal Roof.
- See attached Description
- 10 items of work to reroof Center.
TOTAL COST: $ 46,200.00.

SOLAR PANELS.
- ALL panels are to be remove and reinstalled.
- There are 20 panel on the roof and only 4 are new. When they are removed and there is damage to the panels they will have to be replaced.
Cost of removal and reinstalled would be about $ 200.00 each. Cost of new panels to be determined.

CEILING REPAIRS IN THE CENTER.
Waiting on prices from two contractors.
We hereby submit specifications and estimates for:
SOLAR POOL HEATING SYSTEM CONSISTING OF THE FOLLOWING:

NUMBER OF PANELS: 20
SIZE OF PANELS: 14'-4"x10'

TO EQUAL: 240 sqft.

SIZE OF PANEL: 14'-4"x10'

SOLAR PANEL MFG.: AQUATHERM ENCORE SERIES ULTRACOVE 2.0

SOLAR PANEL WARRANTY by MANUFACTURER: 12 Year

SOLAR PANELS are STAINLESS STEEL COLLECTOR STRAPPING AND HARDWARE 3 PER COLLECTOR

(YES) STRUCTURAL ALUMINUM HEADER BRACKETS 2 PER COLLECTOR

( ) SOLAR CONTROL VALVE - NEVER LUBE

( ) IN-LINE CHECK VALVE

( ) SOLAR SYSTEM ISOLATION VALVE

( ) CUSTOM FIT POOL COVER

( ) AUTOMATIC SOLAR CONTROL WITH THERMOSTAT 6-C-235

(YES) ROOF PROTECTION PACKAGE 5-5 CUT FOR METAL ROOF.

NOTE: SOLAR HEATING SYSTEM INCLUDES ALL PIPING AND FITTINGS FOR A COMPLETELY OPERATIONAL SYSTEM.

HOMEOVER UNDERSTANDS THAT POOL COVER IS REQUIRED TO MAINTAIN HEAT OVERNIGHT, NON-USE OF A POOL COVER WHEN TEMPERATURES DROP INTO THE 60'S WILL LIMIT THE PERFORMANCE OF THE HEATING SYSTEM SUBSTANTIALLY.

INCLUDES SUB STRAIGHT ALUMINUM STRANGLES REMOVED TO RUMINTAGE AT EXISTING WALL PLUMBING INSTALLED BY PASS TO GAS HEATER.

NOTE: THE CURRENT POOL EQUIPMENT SET DOES NOT PROVIDE ADEQUATE FLOW FOR A SYSTEM THIS SIZE. A BOOSTER PUMP IS REQUIRED TO PROVIDE MINIMUM FLOW @ 54 GALLONS PER MINUTE - THIS MAY REQUIRE UPGRADES TO POOL EQUIPMENT

We propose to furnish materials and labor, complete in accordance with the above specifications for the sum of:

$16,004.00

Payment to be made as follows:

$20% DEPOSIT DUE UPON ACCEPTANCE OF PROPOSAL BALANCE DUE ON COMPLETION.

All materials is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviations from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

PAYMENT DUE DATES:

Presented by: Representative, HARRIMANS INC.

Accepted by: Officer, HARRIMANS INC.

NOTICE: THIS PROPOSAL SHALL NOT BE A BINDING CONTRACT UNTIL SIGNED BY OFFICER OF HARRIMANS INC. THIS PROPOSAL MAY BE WITHDRAWN BY HARRIMANS INC. IF NOT ACCEPTED WITHIN DAYS BY THE BUYER.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:
Tab 7
INSTALLATION OF ACCESS CONTROL

Terms as follows:
50% Deposit required, balance due upon completion
System includes One year warranty on all parts and labor

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub Total</td>
<td>$9921.48</td>
</tr>
<tr>
<td>Labor</td>
<td>$0.00</td>
</tr>
<tr>
<td>Sales Tax</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total This Proposal</td>
<td>$9921.48</td>
</tr>
</tbody>
</table>

06-25-2018

Please Print Name Here

Date Approved

Digital Signature
Install Access control as follows:

Pool Gate:
1. Magnetic lock
1. Request to exit button for egress
1. Proximity card/fob reader

Tennis courts:
1. Magnetic lock
1. Request to exit button for egress
1. Proximity Card/fob reader

Men's room:
1. Electric door strike
1. Proximity Card/fob reader

Woman's room:
1. Electric door strike
1. Proximity Card/fob reader

Optional SystemLink Management software installation and training ($850.00 option)

Proximity cards will cost $3.50 Ea
Hardware

1. XR 150 Dialer/Network/Large Grey enclosure
2. USB Computer Proximity Reader Enrollment
3. Single Gang Weatherproof Box for remote keypads outside applications
4. Alarm Controls request to exit w/30Sec

18/2 GRAY 1000' PULL BOX

GREEN LCD W/SHORTCUT KEYS, WHITE FOR ALL PANELS

12V 7AH SLA BATTERY
Tab 8
**NAME:** Jane Presence Golf Club  
**ADDRESS:**  
**CITY:**  
**JOB NAME & LOCATION:** 6747 Tail Feathers Way

---

**PHONE:** 941-756-2416  
**FAX:**

---

**PROPOSAL:** 12-13-18  
**DATE SOLD:**  
**SALESMAN:** Jeff

---

**CONT #**  
**PERMIT #:** 96  
**INSPECTION:**

---

**P.V.C. • WOOD • ALUMINUM • CHAIN LINK • ELECTRIC GATES**

---

**REPAIR & REPLACE 2 - sections 60” ton Chesterfield tongue & groove solid vinyl fence, 1 - 5”x5” post set in concrete, 2 - 5” flat caps**

---

**TOTAL:** $830

---

**PROPERTY STAKES**  
**SALESMAN NEEDS TO GO**  
**CUSTOMER TO PAY DRIVER**  
**CREDIT CARD**

---

**CONDITIONS**  
**CUSTOMER TO BE CALLED**  
**CUSTOMER TO BE THERE**  
**LOCATES**

---

**LOCATION:**

---

**12' - 60'' 1-line post 2 - 5'' caps**

---

**Total:** $830.00

---

**Contract Balance Due on Completion. It's $830.00**
Tab 9
Erosion at east end of weir
Tab 10
ADA Site Compliance is a leading provider of website accessibility and solutions for businesses and government. Our team includes specialists in auditing and remediation, coding, PDFs and WCAG compliance. Entities of all sizes and across industries trust our expertise in making their digital assets usable and enjoyable for all while meeting the guidelines of the ADA.
The Florida Department of Economic Opportunity requires that all special district websites, by law, be fully accessible to those with disabilities. Community Development Districts (CDDs) and other special purpose entities must ensure that all content on their sites comply with the Americans with Disabilities Act, a 1990 federal law.
How Do People with Disabilities Use My Website?

**HEARING IMPAIRED**
All media that can be heard – videos, sound bites – must have a written description.

**VISUALLY IMPAIRED**
Sites must be properly built to let assistive devices read all visual elements aloud to blind and low-vision users.

**PHYSICALLY IMPAIRED**
Keyboard shortcuts must permit disabled users to navigate a site without using a mouse.

“Accessible design is good design”
Steve Ballmer
Former CEO, Microsoft
Costs: Reputational & Monetary

- Web accessibility lawsuits are on the rise and continue to be backed by the U.S. Department of Justice.
- The cost to hire attorneys and pay associated fees can range from tens of thousands of dollars to the high-six-figures.
- Related costs include human capital, negative PR, stress on your district, and reputational damage via traditional and social media.

“We believe very deeply that accessibility is a human right”

Tim Cook
CEO, Apple
First Steps: Risk-Mitigation

**Compliance Shield**
A certificate on your website indicates that you have a compliance plan in place and are taking active steps toward usability for all.

**Site Accessibility Policy**
A compliance plan details your strides toward access for all and lists alternate contact info for users in need of accommodations.

**Compliance Audit Report**
A detailed audit report shows the lines of code to be corrected and screen shots and text descriptions of every compliance failure.
Option 1 – Audit & Remediation of Your Current Site

Phase 1
Technological Auditing
Technological auditing identifies up to 30% of the errors on a website. A detailed report indicates the line of code to be corrected, along with a screen shot of the error and a recommendation for remediating the issue.

Phase 2
Human Expert Auditing
Only human expert auditing can reveal the 70-80% of compliance failures that technological auditing cannot find. This applies both to webpages and PDFs, the latter of which can only be made accessible with human-expert-led remediation.
Option 2 – Site Migration

Phase 1

Migration of All Content

Our technical team migrates your existing website over to a brand new site built on accessible themes that ADA Site Compliance has designed and maintains – and that is proven to be compliant under the ADA.

Phase 2

Quality Assurance

Post-migration, our technical team tests your newly migrated site for the same WCAG 2.1-level criteria we use when auditing and remediating existing sites.
Web Developers and IT Teams are NOT Audit and Compliance Experts

Auditing correctly the first time saves you time and money.

Without human expert auditing, your website and PDFs will not be compliant, accessible, and usable.
Our Chief Technology Officer, Scott Rubenstein, and his analyst team directly oversee the migration and/or auditing and remediation of your district website. Our team draws on decades of experience to do far more than just identify compliance failures; we assess your current methods and suggest new best practices to help keep your website accessible. Our hands-on approach makes your remediation faster, easier, and less costly.
First Look: Sample Pages from Your District’s New, Compliant Website

Welcome to the official website for the Waterset Central Community Development District (the “District”). This website is funded on behalf of the District to serve two major purposes. The first is to comply with Chapter 190.008 of the Florida Statutes, which requires each special district to maintain an official internet website. The second is to help educate the general public about the services provided by the District, and to highlight the other agencies involved in the day-to-day operations of the community. These agencies include, but are not limited to the Florida Department of Economic Opportunity, Hillsborough County, and the Waterset Central homeowners’ association.

Upcoming Events
December 13, 2018 at 9:00 am
January 10, 2019 at 9:00 am
February 14, 2019 at 9:00 am
March 14, 2019 at 9:00 am
April 11, 2019 at 9:00 am
May 9, 2019 at 9:00 am
June 13, 2019 at 9:00 am
July 11, 2019 at 9:00 am
August 8, 2019 at 9:00 am
September 12, 2019 at 9:00 am

Community Development Districts – What you should know!

A Community Development District (CDD) is a governmental unit created to serve the long-term specific needs of its community. Created pursuant to chapter 190 of the Florida Statutes, a CDD’s main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents.

What will the CDD Do?

Through the CDD, the community can offer its residents a broad range of community-related services and infrastructure to help ensure the highest quality of life possible. CDD responsibilities within our community may include stormwater management, potable and irrigation water supply, sewer and wastewater management, and street lights.
Tara – Scope of Work & Pricing Options*

- **Option 1:**
  - $5,900 (year one) - auditing & remediation of the existing Tara CDD website
  - $1,500 (annually) - to ensure continued accessibility and compliance as WCAG standards change
    - includes two hours of consulting and help desk access
    - annual fee is waived in year one
  - $2.90 per page - PDF human expert auditing & remediation**
  - $190 per hour - additional consulting beyond two hours

- **Option 2:**
  - $3,900 (year one) - migration of current site content to new, ADA-compliant format
    - performed by experts in website coding & design
  - $900 (annually) - to ensure continued accessibility and compliance as WCAG standards change
    - includes two hours of consulting and help desk access
    - annual fee is waived in year one
  - $2.90 per page - PDF human expert auditing & remediation
  - $190 per hour - additional consulting beyond two hours

* the pricing above reflects a 20% discount that ADA Site Compliance is pleased to offer to all Egis clients
** PDF auditing & remediation is not included in either option
Contact Information

ADA Site Compliance, LLC

Jeremy Horelick, Vice President
(561) 258-9518 Direct

jeremy@AdaSiteCompliance.com
AdaSiteCompliance.com

“If you think compliance is expensive, try non-compliance.”
This Master Services Agreement (this "Agreement") is entered into as of December 7, 2018, between Tara, a community development district with notice address at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544 ("Customer") and ADA Site Compliance LLC, a Florida corporation with a place of business and notice address at 6400 Boynton Beach Boulevard, No. 742721, Boynton Beach, FL 33474 ("ADASC"), and shall become effective upon Customer and ADASC executing a Statement of Work, which shall be attached to this Agreement and incorporated herein by this reference. Customer and ADASC may also each be referred to herein individually as a "Party," and collectively as the "Parties."

In consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, wishing to be legally bound by this Agreement, agree as follows:

1. **PRODUCTS AND SERVICES.**

   1.1. **Statement(s) of Work.** Pursuant to this Agreement, ADASC shall provide Customer with ADASC’s website and web application technological and/or human expert accessibility auditing and related services ("Services") and products and/or software (collectively, as applicable, the "Products") set forth in one or more statements of work to be mutually executed by the Parties that reference and are subject to the terms of this Agreement (each, a "SOW"). In return for such Services and Products, Customer shall pay ADASC the fees and expenses set forth in the applicable SOW/Proposal in accordance with the payment terms set forth herein and/or therein.

   1.2. **Customer Requested Changes.** At any time, Customer may request a change to the Services or ‘Deliverables’ (defined below) that have been described in a SOW (in each case, a "Change"). Upon receipt of a Change request from Customer, ADASC agrees to respond in writing within five (5) business days of its receipt thereof, advising Customer of any additional cost, scheduling, or other impacts on the Services or Deliverables arising from the requested Change. If the Parties agree to proceed with any requested Change, the terms associated with such Change must be incorporated into an amendment to the applicable SOW that is mutually executed by the Parties prior to ADASC’s implementation of the Change.

   1.3. **Deliverables.** Unless otherwise provided in a SOW, with respect to any compliance audit reports, data, software, tools or other works of any kind designated to be made, conceived, or developed by ADASC in connection with a SOW (collectively, as applicable, the "Deliverables"), Customer shall have the right to review such Deliverables upon their completion by ADASC only to determine if they conform to the applicable written specifications stated in the SOW (collectively, the "Acceptance Criteria"). Customer will notify ADASC within seven (7) business days of delivery of the Deliverables if, in Customer’s
good faith determination, the Deliverables have not met the Acceptance Criteria, and that therefore acceptance has not occurred. In the event acceptance of any Deliverables does not occur, ADASC will, at its cost, make any necessary changes to the Deliverable within a commercially reasonable time frame so that they conform to the Acceptance Criteria, and resubmit the Deliverables to Customer. If Customer does not, however, notify ADASC within seven (7) business days of the delivery of any Deliverables that such Deliverables have not met the Acceptance Criteria, the Deliverable shall be irrevocably deemed to conform to the specifications in the applicable SOW, and to have been irrevocably accepted by Customer.

2. FEES.

2.1. Contract Price. The fee for the services described in the SOW is $3,900, one half of which ($1,950) is to be paid upon execution by both parties of this Agreement. The balance is to be paid upon delivery to the client of the materials listed in the SOW. The annual fee for Customer’s: a) continued use of ADASC’s Compliance Shield and customized accessibility policy; b) receipt of quarterly technological audits and corresponding reports; c) policy updates to reflect relevant changes to existing compliance laws and regulations, and d) ongoing consulting with ADASC is $900, to be paid in full one (1) year after the execution of this Agreement.

3. INVOICES AND PAYMENTS.

3.1. Invoices. All payments are due within 30 days of the invoice date. Customer will reimburse ADASC for travel and other pre-approved expenses. All payments required by this Agreement are exclusive of federal, state or other governmental taxes and excises, and Customer will be responsible for all such taxes and amounts and agrees to defend and hold ADASC harmless from any claim against ADASC for any such amount.

3.2. Disputed Amounts. Customer may only withhold payment of amounts that it in good faith disputes to be due or owing ("Disputed Amounts"). In such case, Customer shall nonetheless pay any undisputed amounts and provide to ADASC a sufficiently detailed written explanation of the basis for its withholding of the Disputed Amounts. Any controversy relating to amounts owed by Customer hereunder shall be considered a "Dispute" (defined below) and subject to the resolution procedures provided in this Agreement. If it is determined that any Disputed Amounts are in fact owed to ADASC, Customer shall pay to ADASC such Disputed Amounts within five (5) days of such resolution, plus any applicable late fees, interest and/or ADASC’s reasonable costs of collection, if any (e.g., agency fees, court costs, and reasonable attorneys’ fees).
3.3. Late Payments. Late payments (other than Disputed Amounts that are determined not to be in fact due or owing to ADASC) not received within fifteen (15) days of the due date stated in all applicable SOWs will be subject to a late fee of 1.5% per month on all unpaid balances. Customer agrees that it will be responsible for all of ADASC’s costs and expenses, including collection agency fees, court costs, and reasonable attorneys’ fees, incurred by ADASC to collect any monies owed by Customer or to otherwise enforce the terms of this Agreement. ADASC reserves the right to suspend or terminate Services and to withhold Products and/or Deliverables immediately without notice for non-payment of monies owed under this Agreement (including, in ADASC’s reasonable discretion, Disputed Amounts until the related Dispute is resolved).

4. TERM AND TERMINATION.

4.1. Term. This Agreement shall become effective when Customer and ADASC first execute a Proposal and shall remain in effect until terminated as provided herein ("Term").

4.2. Termination. This Agreement and/or any individual SOW may be terminated by either Party (i) in the event the other Party fails to cure or take reasonable steps to cure a breach of any material term of this Agreement or any applicable SOW within ten (10) business days of receipt of written notice describing such breach; or (ii) immediately upon the giving of written notice by such Party in the event the other Party is adjudged insolvent or bankrupt, or upon the institution of any proceeding against the other Party seeking relief, reorganization or arrangement under any laws relating to insolvency, or upon the appointment of a receiver, liquidator or trustee of any of the other Party's property or assets, or upon liquidation, dissolution or winding up of the other Party's business.

4.3 Termination by Customer without Cause Prior to Commencement. If customer purports to terminate this Agreement in advance of the commencement of performance of the Services, ADASC shall be entitled to invoice Customer for, and Customer agrees to pay, all of ADASC’s internal and out-of-pocket expenses accrued prior to the date of termination, plus 50% of the total charges for the services projected to be performed during the first month of the work contemplated by the applicable SOW(s). Customer acknowledges that damages to ADASC for such termination of this Agreement or any SOW or Proposal are difficult, if not impossible, to ascertain and that the cancellation fee referenced in this paragraph shall be deemed reasonable liquidated damages for such early termination and not a penalty.

4.4 Termination by Customer without Cause After Commencement. If Customer purports to terminate this Agreement or any SOW early for any reason other than for ADASC’s uncured breach, or if ADASC terminates this
Agreement early for reasons relating to Customer’s breach and not for ADASC’s convenience, Customer shall be responsible to pay a cancellation fee equal to fifty percent (50%) of the total remaining contract amount that would have otherwise been payable to ADASC had this Agreement not been so terminated. Customer acknowledges that damages to ADASC for such termination of this Agreement or any SOW are difficult, if not impossible, to ascertain and that the cancellation fee referenced in this paragraph shall be deemed reasonable liquidated damages for such early termination and not a penalty.

4.5. Effect of Termination. Upon termination of this Agreement as provided hereunder (a) each Party may demand the immediate return of all Confidential Information (defined below) in possession of the other Party, (b) Customer may demand the immediate return of all Customer Materials, and (c) Customer shall promptly pay all amounts payable hereunder with respect to Services provided and Products and Deliverables delivered prior to termination and any accrued late fees and/or liquidated damages.

5. REPRESENTATIONS, WARRANTIES & COVENANTS

5.1. General. ADASC represents, warrants, and covenants ONLY that (a) the Services shall be performed by qualified personnel in a professional and workmanlike manner in accordance with current website accessibility compliance industry standards; and (b) neither the Services nor any Product provided by ADASC shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third party. Customer represents, warrants, and covenants that it shall not use the Services, Products or Deliverables in any manner contrary to applicable law. Each Party also represents and warrants that it has the full right and authority to enter into this Agreement and perform its obligations hereunder.

5.2. Disclaimer of All Other Warranties. CUSTOMER AGREES THAT ITS ACCESS TO, AND USE OF, THE PRODUCTS AND SERVICES ARE ON AN "AS-IS," AND "AS AVAILABLE" BASIS. CUSTOMER ACKNOWLEDGES THAT ASSESSING ACCESSIBILITY AND REMEDIATION IS HIGHLY COMPLEX, SUBJECTIVE AND CHANGEABLE, AND AS SUCH, ACHIEVING ABSOLUTE OR TOTAL COMPLIANCE IS NOT POSSIBLE. ADASC MAKES NO WARRANTY THAT THE SERVICES WILL FIND ALL ACCESSIBILITY CONCERNS IN CUSTOMER’S WEBSITES, APPS, PDFS OR SERVER(S), OR THAT THE SUGGESTED SOLUTIONS AND ADVICE PROVIDED IN ANY REPORT ADASC MAY PROVIDE TO CUSTOMER FROM TIME TO TIME WILL BE COMPLETE OR ERROR-FREE. WHILE TECHNOLOGICAL AUDITING SUCH AS THAT PROVIDED BY ADASC (WHICH TYPICALLY CAN DETECT APPROXIMATELY 30% OF ACCESSIBILITY ISSUES) MAY BE A GOOD STARTING POINT IN CUSTOMER’S EFFORTS TOWARD COMPLIANCE, HUMAN EXPERT AUDITING IS ALSO NECESSARY. THEREFORE, ADASC STRONGLY RECOMMENDS THAT CUSTOMER REGULARLY ENGAGE IN HUMAN EXPERT AUDITING AND
TECHNOLOGICAL AUDITING OF ITS WEBSITE(S), APP(S) AND SERVER(S) IN ORDER TO ASSURE THE HIGHEST POSSIBLE LEVEL OF ACCESSIBILITY, COMPLIANCE AND USABILITY. ADASC DOES NOT GUARANTEE ANY SPECIFIC LEVEL OF ACCESSIBILITY OR COMPLIANCE AND ASSUMES NO RESPONSIBILITY IN THE EVENT A CLAIM IS MADE AGAINST CUSTOMER BASED UPON OR ALLEGING A LACK OF OR FAILURE IN ACCESSIBILITY OR COMPLIANCE WITH APPLICABLE ACCESSIBILITY LAWS, REGULATIONS AND/OR STANDARDS. ADASC SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY, NONINFRINGEMENT OR FITNESS FOR A PARTICULAR PURPOSE.

5.3. Customer’s Covenant of Compliance with Laws. Customer is solely responsible for complying with all applicable laws pertaining to Customer’s website, web applications and business, including, without limitation, tax laws, laws governing electronic commerce, US Export laws and laws related to accessibility. Customer agrees to indemnify, defend and hold ADASC harmless from any claims, losses or proceedings, including ADASC’s reasonable attorneys’ and experts’ fees incurred in defending any such claim or proceeding, arising out of Customer’s breach of this Section. This Section survives termination of this Agreement for any reason.

6. CONFIDENTIALITY & NON-SOLICITATION.

6.1 Confidentiality. Except as provided in ADASC’s Privacy Policy that may be accessed at www.adasitecompliance.com, and incorporated herein by reference, ADASC and Customer each agree to hold the other’s Confidential Information in confidence and not to disclose it to any third party without the prior written consent of the disclosing party. Each Party agrees to use the Confidential Information of the disclosing party only for purpose of performing the Party’s obligations under this Agreement. Further, the receiving party shall use the same degree of care it uses with respect to its own Confidential Information to prevent the unauthorized disclosure to a third party of any Confidential Information of the disclosing party, but in no event less than reasonable care. As used in this Agreement, "Confidential Information" shall mean non-public, proprietary information including, without limitation, any information, technical data or know-how relating to ideas, inventions, concepts, software, designs, specifications, processes, data, source code, object code, research and development, and information related to finances, costs, prices, vendors, customers and employees which is disclosed by a Party or on its behalf whether before, on or after the date hereof, directly or indirectly, in writing, orally or by visual inspection, to the other Party or any of its employees or agents. The obligations to protect Confidential Information under this section shall not apply to information which: (a) is or becomes publicly known through no act or failure to act on the part of the receiving party; (b) was rightfully in the receiving party’s possession prior to disclosure by the
disclosing party; (c) became rightfully known to the receiving party, without confidentiality restrictions, from a source other than the disclosing party; (d) is approved by the disclosing party for disclosure; (e) is or was developed independently by the receiving party without use of the Confidential Information and without violation of any confidentiality restriction; or (f) is required to be disclosed by law.

6.2. Non-Solicitation. The parties recognize that their respective employees, contractors and consultants (and such persons' loyalty and services), constitute valuable assets of each Party. Accordingly, neither Party shall, during the Term and for a period of one (1) year thereafter, directly or indirectly solicit, employ, offer to employ, nor engage as a consultant, any employee, any sub-contractor or independent consultant of the other Party with whom such Party had contact pursuant to this Agreement, except that nothing herein shall prevent the hiring of a person who responds to a general advertisement or solicitation. The remedy at law for any breach of the foregoing provisions may be inadequate and, in addition to any other remedy it might have, the aggrieved party shall be entitled to seek injunctive relief without proof of irreparable injury and without posting bond. This Section survives termination of this Agreement for any reason.

7. INTELLECTUAL PROPERTY.

7.1. ADASC Materials. Except as provided herein, as between the Parties, ADASC shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights (collectively, "IP") of ADASC used in or otherwise associated with the Services, Deliverables and Products provided to Customer hereunder, and (ii) all works, designs, trade secrets, technical specifications and data, know-how and show-how, inventions, concepts, ideas, and improvements which are authored, conceived, devised, developed, reduced to practice or otherwise obtained by ADASC which arise out of ADASC’s performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively "ADASC Materials"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive ADASC of any of its intellectual property or other proprietary interests associated therewith. Subject to the foregoing, ADASC grants Customer a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Products, Deliverables and the ADASC Materials in connection with the ordinary and intended use by Customer thereof as provided hereunder and in the applicable SOW, including viewing, downloading and printing the Deliverables for Customer’s internal use without posting, distributing or modifying the same, and without in any case removing ADASC’s copyright, trademark or other intellectual property ownership notices.
7.2. Customer Materials; Publicity and Trademarks. Except as provided herein, as between the Parties, Customer shall retain all right, title, and interest in and to all IP of Customer provided or made available to ADASC in connection with ADASC’s Services (collectively "Customer Materials") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Customer of any of its intellectual property or other proprietary interests associated therewith. Subject to the foregoing, Customer grants ADASC a non-exclusive, non-transferable worldwide limited right and license to access and use such Customer Materials in connection with the provision of the Services, Products and Deliverables to Customer hereunder. Further, Customer permits ADASC to identify Customer as a customer of ADASC in ADASC’s marketing materials (including using Customer’s name and logo for such limited purposes).

7.3 Right to Display ADASC Compliance Shield / Accessibility Policy. If authorized by ADASC, Customer may display an ADASC-provided compliance shield and customized accessibility policy on its websites or web applications. The provided ADASC compliance shield and customized accessibility policy shall remain under the full ownership and control of ADASC. ADASC shall retain the right at any time and in its sole discretion to withdraw its authorization to display such compliance shield and customized accessibility policy. Customer is expressly prohibited from using an ADASC compliance shield and customized accessibility policy for any purpose not specifically authorized by this Agreement or by an applicable SOW, and in no event may use such shield for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

8. INDEMNITY.

8.1 Customer agrees to indemnify, hold harmless, and defend ADASC, its officers, directors, employees, agents, representatives, insurers and affiliates from and against all damages, losses, liabilities, penalties, costs or expenses (including reasonable attorneys' fees and expenses) relating to, caused by or arising out of (i) Customer's breach of this Agreement or (ii) any claim, demand, litigation, suit, proceeding, judgment or other legal action initiated by any party other than Customer and based on, arising from or related to Customer's use of the Services or Products (other than claims that the Deliverables or Products infringe a third party's intellectual property rights).

9. LIMITATIONS OF LIABILITY.

9.1 In no event shall ADASC be liable to Customer or any other party for any incidental, special, indirect, exemplary, or consequential damages of any kind, including, without limitation, lost profits, loss of time, money, data or goodwill, which may arise out of this Agreement (including any SOW) or the performance
hereof, regardless of whether ADASC has been advised, has reason to know, or in fact knows of the possibility thereof. In no event shall ADASC be liable to Customer for (i) any unauthorized access to or alteration of transmissions or data; or (ii) any server, network or website issues caused directly or indirectly by ADASC's technological and/or human expert accessibility testing, scanning and/or auditing processes. If, notwithstanding the other provisions of this Agreement, ADASC is found to be liable to Customer for any damage or loss which arises out of or relates to this Agreement or Customer's use of the Services or Products, ADASC’s liability shall in no event exceed the lesser of (i) the actual damages of Customer and (ii) the total of any fees paid by Customer to ADASC in the six (6) months prior to the date of the initial claim made by Customer against ADASC. Any Claim for damages against ADASC hereunder must be made within one (1) year of the occurrence of the incident to which such claim relates or be forever barred. The limitations and exclusions set forth in this Section shall apply to all claims or causes of action, whether liability is asserted in contract or tort. This sub-paragraph shall survive termination of this Agreement. Customer understands that the limitations set forth above allocate the risks under this agreement between ADASC and Customer and that ADASC’s pricing reflects and is conditional upon this allocation of risk and limitation of liability. These limitations shall apply notwithstanding any breach of a fundamental term of this Agreement, or the failure of essential purpose of any limited remedy. The Services in no event include ADASC acting as an expert witness on Client’s behalf or otherwise providing litigation support services. In the event that ADASC is requested, pursuant to subpoena or order issued pursuant to a valid legal process, to provide testimony or produce documents relating to the Services in judicial or administrative proceedings to which ADASC is not a Party or to which ADASC is named as a co-defendant with Client, ADASC shall, unless expressly prohibited by law, notify Client of the request within a reasonable period of time under the circumstances and, to the extent practicable, prior to providing any response. ADASC shall be reimbursed by Client at ADASC's then-standard billing rates for ADASC’s professional time and expenses, including reasonable attorneys’ fees, incurred in responding to such request. Client shall be permitted all reasonable opportunities under the circumstances to protect their privileges and interests at their own cost and expense, and ADASC shall take all steps reasonably necessary or appropriate under the circumstances to permit them to assert all applicable rights and privileges with regard to the requested materials in the appropriate forums, and shall cooperate with them in a commercially reasonable manner in any proceeding relating to the disclosure sought.

9.2 Customer acknowledges and agrees that for ADASC to perform the Services, it must, in some cases, give ADASC remote access to areas behind logins that are to be audited hereunder, including, without limitation to content management systems and/or servers (collectively, the “System”), and agrees that it will furnish to ADASC all necessary information and/or user names and passwords required to do so. ADASC agrees to follow commercially reasonable security policies for accessing Customer’s System including any specific
security procedures as may be communicated to ADASC by Customer in writing prior to ADASC accessing the System. Notwithstanding the foregoing, Customer acknowledges that access is given to ADASC at Customer’s sole risk and peril. Customer acknowledges that it has created a backup copy of all data that may be affected by ADASC’s access to the system. ADASC shall not be responsible for creating backup copies of such data and information, and in no event shall ADASC be responsible for any direct or indirect damage or other problems arising out of or caused by ADASC’s access to customer’s system to perform the Services.

10. GENERAL PROVISIONS.

10.1. Order of Precedence. The terms of this Agreement and any SOW are intended to complement each other, and to the extent they conflict, the terms of any SOW shall supersede conflicting terms and conditions in this Agreement, but solely with respect to Services or Products provided pursuant to such SOW.

10.2. Subcontractors. Unless otherwise provided in a SOW, ADASC may provide Services hereunder through subcontractors and/or affiliates.

10.3. Dispute Resolution. Before initiating any legal claim or action (except with respect to equitable relief), the Parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, a "Dispute") through discussions which shall be initiated upon written notice of a Dispute by either Party to the other Party. If the Parties cannot resolve the Dispute within ten business days, then the Parties shall attempt to settle the Dispute by mediation, and if mediation is unsuccessful, then by arbitration held in Palm Beach County, Florida pursuant to the Rules of the American Arbitration Association. The Parties hereby consent to the exclusive jurisdiction of the federal and state courts in Palm Beach County, Florida for purposes of any claims for equitable relief related to this Agreement and waive any defense of inconvenient forum. The prevailing party in any such dispute shall be entitled to claim from the arbitrator or court its costs and fees incurred in litigating any such dispute, including reasonable attorney’s fees, court and experts’ costs through all appeals.

10.4. Status. ADASC is an independent contractor and not an employee, agent or representative of Customer. Nothing in this Agreement shall be construed as creating an employer-employee, partnership, joint venture or agency relationship.

10.5. Notices. Any notice required or permitted hereunder shall be in writing and shall be deemed duly given if delivered to a Party at its address set forth in the signature block of the latest SOW (or the most recent address provided by such Party for notice purposes) by (i) hand delivery, (ii) certified mail, postage prepaid, return receipt requested, or (iii) recognized overnight delivery service.
A notice shall be deemed received on date of delivery, if hand delivered or delivered by overnight delivery service (as reflected in the carrier's records), or five (5) days from date of mailing, if mailed by certified mail.

10.6. Entire Agreement; Severability. This Agreement, together with any SOWs, sets forth the entire agreement of the Parties, and supersedes any prior agreements or statements with respect to the subject matter hereof. If any part of this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, then the remaining provisions of this Agreement will remain in full force and effect and the invalid or unenforceable provision will be deemed superseded by a valid, enforceable provision that most closely matches the intent of the original provision.

10.7. Assignment. This Agreement may not be assigned by Customer except with the prior written consent of ADASC. ADASC may assign this Agreement without Customer's consent to the purchaser in connection with a sale of ADASC's business, provided the purchaser agrees to assume all obligations of ADASC hereunder. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and lawful permitted assigns.

10.8. Amendments and Waivers. This Agreement may be amended or modified only by a written instrument duly executed by each Party. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the Party who might assert such breach. Any failure or delay by either Party to exercise any right, power, or privilege under the Agreement shall not be deemed a waiver of any such right, power, or privilege under the Agreement on that or any subsequent occasion.

10.9. Governing Law. This Agreement shall be governed by the laws of the State of Florida, without reference to conflicts of law principles that would cause the application of the law of any other jurisdiction.

10.10. Force Majeure. If either Party is prevented from performing any of its obligations under this Agreement due to any cause beyond the Party's reasonable control, including, without limitations, an “act of God,” fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that Party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

10.11. Survival. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties & Covenants), Section 6 (Confidentiality & Non-Solicitation), Section 7 (Intellectual Property), Section 8 (Indemnity), Section 9 (Limitation of Liability), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.
10.12 **Waiver** Any waiver by either Party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such Party’s right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

10.13 **Counterparts.** By using ADASC’s Services, Customer consents to have this Agreement provided in electronic/digital form. Please print a copy of this document for your records. This Agreement and any modification may be executed and delivered (including by facsimile, portable document format (.pdf) transmission, or via any online e-signature platform) in one or more counterparts, and by each Party in separate counterparts, each of which when executed will be deemed to be an original, and all of which taken together will constitute one and the same Agreement.

10.14 **No Construction Against the Drafter.** In the interpretation of this Agreement, the ‘contra proferentem’ rule of contract construction shall not apply, this Agreement being the product of negotiations between commercially sophisticated Parties, and therefore shall not be interpreted in favor of or against any Party by the sole reason of the extent to which such Party or its professional advisors participated or did not participate in the drafting of this Agreement.

10.15 **Headings.** Headings included herein are for convenience only and shall not be used to construe or interpret this Agreement.

In witness whereof, the Parties have, by their duly authorized representatives, executed this Master Services Agreement as of the date first set forth above.

**ADA SITE COMPLIANCE, LLC**

By: ____________________________

Name: __________________________

Title: __________________________

**TARA CDD**

By: ____________________________

Name: __________________________

Title: __________________________
Statement of Work (SOW) Agreement to Perform Consulting Services

Date: December 7, 2018  
Services Performed By: ADA Site Compliance, LLC  
Services Performed For: Tara CDD

This Statement of Work (SOW) is issued pursuant to the Master Services Agreement between Tara CDD (“Client”) and ADA Site Compliance, LLC (“Contractor”), effective December 7, 2018 (the “Agreement”). This SOW is subject to the terms and conditions contained in the agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the agreement. In the event of any conflict or inconsistency between the terms of this SOW and the terms of the agreement, the terms of the SOW shall govern and prevail.

This SOW, effective as of December 7, 2018, is entered into by and between Contractor and Client for Client’s website www.taracdd.org and is subject to the terms and conditions specified below. The exhibit(s) to this SOW, if any, shall be deemed to be a part thereof. In the event of any inconsistencies between the terms of the body of this SOW and the terms of the exhibit(s) hereto, the terms of the SOW shall prevail.

Period of Performance

The services shall begin on the date of the Agreement’s execution and shall continue through completion or termination, subject to the termination provisions below.

Process & Engagement

ADA Site Compliance uses both technological (i.e. software-based) and human expert auditing to detect compliance failures for websites, mobile applications, PDFs, and other digital assets. We evaluate their accessibility against evolving web content accessibility guidelines (currently WCAG 2.1) and offer the solutions below. In both cases, we will deliver you a website that has been audited and remediated for substantial compliance with current standards.

**Option 1** – Our team of human expert auditors performs manual compliance testing of your existing website using
screen reader software and keyboard shortcuts. This testing method best simulates the actual conditions a user with disabilities experiences when visiting your site and is therefore the most reliable gauge of its real-world accessibility. Our remediation team uses the resulting audit report to make all relevant fixes to your existing site via its source code. We then re-submit the fixed pages for round two of human auditing and a corresponding second round of corrections. This is to ensure all failures have been addressed and that no new ones were created in the process.

Throughout the process and afterward, you will receive quarterly technological audit reports that identify all errors that software can detect. Please note that software-based reports alone cannot identify 100% of accessibility failures; at best, they can uncover about one-third of them. As such, your technological reports are intended only as a general diagnostic of your site’s ongoing compliance health – not as a measure of your website’s overall accessibility.

**Option 2** – Our team will migrate your existing site to an accessible and compliant theme built and maintained by ADASC. Rizzetta & Company will continue to host and provide backup for your site. Post-migration, our audit and design teams will employ best efforts to ensure that your new website is substantially compliant with current standards. By building a new site on an accessible and compliant theme, we avoid the significant preparation and testing costs associated with Option 1. This is reflected in the price difference between the two options.

**Scope of Work & Deliverables**

Contractor shall provide the following services/deliverables for Client and its site, www.taracdd.org:

**Technological & Human Expert Auditing (Option 1 only)**
- customized software-based and human expert auditing of the entire web domain
- detailed audit reports including the precise location in the code of each failure, a description of the error, a picture for visual context, and a suggested remediation step

**Site Migration (Option 2 only)**
- Contractor will migrate the content of Client’s existing website to one built on Contractor’s own themes that are known to be accessible and compliant with WCAG 2.1 standards
- content may include, but is not limited to, pictures, text, tables, video files, and forms
- some existing functionality/content, including that provided by third-party vendors, may be impossible to migrate “as is” from the existing site to the new one, in which case another solution may be required
- review by Contractor’s technical team leaders of the migrated site for quality assurance

**PDF Auditing & Remediation (if applicable)**
- Contractor will deliver fully accessible PDFs to Client
- document types may include, but are not limited to, meeting agendas, minutes, and budgets
- this service is not automatically included with either migration or auditing/remediation
- per-page pricing is included in the Fee Schedule section of this SOW

**Customized Accessibility Policy & Compliance Shield (Options 1 & 2)**
• indication of Client’s active engagement with recognized experts in the field of website accessibility and compliance; the deliverable is uploaded to the footer of Client’s website and acts as a deterrent to litigation from trolling plaintiffs and/or attorneys
• statement of Client’s specific ongoing strides toward compliance with current WCAG standards – to be posted on the website (links to ADA Compliance Shield)
• alternate contact info for users to report inaccessible areas of Client’s website and to request assistance – to be posted on the website (links to ADA Compliance Shield)

Technical Support (Options 1 & 2)
• available to Client and/or its developers via email, phone, video, and (where feasible) in-person contact

Fee Schedule

Option 1:
$5,900 (year one) – auditing and remediation of the current Tara CDD website
$1,500 (annually) – to ensure continued accessibility and compliance
$2.90 per page – PDF human expert auditing and remediation
$190 per hour – additional consulting beyond two hours (e.g. adding new site content, editing existing content)

Option 2:
$3,900 (year one) – migration of the current website to a new site built on ADA-compliant themes
$900 (annually) – to ensure continued accessibility and compliance
$2.90 per page – PDF human expert auditing and remediation
$190 per hour – additional consulting beyond two hours (e.g. adding new site content, editing existing content)

The above pricing reflects a 20% discount based on Client’s contract with Egis Insurance and Risk Advisors. One-half (50%) of the year-one fee for services is due at the time of the Agreement’s signing, with the balance due upon Client’s acceptance of the final deliverables.

The annual fee, to be paid one (1) year after the execution date of this SOW, includes Client’s continued use of Contractor’s Compliance Shield and Accessibility Policy; updates made to the Accessibility Policy to reflect changing standards and laws; quarterly technological auditing and reporting, and continued consulting.

Completion Criteria

Contractor will make all reasonable efforts to complete human expert auditing in an expeditious way. The process of migrating, auditing, and remediating website-based content is time-intensive and typically takes between thirty (30) and forty-five (45) days, per round, to complete. This excludes any time needed to remediate the identified failures and to validate their corrections. The total completion time for multiple rounds of human expert auditing may be three (3) to six (6) months in all. For sites of significant complexity, this term may be longer.

Contractor shall have fulfilled its obligations to Client when either of the following occurs:
• Contractor provides Client all deliverables above, and Client accepts these without unreasonable objections. If Contractor receives no response within seven (7) business days of delivery, this shall be deemed acceptance.
• Contractor and/or Client may cancel services not yet provided within sixty (60) business days with advance written notice to the other party.

Signatures

In witness whereof, the Parties have, by their duly authorized representatives, executed this SOW as of the date first set forth above.

ADA SITE COMPLIANCE, LLC
By: ________________________________
Name: ______________________________
Title: ________________________________

TARA CDD
By: ________________________________
Name: ______________________________
Title: ________________________________
Tab 11
Tara
Community Development District

Proposal for
Amenity Management Services

Presented by: Rizzetta & Company, Inc.

3434 Colwell Avenue, Suite 200
Tampa, Florida  33614
813.514.0400
rizzetta.com
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AMENITY MANAGEMENT SERVICES:

Rizzetta Amenity Services, Inc., ("Consultant") is an affiliate of Rizzetta & Company, Inc., which offers an extensive menu of amenity management services for both Community Development Districts and Community Associations.

We provide professional onsite management services for amenity facilities in both Community Development Districts and Community Associations. Our amenity management services are customized and cost effective to meet our client’s needs. We offer creative and diverse programs which include numerous activities for both children and adults. We currently manage over thirty amenity facilities throughout Florida with combined annual operating budgets in excess of four million dollars.

Please see our complete listing of amenity management services below:

✓ Pre-Opening Services
✓ Onsite Management Services
✓ Recreation Management Services
✓ Lifestyle Programming and Activities
Scott V. Smith, Regional Manager, Community Services

Scott Smith is the Regional Manager, Community Services for Rizzetta & Company Inc. He is responsible for the management and oversight of the Community Services Department, this includes all Field Services and Amenity Services for the company.

Mr. Smith most recently served as Manager, Business Development where he was responsible for market share growth, client relations, branding and marketing.

Prior to that he served as Amenity Services Manager overseeing and supporting the amenity management staff. He also served as onsite Director of Operations for the MiraBay Home Owners Association. Mr. Smith started with the company in 2006 as an Associate District Manager in the Wesley Chapel office.

Prior to joining Rizzetta & Company, Inc., Mr. Smith worked for Universal Studios Florida as a General Operations and Procedures trainer for 4 years. Following this, Mr. Smith worked as a Sales Manager for both The Florida Aquarium and Yacht Starship in Tampa, Florida where he was responsible for securing private event contracts for the corporate and convention markets. During this time he worked closely with Visit Tampa Bay and partners to help promote Tampa as a destination for potential convention groups.

Mr. Smith attended Full Sail, Center for the Recording Arts in Winter Park, FL. with a major in Film and Video Production. He is also a Licensed Real Estate Agent in the State of Florida.

Mr. Smith can be reached at the following office location:

Citrus Park Office
12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
Phone: 813.933.5571
Email: ssmith@rizzetta.com
Gregg Gruhl, Manager, Amenity Services

Gregg Gruhl is the Manager, Amenity Services for Rizzetta & Company, Inc., and oversees and supports the onsite facility management staff for Rizzetta Amenity Services, Inc. (RASI). He was named to the position in April 2016. Mr. Gruhl most recently served as Clubhouse and Amenity Manager for the Country Walk community in Wesley Chapel, Florida. Mr. Gruhl started with Rizzetta Amenity Services in May of 2011 as a Clubhouse and Amenity Manager for the Carriage Point community in Gibsonton, Florida.

Prior to joining Rizzetta Amenity Services Mr. Gruhl served as the Region 3 Tennis Program Coordinator for USTA Florida where he developed the strategic marketing for Adult & Junior League tennis in the USTA Florida Section Region 3 including more than 30 tennis leagues and involving more than 7,000 players.

Prior to that Mr. Gruhl was also the Chief Operating Officer and founding partner of GL Sports Entertainment planning and directing event operations as well as sponsorship sales. He has a wide variety of event experience that ranges from the USTA Pro Circuit, ABA, AVP and Indy Car to MMA, Boxing and Soccer.

In 2005 Mr. Gruhl opened the $12 million dollar Sports & Field Athletic Club in Wesley Chapel assuming a double duty role by not only being the General Manager of the facility, but also the General Manager of the Tampa Bay Strong Dogs a member of the American Basketball Association. A team owned by Sports & Field.

Mr. Gruhl is also a former Athletic Director of Tampa’s prestigious Harbour Island Athletic Club, after serving 22 years as the Director of Tennis at Northdale Golf and Tennis Club. Mr. Gruhl received his Bachelor of Arts from the University of South Florida in 1981. He is one of 3 Founders of the CHAMPS Middle School Foundation.

Mr. Gruhl can be reach at the following office location:

Citrus Park Office  
12750 Citrus Park Lane  
Suite 115  
Tampa, Florida 33625  
Phone: 813.933.5571  
Email: ggruhl@rizzetta.com
INTRODUCTION:

Rizzetta Amenity Services, Inc. ("Consultant"), at the request of the Tara Community Development District ("District") is providing a proposal for professional Amenity Management Services. These services are listed by the following categories:

- MANAGEMENT
- PERSONNEL
- RESPONSIBILITIES
- ADDITIONAL SERVICES
- LITIGATION SUPPORT SERVICES

A detailed description of these services is provided below:

MANAGEMENT:

Rizzetta Amenity Services, Inc. shall provide expert general management and oversight of the contract with the District within the agreed to scope of service. These responsibilities include duties associated with managing the personnel, such as recruiting, hiring, training, oversight and evaluation.

As required, the Consultant will attend meetings to provide any updates or address concerns. The Consultant will be available to any board member for open and direct communications regarding any questions they may have.

PERSONNEL:

The Consultant shall provide the services of a Field Manager that will be assigned to the District. A general description of this position is provided below:

1. **Field Manager:** Shall be employed as a part time, hourly position to oversee and supervise the amenity facilities. They are the onsite representative of the Consultant and the first point of contact with the residents on a day to day basis for the District. The Field Manager shall have the responsibilities of overseeing all outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District’s Board of Supervisors and District Manager.
RESPONSIBILITIES:

The onsite management personnel will be responsible for the following services, a detailed description of these services is provided below:

- Field Manager reports directly to the CDD District Manager.
- Full knowledge/awareness of security systems, procedures and policies with the ability to assess and propose cost effective methods for securing community facilities.
- Assist the District Manager in reviewing bid documents for contractual services.
- Monitor Community Center’s daily activities as well as activities at the pool and recreational facilities. Must be able to schedule and oversee such events.
- Full knowledge/awareness of all aspects of residential community maintenance to include BASIC carpentry, electrical, plumbing, painting, landscaping, and facilities.
- Responsible for day to day operations, budgeting, managing vendor contracts and supervision.
- Arrange, bid, and supervise work of outside contractors.
- Assess property damage, neglect and depreciation and estimate costs associated with repair and/or replacement.
- Negotiate purchasing and bidding of contracted services.
- Perform regularly scheduled reviews of the following: Preventative maintenance records, inventories, purchases and monthly utility invoices.
- Maintain an operations and maintenance manual complete with current drawings and any other pertinent documents.
- When requested, attend Board meetings.
- Create and monitor annual maintenance budget and provide input when necessary at monthly CDD meetings.
- Assist District Manager in preparation of annual district operating budget.
- Handle after-hours calls for emergencies.
- Work with outside vendors and additional onsite staff (if applicable) to ensure community meets quality maintenance standards set by Board of Supervisors.
- Drive community a minimum of two times per week for trash and other issues and report to District Manager.
ADDITIONAL SERVICES:

In addition to the Amenity Management Services described above, the District may, from time to time, require additional services from the Consultant. Any services not specifically provided for in the scope of services above, as well as any changes in the scope requested by the District, will be considered additional services. Such additional services may include but are not limited to attendance at additional meetings, District presentations and vendor responses.

If any additional services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

If any litigation support services are required or requested, the Consultant will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services.
## Schedule of Fees

### Option One:

**AMENITY MANAGEMENT SERVICES:**

Services will be billed bi-monthly, payable pursuant to the following schedule for the period of **October 1, 2018 to September 30, 2019**

<table>
<thead>
<tr>
<th>SERVICES (October 1, 2018 to September 30, 2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Full Time Personnel (25 hours per week for 52 weeks)</strong></td>
</tr>
<tr>
<td>-Field Manager</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ANNUAL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Budgeted Personnel Total (1)</strong></td>
</tr>
<tr>
<td><strong>General Management and Oversight (2)</strong></td>
</tr>
<tr>
<td><strong>Total Services Costs:</strong></td>
</tr>
</tbody>
</table>

| **Operating Deposit (One-time fee) (3)**            | $ 2,931.16  |

**Total Services Costs:** $ 40,124.50
**Option Two:**

**AMENITY MANAGEMENT SERVICES:**

Services will be billed bi-monthly monthly, payable pursuant to the following schedule for the period of **October 1, 2018 to September 30, 2019**

<table>
<thead>
<tr>
<th>SERVICES (October 1, 2018 to September 30, 2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Time Personnel (15 hours per week for 52 weeks)</td>
</tr>
<tr>
<td>- Field Manager</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th><strong>ANNUAL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Budgeted Personnel Total (1)</td>
<td>$ 17,134.51</td>
</tr>
<tr>
<td>General Management and Oversight (2)</td>
<td>$ 9,600.00</td>
</tr>
<tr>
<td><strong>Total Services Costs:</strong></td>
<td>$ 26,734.51</td>
</tr>
<tr>
<td>Operating Deposit (One-time fee) (3)</td>
<td>$ 2,125.68</td>
</tr>
<tr>
<td><strong>Total Services Costs:</strong></td>
<td>$ 28,860.19</td>
</tr>
</tbody>
</table>

(1). These budgeted costs reflect full personnel levels required to perform the services outlined in this proposal. Personnel costs includes: All direct costs related to the personnel for wages, benefits (Full Time only), applicable payroll-related taxes, workers’ compensation, payroll administration and processing, background checks and drug testing.

(2). General Management and Oversight: The costs associated with Rizzetta Amenity Services, Inc.’s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

(3). Operating Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the District. This operating deposit is defined as one month of maximum total services costs.
The District shall be responsible for any of the following costs associated with the operation of the amenity facilities:

**Uniforms:** Personnel shall wear community specific shirts provided by the District if required.

**Cell Phone:** Management personnel shall require a cell phone or a cell phone allowance. This phone will also be used as the contact number for the District for after hour emergencies.

**Office Equipment:** Personnel will require a dedicated computer, printer and a digital camera as well as convenient access to an onsite copier and fax machine, provided by the District. (All office supplies, including printer cartridges, shall be provided by the District).

**Mileage Reimbursement:** Personnel shall receive mileage reimbursement incurred while performing the District’s responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.
### ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

<table>
<thead>
<tr>
<th>Job Title</th>
<th>Hourly Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal</td>
<td>$300.00</td>
</tr>
<tr>
<td>Vice President</td>
<td>$250.00</td>
</tr>
<tr>
<td>Chief Financial Officer</td>
<td>$250.00</td>
</tr>
<tr>
<td>Director</td>
<td>$225.00</td>
</tr>
<tr>
<td>Information Technology Manager</td>
<td>$225.00</td>
</tr>
<tr>
<td>Regional District Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>Financial Services Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>Accounting Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>Regional Licensed Community Association Manager</td>
<td>$200.00</td>
</tr>
<tr>
<td>District Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Licensed Community Association Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Amenity Services Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Clubhouse Manager</td>
<td>$175.00</td>
</tr>
<tr>
<td>Senior Helpdesk Support Engineer</td>
<td>$175.00</td>
</tr>
<tr>
<td>Financial Analyst</td>
<td>$150.00</td>
</tr>
<tr>
<td>Senior Field Services Manager</td>
<td>$150.00</td>
</tr>
<tr>
<td>Senior Accountant</td>
<td>$150.00</td>
</tr>
<tr>
<td>Field Services Manager</td>
<td>$125.00</td>
</tr>
<tr>
<td>Community Association Coordinator</td>
<td>$100.00</td>
</tr>
<tr>
<td>Financial Associate</td>
<td>$100.00</td>
</tr>
<tr>
<td>Staff Accountant</td>
<td>$100.00</td>
</tr>
<tr>
<td>Accounting Clerk</td>
<td>$85.00</td>
</tr>
<tr>
<td>Administrative Assistant</td>
<td>$85.00</td>
</tr>
</tbody>
</table>
Tab 12
Rental Fees: Rental Fees shall mean those fees, including applicable security deposits and cleaning fees, charged for the exclusive use of the District community center for private functions. (The District pool, tennis/pickle ball facilities, or any other area located outside of the District community center may not be rented for private functions).

User Fees: User Fees shall mean those fees charged, on an annual or daily basis, for the non-exclusive use of the District community center.

Security Deposit: A refundable security deposit of $100 shall be charged for all private rentals. Upon inspection by the Field Manager and the determination that there are no damages, the deposit will be fully refunded. The deposit will be fully refunded if the private function is cancelled due to inclement weather or emergency. However, deposits are non-refundable in the event that a private function is cancelled with less than forty-eight (48) hours’ notice.

Cleaning Fee: A non-refundable fee of $100 shall be charged to cover the cost of cleaning the facility subsequent to its use for private functions if necessary.
User Fees do not apply. Residents who lease their property to another party will be deemed to have transferred his or her right to use the District pool, community center, and tennis/pickle ball facilities without payment of User Fees to the tenant for the term of the lease. During the term of the lease, the owner of the leased property will be required to pay User Fees for use of the District pool, community center, and tennis/pickle ball facilities unless the owner resides at another property within the District.

Non-Residents

User Fees apply. The District shall charge User Fees to those individuals who do not reside within the District but wish to use the District Pool, community center and tennis/pickle ball facilities. Individuals who do not reside within the District may pay User Fees on an annual or a daily basis. Payment of User Fees shall entitle an individual and his or her immediate family to the non-exclusive use of the District pool, community center, and tennis/pickle ball facilities. Individuals wishing to register as non-resident users of the District pool, community center and tennis/pickle ball facilities should contact the District Manager at (813) 933-5571.

<table>
<thead>
<tr>
<th>Resident and Community Organization Fees and Deposits</th>
<th>Fees and Deposits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents of the District (Preserve), government organizations, Tara and Preserve homeowner’s associations, condominium associations, property owners’ associations and community organizations with residents as members for free events that are open to residents of the District. (2 two (2) hour blocks of time). Block times are listed in the Community Center Policies and Hours of Operation.</td>
<td>No Fee</td>
</tr>
<tr>
<td></td>
<td>(See cleaning fee above)</td>
</tr>
<tr>
<td></td>
<td>Advertisement on Community Channel 196 may be required.</td>
</tr>
<tr>
<td>Residents that rent the community center for private events. (2 two (2) hour blocks of time). Block times are listed in the Community Center Policies and Hours of Operation.</td>
<td>$50.00 Rental Fee</td>
</tr>
</tbody>
</table>
Residents or such organizations who use the community center on a regular basis for public events, as defined at the discretion of the District, must pay a refundable $100.00 deposit, which will be used by the District only if cleaning or repairs are needed as a result of the resident’s or organization’s private function. Costs for cleaning and repair over the $100.00 deposit shall be billed to the resident or organization. (2 two (2) hour blocks of time)

<table>
<thead>
<tr>
<th>Non-Resident Fees</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deposit</td>
<td>$100.00</td>
</tr>
<tr>
<td>Annual</td>
<td>$1000.00</td>
</tr>
<tr>
<td>Daily</td>
<td>$50.00</td>
</tr>
<tr>
<td>Rental Fee for the community center (2 two (2) hour block of time) or hourly.</td>
<td>$300.00 or $75 per hour up to $300.00</td>
</tr>
</tbody>
</table>

A complete listing of all regulations and fees is available at the community center by contacting the Field Manager at (941) 756-2416. Friday, Saturday and Sunday evenings shall be reserved for use by individuals and or group parties. No organizations may reserve these evenings from 5:00 p.m. to 11:00 p.m. The Field Manager may schedule organizations in these time slots if and only if no individuals or group parties have requested that evening. Additionally, if organizations have been scheduled for any of these evenings and then an individual or group requests the community center for that evening, the organization must cancel their event on that evening.
Tara Community Development District 1
Community Center Policies

1. The community center is for use by residents of Tara Community Development District I (Preserve), their guests, non-resident members and renters.

2. Until such time as the District determines that additional staffing is appropriate, the community center shall be open from 8:30 a.m. to 1:00 p.m. Monday through Friday. It shall be closed outside of these times unless it is occupied by an authorized individual or group.

3. The community center may not be used under any circumstances without the prior scheduling of the event with the field manager, and that the activity or rental is posted on the official calendar.

4. Parties wishing to make reservations for private and exclusive use of the community center, not-to-exceed 4 hours, shall contact the Field Manager no later than two (2) weeks preceding the date of the reservation requested. Reservations are taken in the order in which they are received. Any illegal activities as defined by Florida statutes or Manatee County ordinances will not be permitted within any community facilities. All renters must be present during the entire time that they have rented the community center.

5. Organizations may use the community center at no charge, but must return the community center to its original state of cleanliness and setup as they found it or pay a $100 clean-up fee. Additionally they must advertise on community channel 196 as a public notice of their acceptance of any resident in their activity. See the Community Center Policies and Hours of Operation for information regarding scheduling, minimum number of users in a group to use the community center and the other facilities.

Weekly Schedule: Social/recreational groups of District (Preserve) residents wishing to schedule weekly time slots must sustain at least eight District (Preserve) residents, plus their guests for each reserved time slot. Groups that fall below that number for three consecutive weeks will result in loss of the weekly reservation, freeing that slot for general community resident use for that calendar year. If a group can sustain six members, the group may continue with a bi-monthly or monthly reservation for the remainder of the year. No group designated by the Board of Supervisors of the District as having special permission to obtain more than one time slot during prime time may request more than two, two hour time slots in a given week.

Bi-monthly or Monthly Schedule: Social/recreational groups of District (Preserve) residents wishing to schedule bi-monthly or monthly time slots must have at least six District (Preserve) residents present at all sessions. Groups that
fall below that number for three consecutive weeks will release the reserved time slot for general community use for the remainder of the year.

Meetings of the community associations within the District (Preserve) which include the Tara Community Development District 1, the Tara Master Association and its committees, the six condominium associations and the Golf Villa Landscape Association that meet the statutory posting and public session requirements are exempt from these requirements. The field manager may schedule up to two small group meetings for the community center at his or her discretion.

If any group believes it can sustain the eight or six District (Preserve) resident requirement for a reserved time slot, it needs to apply for a standing reservation complete with roster of District (Preserve) names anticipated. Groups who have lost weekly, bi-monthly or monthly slots may reapply in October for the new calendar year if they believe they can again meet the standard continuing basis at some point in time. The field manager will schedule on a first come, first serve basis with no “holding” of specific times that may have been previously assigned.

During the months of June, July and August, the number of required residents participating in these continuing groups may be relaxed to sixty percent of the standard minimum number required.

Small Groups: District (Preserve) residents that are involved with groups with fewer than required attending District (Preserve) residents for a standing reservation or meeting may utilize the $50.00 rental options available to all District (Preserve) residents if open time slots are available.

Usage Cards: Usage cards indicating date, group name, number of District (Preserve) residents present, number of non-resident guests and the signature of the designated District (Preserve) resident contact must be submitted to the field manager after each free event, whether it is a continuing reservation or single association meeting activity.

6. All persons using the community center, pool or tennis/pickle ball courts do so at their own risk. No group can expect use of the entire community center, with the exception for the District, Manatee County and the State of Florida.

7. The community center may not be used for commercial purposes.

8. Residents may not reserve the community center and sublet the facility to any other person or organization.

9. Children under the age of 12 must be accompanied by an adult (18 years of age or older) at all times while in the community center.
10. Skateboards, in-line skates and similar equipment are not allowed in the community center at any time.

11. Furniture shall not be removed from the community center at any time.

12. After use of the community center, all equipment, furnishings, and property of the District shall be returned to its original location and condition.

13. The District is not responsible for items left on the premises. It shall be the responsibility of any party using the community center to remove food or other items from the community center.

14. All persons using the community center shall obey the Manatee County noise ordinances and the posted capacity limits of the facility as defined by the Manatee County Fire Marshall.

15. No animals except service dogs as provided by law shall be allowed in the community center.

16. In accordance with the District’s insurance policy, alcoholic beverages may not be sold in the community center. Users must purchase any alcoholic beverages prior to the event, and the renter or their caterer may not sell the alcoholic beverages in the community center.

17. Caterers must add the District as an additional insured prior to the event and must provide the Field Manager with a copy of the insurance certificate.

18. Renters must abide by all applicable laws and regulations while using the community center.

19. Subject to review by the Board of Supervisors, the District Field Manager may suspend the privileges of any resident or guest to use the recreational facilities that violates these policies.

The Field Manager may be contacted at (941) 756-2416.
Tara Community Development District No. 1
Tennis/Pickle Ball Court Policies

1. Tennis/Pickle ball courts are for use by residents of Tara Community Development District 1 (Preserve), and non-resident members. Guests are permitted only when accompanied by a resident or non-resident member on the court that they are using at that time. Guests are limited to three (3) guests per household playing on one court.

2. No user activity except tennis/pickle ball is permitted on the courts. Skateboards, bicycles, roller skates, radio controlled cars, etc. are not permitted on the courts or walkways surrounding the courts. Anyone found violating this rule is subject to forfeiture of his or her right to use the courts.

3. No pets are permitted on the tennis/pickle ball courts at any time.

4. No food or alcoholic beverages are permitted on the courts.

5. Children under the age of 12 must be accompanied by a parent or person 18 years or older at all times.

6. Tennis/Pickle ball shoes must be worn on the courts. Shirts must be worn at all times.

7. Tennis/Pickle ball courts are available on a first-come, first-served basis. There are no advanced reservations. The “holding” or “saving” of courts is expressly prohibited when players are waiting.

8. Tennis/Pickle ball may commence daily at 9:00 a.m. and may continue using the lights until 9:00 p.m.

9. Players are required to observe court etiquette, as well as rules of good conduct on and around the courts.

The Field Manager may be contacted at (941) 756-2416.
Tara Community Development District 1
Swimming Pool and Spa Policies & Procedures

1. The community center pool is for use by Preserve residents and members of the Tara Community Development District 1 (the “District”).

2. The pool facilities are open from ½ hour after dawn and will close ½ hour before dusk.

3. All persons using the pool and spa facilities do so at their own risk.

4. Each household may bring up to six guests for use of the pool facilities.

5. Guests must be accompanied by a resident or member at all times.

6. Lifeguards will not be present at the pool facilities.

7. Adults over the age of eighteen must be present at all times to supervise the children under the age of sixteen in the pool.

8. Individuals under the age of sixteen must be accompanied by an adult over the age of eighteen at all times while using the pool facilities.

9. Children nine years old and under must have an adult over the age of eighteen in the pool with them at all times. Each adult can only supervise up to three children (under the age of nine) while in the pool.

10. Parents are responsible for ensuring that their children do not urinate or defecate in the pool. Infants and toddlers must wear swim diapers or swim pants that are form-fitting. (Rubber briefs must be placed over diapers).

11. The maximum bathing load in the pool is thirty persons.

12. Proper swimming attire must be worn while using the pool facilities. (Bathing suits only). No street clothes can be worn in the water.

13. Showering is mandatory before use of the pool facilities.

14. No running is allowed within the pool facilities and spa.

15. No diving is allowed.

16. No kickboards or buoys are allowed in the pool except for water wings, swim rings, or personal flotation devices (U.S. Coast Guard approved) or swimming fins used by small children, unless deemed unsafe by the District Field Manager.
17. No rough housing, “chicken” fighting or horseplay is allowed in the swimming pool, or on the pool deck area.

18. Spitting or spouting of water is not allowed in the pool.

19. Except for service animals, no animals are allowed in the pool facilities.

20. No food, drink or smoking is allowed within ten feet of the pool edge(s), except for water in non-breakable containers.

21. No alcoholic beverages are allowed in the pool facilities.

22. No glass containers are allowed in the pool area.

23. No parties are allowed in the pool enclosure.

24. Electronic devices brought to the pool shall be kept at reasonable volumes in consideration of others using the pool facilities.

25. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.

26. No rollerblades/in-line skates, skateboards or the like in the pool area.

27. No use of profanity will be tolerated.

28. Call 911 in the event of an emergency.

29. All occupants of the pool enclosure must vacate the pool/spa and leave the area if lightning is observed or thunder is heard in the area.

30. The pool door must be kept locked at all times.

31. Residents or members without a key to the pool will not be allowed in the pool enclosure.

32. Persons within the confines of the enclosure must not allow residents or members in without a key to enter.

33. Renters within the District must make arrangements with the District Field Manager to obtain a key to the pool facilities.

34. Under no circumstances may anyone with a key have their key duplicated. Residents or members found with more than one key will lose their pool and spa privileges, pending review by the Board of Supervisors.

35. Any person found in violation of any rules or policies herein stated may be asked to leave the pool area immediately. Violations of the Rules will be subject to suspension as deemed appropriate by the Board of Supervisors.
36. Any persons using the pool facilities must follow the applicable rules and regulations of Manatee County and the State of Florida.

37. No illegal or unlawful activities may occur at the pool facilities.

**ADDITIONAL RULES FOR THE SPA**

38. All rules shown above also apply to the use of the spa.

39. No one under the age of six is allowed in the spa.

40. The maximum bathing load in the spa is eight persons.

41. Maximum use of the spa is fifteen minutes.

42. Pregnant residents should consider the health issues when using the spa.

The Field Manager may be contacted at (941) 756-2416.
The administration of the community center facilities strives to provide flexibility and fairness in providing no cost use privileges for the greatest number of residents. Because of high demand, scheduling the community center for activities and events during Monday through Friday will be by two hours blocks per the chart above. The reserved times blocks include set up and clean up time. Paid rentals for private parties may deviate from this schedule at the discretion of the Field Manager.

<table>
<thead>
<tr>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
<th>Sunday</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: PM - 3</td>
<td>1: PM - 3</td>
<td>1: PM - 3</td>
<td>1: PM - 3</td>
<td>1: PM - 3</td>
<td>1: PM - 3</td>
<td>1: PM - 3</td>
</tr>
<tr>
<td>5: PM - 7</td>
<td>5: PM - 7</td>
<td>5: PM - 7</td>
<td>5: PM - 7</td>
<td>5: PM - 7</td>
<td>5: PM - 7</td>
<td>5: PM - 7</td>
</tr>
</tbody>
</table>
Tara Community Development District 1
Community Center Usage Card

Date:_________________________ Time:___ a.m./p.m.- ____ a.m./p.m. (circle)

Group Name:________________________________________________

Number of District (Preserve) Residents:___________

Number of Non-District (Non-Preserve) Guests:_____________

Total Participants:____________________

Signature of Resident (Preserve) Contact:___________________________

Falsification of this form may result in the District (Preserve) resident being restricted from the community center use for up to a year.
TARA COMMUNITY DEVELOPMENT DISTRICT NO. 1
COMMUNITY CENTER TENNIS & PICKLE BALL COURT
USE POLICIES

Tennis Court Policy

- The Community Center Tennis Court is for use by Residents of the Preserve at Tara and non-resident permit holders. There are no exceptions to this rule.
- Residents may have up to 3 guests per household. Guests are permitted only when accompanied by a resident. Regular “guests” shall not be permitted.
- All persons using the tennis court do so at their own risk.
- Any person, found in violation of any rules or policies here stated may be asked to leave the courts, and may have their tennis privilege suspended pending review by the Board of Supervisors.

- Courts are available on a first-come, first-served basis. There are no advanced reservations. The “holding or saving” of courts is expressly forbidden when/if players are waiting. Play is limited to 1 hour if other players are waiting.
- All users must wear appropriate tennis attire always. Shirts must always be worn.
- No black sole shoes or sneakers will be permitted on the court.
- No pets are allowed on the tennis court; this includes service animals.
- Children 8 years old and under must have an adult with them at all times.
- No food or alcoholic beverages are permitted on the court.
- No user activity except tennis is permitted on the tennis court. Skateboards, bicycles, roller states, radio-controlled cars, etc. are not permitted on the court or walkways surrounding the court. Anyone found violating this rule is subject to forfeiture of his or her right to use the court.
- All persons inside the confines of the tennis court must comply with any signs or placards found on the tennis court enclosure.
- For the safety of all, the tennis court door must be kept locked.
- Residents without a key to the tennis court will not be allowed entry. Residents within the confines of the enclosure must not allow residents without a key to enter.
- Residents may offer use of the tennis court to people renting their homes. Prior arrangements must be made with the CDD Field Manager. All renters using the tennis court must comply with all rules and policies in effect while using the facility.
- Renters who do not comply with all rules will be asked to leave the tennis court and their key will be confiscated.
• Under no circumstances may anyone with a key have their key duplicated. Residents found with more than one key and that key not having a “do not duplicate” stamp will lose their tennis privileges till the review of the Chairman or Vice-Chairman of the CDD.
• The tennis court times of operation are listed on the door to the court. Any persons found in the tennis court enclose before or after these times is subject to arrest for trespassing.
• The tennis court may not be rented or used as part of a Community Center rental.
• Determination of any infraction of the rules here stated, may and will be at the determination of the CDD Field Manager, any CDD Supervisor or Law Enforcement i.e., Manatee County Sherriff.
• Resident groups (making up what may be deemed to be a club) identifying themselves to the CDD Field Manager may have semi-exclusive use of the tennis court at certain times of the day or week as defined by the Field Manager.
• Clubs as defined above may create rules and regulations among themselves, they may not however conflict with any rule stated in this document.
• Clubs as described must allow any resident of the Preserve to join and must announce their club on either Channel 196 or on the Community Center bulletin board.

Guests should be considered as family members or friends visiting and not permanent guests.
Pickle Ball Court Policy

- The Community Center Pickle Ball Courts are for use by Residents of the Preserve at Tara and non-resident permit holders. There are no exceptions to this rule.
- Residents may have up to 4 guests per household. Guests are permitted only when accompanied by a resident. Regular “guests” shall not be permitted. ¹ & ²
- All persons using the Pickle Ball court do so at their own risk.
- Any person, found in violation of any rules or policies here stated may be asked to leave the courts, and may have their pickle ball privilege suspended pending review by the Board of Supervisors.

- Courts are available on a first-come, first-served basis. There are no advanced reservations exception being courts being used by clubs. The “holding or saving” of courts is expressly forbidden when/if players are waiting. Play is limited to 1 hour if other players are waiting.
- All users must wear appropriate tennis attire always. Shirts must always be worn.
- No shoes or sneakers with black soles will be permitted on the courts.
- No pets are allowed on the pickle ball courts; this includes service animals.
- Children 8 years old and under must have an adult with them at all times.
- No food or alcoholic beverages are permitted on the courts.
- No user activity except pickle ball is permitted on the pickle ball courts. Skateboards, bicycles, roller states, radio-controlled cars, etc. are not permitted on the courts or walkways surrounding the courts. Anyone found violating this rule is subject to forfeiture of his or her right to use the court.
- All persons inside the confines of the pickle ball courts must comply with any signs or placards found on the tennis & pickle ball court enclosure.
- For the safety of all, the tennis/pickle ball court door must be kept locked.
- Residents without a key to the tennis/pickle ball court doors will not be allowed entry. Residents within the confines of the enclosure must not allow residents without a key to enter.
- Residents may offer use of the pickle ball court to people renting their homes. Prior arrangements must be made with the CDD Field Manager. All renters using the pickle ball court must comply with all rules and policies in effect while using the facility.
- Renters who do not comply with all rules will be asked to leave the tennis/pickle ball court and their key will be confiscated.
- Under no circumstances may anyone with a key have their key duplicated. Residents found with more than one key and that key not having a “do not duplicate” stamp will lose their pickle ball privileges till the review of the Chairman or Vice-Chairman of the CDD.
- The tennis/pickle ball court times of operation are listed on the door to the courts. Any persons found in the tennis/pickle ball court enclosure before or after these times is subject to arrest for trespassing.
- The pickle ball courts may not be rented or used as part of a Community Center rental.
• Determination of any infraction of the rules here stated, may and will be at the determination of the CDD Field Manager, any CDD Supervisor or Law Enforcement i.e., Manatee County Sheriff.

• Resident groups (making up what may be deemed to be a club) identifying themselves to the CDD Field Manager may have semi-exclusive use of the pickle ball courts at certain times of the day or week as defined by the Field Manager. A club must have at least 4 resident members.

• Clubs as defined above may create rules and regulations among themselves, they may not however conflict with any rule stated in this document excluding guests as defined in 1 & 2.

• Clubs as described must allow any resident of the Preserve to join and must announce their club on either Channel 196 or on the Community Center bulletin board.

1  Guests should be considered as family members or friends visiting and not permanent guests.

2  Resident Groups making up a club, may invite non-resident pickle ball players on a regular basis as determined by the rules of their club.
Tara Preserve Community Center
Guidelines for Rental and Use
Revised August 28, 2012

It is the wish of the Tara Community Development District 1, that the Community Center, pool and pool area and tennis courts are used by the residents of the Tara Preserve at minimum or no cost. In addition that these public use areas are maintained and offer value to the Preserve Residents. The following are stated guidelines for use by the Field Managers in determining costs associated with the use of the center and stated goals for security.

1. The Community Center (Center) may not be used under any circumstances without the prior scheduling of the activity or rental with the Field Managers, and that the activity or rental is posted on the official calendar.

2. The following organizations may use the Center at no charge, but must return the Center to its original state of cleanliness and setup as they found it.
   a. The Tara Community Development District 1
   b. Manatee County
   c. The Tara Master Homeowner Association and their committees (official functions only) see Notes.
   d. Condominium Associations and their committees (official functions only).
   e. Villa Landscaping Association and their committees (official functions only).

3. The following organizations may use the Center at no charge, but must return the Center to its original state of cleanliness and setup as they found it or pay a $100. Clean-up fee or any damage charges not to exceed $100. Additionally they must advertise on Channel 196 as a public notice of their acceptance of any Resident in their activity.
   a. Daytime Bridge
   b. Nighttime Bridge
   c. Mahjong Group
   d. Quilt Group
   e. Poker Night
      i. Use of the Center by these groups (a,b,c,d,e) is dependent upon their maintaining at least 8 people in their activity on a continuing basis. Less than 8 people and their privilege will be removed until they are able to sustain 8 or more people in their group a week.

4. Use of the Center by Preserve Resident individuals or groups of individuals for activities of a private nature or group party. The use of the Center for this category will be free of charge under the following rule alone.
   a. If a group or individual requests the use of the Center and advertises their activity on Channel 196 (therefore making their activity public), there will be no use charge, but a refundable cleanup fee of $100. And a refundable damage fee of
$100. These two fees are refundable after review by a Field Manager of the facility following the activity (specific time of this review shall be left to the discretion of the Field Manager and person/s using the Center). The 8 or more people at the facility during the activity rule will apply. The Resident reserving the Center must be in attendance during the activity as they are the responsible party and will be held responsible for any damages or antisocial activities.

b. If a group or individual (living in the Preserve) requests the use of the Center and does not wish to advertise their event on Channel 196, then the person requesting the Center must pay a onetime fee of $50. There will also be a refundable cleanup fee of $100, and a refundable damage fee of $100. These two fees are refundable after review by a Field Manager of the facility following the activity (specific time of this review shall be left to the discretion of the Field Manager and person/s using the Center). The 8 or more people at the facility during the activity rule will not apply. **The resident requesting the Center must be in attendance at all times.**

i. This $50.00 fee also applies to individuals living in a Condominium Group wishing to use the center for a private party, or a party exclusive to the use of the Condominium Group.

c. **Preserve Residents** using the Center for the purpose of soliciting for money or offering a service for money, or having an option to solicit for money or a paid service at a later date will pay a $50.00 service charge for each meeting held in the Center. In addition, they must advertise their activity on Channel 196 and maintain the 8 people rule. The majority of people present must be from the Preserve.

d. **Non Residents** wishing to use the Center for any reason shall pay $75.00 per hour up to 4 hours or $300.00 for 4 hours per use of the Center. There will also be a refundable cleanup fee of $100, and a refundable damage fee of $100. These two fees are refundable after review by a Field Manager of the facility following the activity (specific time of this review shall be left to the discretion of the Field Manager and person/s using the Center). The 8 person rule does not apply, but the person reserving the Center must be present at all times.

5. Under no circumstances may a Resident reserve the Center free of charge or at the $50 charge and sublet the facility to a non resident or organization. This rule shall apply to church and charitable organizations, relatives or friends.

**Notes:** It is the desire of the Board of Supervisors that the TARA MASTER HOME OWNER ASSOCIATION representing both the residents of the Preserve and Tara Golf and Country Club use the Community Center free of charge. Additionally that TMA Board may use the Center for their Meetings and Annual Meeting and that
these meetings will take precedence over all but the CDD and Manatee County space and meeting requirements. The Board of Supervisors requests of the TMA Board that they make every effort to schedule their meetings with as little impact on other organizations that use the Center on a regular basis. TMA committee meetings may not have precedence over other activities in the Community Center and must schedule their meeting times through the CDD Field Manager. TMA Board meeting times must be scheduled through the Field Manager who has been given the discretionary power to adjust all scheduled times of all organizations and individuals using the Community Center.
Tab 12
Add to the agenda for Tara

Angel Montagna
District Manager
Rizzetta & Company
12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
Phone: 813.933.5571
amontagna@rizzetta.com

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From: Darby Connor <Seal4@TaraCDD.org>
Sent: Thursday, December 20, 2018 9:54 AM
To: Jim Kaluk <fieldmanager@TaraCDD.org>; Angel Montagna <AMontagna@rizzetta.com>
Subject: Driving range flooding

As I toured to check flooding, I see that the golf course driving range is overflowing. Jim and I had observed that it was already flooding prior to the rains, due to the fact that the golf club continues to overfill the storm pond for thier irrigation. I have brought this to their attention and to the board also.
The typical response is no help no money, and other excuses. Like we forgot to shut it off. If your system worked it does not have to be shut off manually.

This needs to be addressed either in writing to the golf club or Swifmud to notify them they are not in compliance with the maximum filling level for irrigation ponds to allow storage for heavy storm water. We are losing storage for hundreds of thousands of gallons of water during heavy rains in an area that is prone to flooding and impacts our community for driving and possible flooding of some garages in the Wingspan area.

It is a simple mechanical function that is obviously not working. It is similar to the toilet bowl in your home, when the float reaches a preset level it shuts off the well from pumping more water into the storage pond.

1
They simply need to repair or replace it, not a major expense.

We need to address this at the Jan mtg, so action can be taken.
Darby
Get Outlook for Android
TAB 13
December 6, 2018

Ms. Angel Montagna  
Tara CDD  
c/o Rizzetta and Company  
7340 Tara Preserve Lane  
Bradenton, Florida 34203

VIA EMAIL: amontagna@rizzetta.com  

RE: Aeration Proposal  
Aeration Maintenance

Dear Ms. Montagna:

Vertex Water Features is pleased to offer a truly superior lake aeration system. Please find enclosed our proposal for your diffused aeration systems.

With over 20 years’ experience in lake management and aquatic biology, our professionals provide aeration systems constructed of the highest quality components in the industry. Proven technology, rugged dependability and high performance are the trademarks of Vertex Water Features. Our attention to detail and focus on quality insures our customers that Vertex aeration systems are the best in the business.

Your systems will operate using shore-mounted compressors that will deliver air to flexible membrane diffusers, located on the lake bottom, via ½ inch self-weighted tubing. The air coming into the diffuser(s) will be broken into millions of small (1-3mm) bubbles, generating a lift of bottom water and creating a gentle boil at the surface. This “turning over” of your lake will vent harmful gases such as carbon dioxide and hydrogen sulfide, while allowing the absorption of beneficial oxygen - the lifeblood of a healthy lake.

Also, enclosed is an agreement for MAINTENANCE of your AERATION equipment. You will find that the benefits of this service will extend the life of your system(s) and will help prevent the high cost of repair work.

If you have any questions or need any additional information, please do not hesitate to call me at (844) 432-4303.

Sincerely,

Chris Byrne  
Sales Manager  
CB/dk  
Enclosure
Vertex Water Features
2100 N.W. 33rd Street
Pompano Beach, Florida 33069
www.vertexwaterfeatures.com

Aerator System Agreement - Installed

Ms. Angel Montagna
Tara CDD
c/o Rizzetta and Company
7340 Tara Preserve Lane
Bradenton, Florida 34203
(813) 933-5571
amontagna@rizzetta.com

Date of proposal: December 6, 2018  CB-AO

See Attached Technical Specifications.

TAX EXEMPT: Please provide a copy of your Tax Exemption Certificate.

We are pleased to quote special pricing below and reserve the right to “progress bill”.

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site #15</td>
<td>PondLyfe 2 VBS Aeration System Wired 115 Volt</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Includes 350 Feet of BottomLine™ Weighted Supply Tubing.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Includes 1 Remote Valve Box</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Includes 150 Feet of Trenching</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Additional trenching will be priced per foot)</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>$4,113.28</td>
</tr>
</tbody>
</table>

Customer has chosen color of system to be Garden.

| Site #42 | PondLyfe 2 Aeration System Wired 115 Volt |
|          | Includes 275 Feet of BottomLine™ Weighted Supply Tubing. |
|          | Includes 20 Feet of Trenching |
|          | (Additional trenching will be priced per foot) |
| 1        |             | $2,609.16 |

Customer has chosen color of system to be Garden.

| Site #44 | PondLyfe 3 VBS Aeration System Wired 115 Volt |
|          | Includes 650 Feet of BottomLine™ Weighted Supply Tubing. |
|          | Includes 1 Remote Valve Box |
|          | Includes 100 Feet of 1” PVC Pipe |
|          | Includes 20 Feet of Trenching |
|          | (Additional trenching will be priced per foot) |
| 1        |             | $3,747.88 |

Customer has chosen color of system to be Garden.

Total Due Net 30 Days $10,470.32

Terms & Conditions of Aeration Agreement

The above price is effective for 6 months from the date of this proposal.

If you are tax exempt, please attach a copy of your Tax Exemption Certificate with contract.

Terms:

1. If Buyer does not directly own the areas and equipment where services are to be provided, Buyer warrants and represents that he has control of these areas and equipment to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold Seller harmless for the consequences of such services.
2. SELLER, at its expense, shall maintain the following insurance coverages: Workman’s Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability and Automobile Liability.

3. The BUYER may terminate this contract in whole or in part upon notice in writing to SELLER. The BUYER shall pay the SELLER the contract price for all products which have been completed prior to termination, and the cost of material or work in process, applicable taxes, plus a reasonable profit thereon.

4. SELLER warrants that the products sold hereunder shall be free from defects in material and workmanship. SELLER’s liability shall be limited solely to replacement or repair, and SELLER shall not be liable for any consequential damages nor for any loss, damages or expenses directly or indirectly arising in connection with the purchase or use of the products.

5. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. BUYER agrees to pay all costs of collection, and any other actions required to remedy a material breach of this contract including reasonable attorney’s fees.

6. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both SELLER and the BUYER.

Buyer’s Responsibilities

CUSTOMER to provide final voltage as specified above to completed compressor at lakeside. CUSTOMER will be responsible for the supply, trenching and installation of the power to the compressor cabinet.

TO PREVENT A FISH KILL, VERTEX HAS ESTABLISHED THE FOLLOWING START-UP PROCEDURE. THIS SHOULD TAKE 7 DAYS:

- Turn on system and operate for 30 minutes.
- Turn off the system for remainder of the day.
- Restart the system the next day and operate for 60 minutes. Turn off system for the remainder of day.
- Each day double the operating time from the previous day until the system is running continuously.

Please initial here ________ if you would like Vertex to perform the above start-up procedure for a fee of $140.00.

PERMITTING: It is the PURCHASER’s obligation to secure required permits and/or approvals from local authorities prior to installation of the diffuser.

WARRANTY: VERTEX will repair or replace, from date of install, any defective parts for a period of 3 years and diffuser unit 5 years.

<table>
<thead>
<tr>
<th>Property Owner(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Address:</td>
</tr>
<tr>
<td>Owner Phone #:</td>
</tr>
<tr>
<td>Vertex Water Features’ Signature</td>
</tr>
<tr>
<td>Authorized Customer’s Signature</td>
</tr>
<tr>
<td>Print Name</td>
</tr>
<tr>
<td>Print Company Name</td>
</tr>
</tbody>
</table>

The information below will be used to file a Notice to Owner (NTO) of the property. This formal notice is a standard procedure and explains that the owner is responsible for payment of the contracted services.
Aeration Maintenance Agreement

This Agreement made the date set forth below, by and between Vertex Water Features, a Florida Corporation, hereinafter called "Vertex", and

Ms. Angel Montagna
Tara CDD
c/o Rizzetta and Company
7340 Tara Preserve Lane
Bradenton, Florida 34203
(813) 933-5571
amontagna@rizzetta.com

Vertex Water Features
2100 N.W. 33rd Street
Pompano Beach, Florida 33069
www.vertexwaterfeatures.com

Date of proposal: December 6, 2018  CB-AO

hereinafter called "Customer". The parties hereto agree as follows:

1. Vertex agrees to perform aerator maintenance in accordance with the terms and conditions of this Agreement at the above-named site.

2. SEMIANNUAL (2) maintenance visits, as required (approximately once every 180 days).

3. CUSTOMER agrees to pay Vertex, its agents or assigns, the following sum for aerator maintenance:

   Three (2) Vertex Aeration Systems:
   Site #15: One (1) PondLyfe 2 VBS  
   Site #42: One (1) PondLyfe 2  
   Site #44: One (1) PondLyfe 3 VBS  
   Includes Management Reporting

   $412.00  Semiannually

   TAX EXEMPT

   Compressor Services
   ♦ Replace compressor head gasket, piston cups and/or vanes, as needed to maintain required air volume & pressure output.
   ♦ Adjust air manifold and pressure relief valves to insure optimal performance.
   ♦ Replace external air filter twice per year.
   ♦ Replace internal air filters once per year.
   ♦ Clean muffler assembly and filter.
   ♦ Check and adjust compressor, CFM and PSI calibrate pressure relief valve.

   QuietAir™ Cabinet Services
   ♦ Inspect and lubricate cooling fan.
   ♦ Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow and operating temperatures.
   ♦ Application of fire ant bait around cabinet, if necessary.
   ♦ Clean cabinet interior.
   ♦ Lubricate cabinet hinges and barrel lock.
   ♦ Test and reset GFI circuitry.

   AirStation™ Diffuser Services
   ♦ Flex clean and adjust each AirStation™ diffuser assembly, for proper air flow and optimal performance.

   BottomLine™ Air Line Services
   ♦ Inspect and repair, airline supply tubing and fittings.

   No parts or special repairs are included in our service other than those parts specified above. Additional repairs will be invoiced separately.

   By charging for maintenance, Vertex does not assume responsibility for parts failure and repair costs not covered above.

The above price is effective for 6 months from the date of this proposal.

Tax Exempt. If you are tax exempt, please provide a copy of your Tax Exemption Certificate.

1. If CUSTOMER requires Vertex to enroll in any special third-party compliance programs invoicing or payment plans that charge Vertex, those charges will be invoiced back to CUSTOMER.

2. This transaction is subject to the terms and conditions quoted below, notwithstanding any conflicting provisions submitted by BUYER.

3. This Agreement shall have as its effective date the first day of the month in which services are first rendered to CUSTOMER. If this maintenance agreement is part of a corresponding installation agreement, the maintenance
services will not begin until the installation is complete. If this is the case, then a notice will be sent to confirm commencement of service.

4. Customer agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the work areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that it has control of these areas to the extent that he may authorize the specified services and agrees to hold VERTEX harmless for the consequences of such services not arising out of VERTEX sole negligence.

5. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fires, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. Upon termination, any advance payments made for services which would have been rendered CUSTOMER after date of termination shall include, without limitation, increased material and transportation costs resulting from the supplementary supply conditions.

6. VERTEX, at its expense, shall maintain the following insurance coverages: Workman’s Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.

7. If at any time during the term of this Agreement, CUSTOMER feels VERTEX is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform VERTEX by certified mail, return receipt requested, stating with particularity the reasons for CUSTOMER’s dissatisfaction. VERTEX shall investigate and attempt to cure the defect. If, after thirty (30) days from the giving of the original notice, CUSTOMER continues to feel VERTEX’s performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice (“second Notice”) to VERTEX and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by VERTEX.

8. VERTEX agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of VERTEX; however, VERTEX shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

9. Collection terms are net 30 days from invoice date. In consideration of VERTEX’s providing services and/or products, the CUSTOMER agrees to pay its statements within 30 days of the statement date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER also agrees to pay all costs of collection, including reasonable attorneys’ fees. VERTEX may cancel this Agreement, If CUSTOMER is delinquent more than sixty (60) days on their account. Checks should be made payable to Vertex Water Features, Inc.

10. Automatic Extension. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve month periods, unless notice of non-renewal has been received by VERTEX, in writing, at least thirty (30) days prior to the anniversary date. The anniversary date shall be the first day of the month in which services were first rendered under this Agreement. Prices specified are firm throughout the original term of the contract; but, thereafter, VERTEX may, with thirty (30) days’ pre-notification, change pricing effective upon the next anniversary date. If you do not agree with a proposed price change, you must notify us in writing within twenty-one (21) days after receipt of our price change notice. VERTEX shall then have the option of terminating this Agreement without penalty to you.

11. If this Agreement is signed by owner’s agent, a change in agent will not void the terms of this Agreement.

12. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both VERTEX and the CUSTOMER.

13. In the event of any dispute arising hereunder, the prevailing party shall be entitled to an award of reasonable attorney’s fees and court costs against the non-prevailing party including appellate level.
14. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this Agreement.

<table>
<thead>
<tr>
<th>Vertex Water Features' Signature</th>
<th>Date</th>
<th>Customer/Authorized Agent’s Signature</th>
<th>Title</th>
<th>Print Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Print Company Name</td>
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</tr>
</tbody>
</table>


Your Custom Vertex Aeration System Design Specifications
Lake Solutions Ver. 17  May 2016

Customer Name: Tara CDD
Contact Name: Mr. Jim Kaluk
Site Name/Number: Site 15
Date: December 3, 2018
Vertex Biologist: Tamerra Jones Hering

<table>
<thead>
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<tr>
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<tr>
<td>Slope Ratio Relative to 1</td>
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<tr>
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<tr>
<td>Lake Volume (Gallons)</td>
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<tr>
<td>Monthly Influent Volume (Gallons)</td>
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<tr>
<td>Total Volume Requiring Aeration (Gallons)</td>
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<tr>
<td>GPM Per Diffuser Disk</td>
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<tr>
<td>Gallons Pumped / Day</td>
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<td>System Working Pressure (PSI)</td>
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<tr>
<td>Number of Diffuser Disks Specified:</td>
<td>2</td>
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<tr>
<td>Complete Turnovers / Day</td>
<td>1.98</td>
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**Terminology**

- **Surface Acres**: Total Surface Acres of Entire Water Body
- **Perimeter Feet**: Distance in Feet Along The Shoreline Around the Water Body
- **Bottom Slope Ratio**: Distance in Feet From Shoreline For Each Foot Increase in Depth
- **Average Center Depth**: Average of Depth Readings in Deepest Areas
- **Average Depth**: Average Depth of Entire Lake in Feet
- **Circulation Constraint %**: Reduced Circulation Due to Narrow Lake Areas, Islands, Etc.
- **Total Acre Feet**: An Acre Foot Equals One Acre One Foot Deep
- **Lake Volume**: Volume of The Entire Water Body Expressed in U.S. Gallons
- **Influent Volume**: Water Flowing into Lake that Requires Additional Aeration Capacity
- **GPM**: Gallons of Water Pumped Per Minute
- **Gallons Pumped / Day**: Total Gallons of Water Pumped by All Diffuser Disks Per Day
- **PSI**: Pounds Per Square Inch
- **CFM**: Cubic Feet Per Minute
- **# Diffuser Disks**: Recommended Number of Diffuser Disks For Proper Aeration
- **Turnovers / Day**: Number of Times Per Day the Entire Volume of The Water Body is Pumped From the Lake Bottom to The Lake's Surface
Customer Name: Tara CDD  
Contact Name: Mr. Jim Kaluk  
Site Name/Number: Site 42  
Date: December 3, 2018  
Vertex Biologist: Tamerra Jones Hering  

<table>
<thead>
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<th>Value</th>
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<tr>
<td>Monthly Influent Volume (Gallons)</td>
<td>0</td>
</tr>
<tr>
<td>Total Volume Requiring Aeration (Gallons)</td>
<td>719,794</td>
</tr>
<tr>
<td>GPM Per Diffuser Disk</td>
<td>1,167</td>
</tr>
<tr>
<td>Gallons Pumped / Day</td>
<td>3,360,563</td>
</tr>
<tr>
<td>System Working Pressure (PSI)</td>
<td>5.9</td>
</tr>
<tr>
<td>Air Delivery Per Diffuser Disk at Depth (CFM)</td>
<td>0.8</td>
</tr>
<tr>
<td>Number of Diffuser Disks Specified:</td>
<td>2</td>
</tr>
<tr>
<td>Complete Turnovers / Day</td>
<td>4.67</td>
</tr>
</tbody>
</table>

**Terminology**

- **Surface Acres**: Total Surface Acres of Entire Water Body
- **Perimeter Feet**: Distance in Feet Along The Shoreline Around the Water Body
- **Bottom Slope Ratio**: Distance in Feet From Shoreline For Each Foot Increase in Depth
- **Average Center Depth**: Average of Depth Readings in Deepest Areas
- **Average Depth**: Average Depth of Entire Lake in Feet
- **Circulation Constraint %**: Reduced Circulation Due to Narrow Lake Areas, Islands, Etc.
- **Total Acre Feet**: An Acre Foot Equals One Acre One Foot Deep
- **Lake Volume**: Volume of The Entire Water Body Expressed in U.S. Gallons
- **Influent Volume**: Water Flowing into Lake that Requires Additional Aeration Capacity
- **GPM**: Gallons of Water Pumped Per Minute
- **Gallons Pumped / Day**: Total Gallons of Water Pumped by All Diffuser Disks Per Day
- **PSI**: Pounds Per Square Inch
- **CFM**: Cubic Feet Per Minute
- **# Diffuser Disks**: Recommended Number of Diffuser Disks For Proper Aeration
- **Turnovers / Day**: Number of Times Per Day the Entire Volume of The Water Body is Pumped From the Lake Bottom to The Lake's Surface
Your Custom Vertex Aeration System Design Specifications
Lake Solutions Ver. 17  May 2016

Customer Name: Tara CDD
Contact Name: Mr. Jim Kaluk
Site Name/Number: Site 44
Date: December 3, 2018
Vertex Biologist: Tamerra Jones Hering

Surface Acres: 0.80
Perimeter Feet: 1,730
Slope Ratio Relative to 1: 2.0
Average Center Depth: 6.5
Average Depth: 4.4
Circulation Constraint Percentage: 0.0
Total Acre Feet: 3.5
Lake Volume (Gallons): 1,147,619
Monthly Influent Volume (Gallons): 0
Total Volume Requiring Aeration (Gallons): 1,147,619
GPM Per Diffuser Disk: 799
Gallons Pumped / Day: 3,452,231
System Working Pressure (PSI): 5.3
Air Delivery Per Diffuser Disk at Depth(CFM): 0.5
Number of Diffuser Disks Specified: 3
Complete Turnovers / Day: 3.01

Terminology
Surface Acres: Total Surface Acres of Entire Water Body
Perimeter Feet: Distance in Feet Along The Shoreline Around the Water Body
Bottom Slope Ratio: Distance in Feet From Shoreline For Each Foot Increase in Depth
Average Center Depth: Average of Depth Readings in Deepest Areas
Average Depth: Average Depth of Entire Lake in Feet
Circulation Constraint %: Reduced Circulation Due to Narrow Lake Areas, Islands, Etc.
Total Acre Feet: An Acre Foot Equals One Acre One Foot Deep
Lake Volume: Volume of The Entire Water Body Expressed in U.S. Gallons
Influent Volume: Water Flowing into Lake that Requires Additional Aeration Capacity
GPM: Gallons of Water Pumped Per Minute
Gallons Pumped / Day: Total Gallons of Water Pumped by All Diffuser Disks Per Day
PSI: Pounds Per Square Inch
CFM: Cubic Feet Per Minute
# Diffuser Disks: Recommended Number of Diffuser Disks For Proper Aeration
Turnovers / Day: Number of Times Per Day the Entire Volume of The Water Body is Pumped From the Lake Bottom to The Lake's Surface
Tara CDD
Site 15

Pondlyfe 2 VBS

Legend
- Compressor Cabinet
- AirStation
- BottomLine Tubing

Optional Equipment
- Shoreline Valve Box
- 1" PVC Pipe

Site and System Specifications
- Surface Acres: 0.8
- Perimeter Feet: 689
- Lake Volume, Gal.: 1,997,274
- Total Acre Feet: 6.1
- # Diffuser Disks: 2
- CFM / Disk: 0.75
- GPM / Disk: 1,375
- Daily Pumpage: 3,959,850
- Turnovers/Day: 1.98
- System PSI: 8.1

Date: 12/3/18
Site and System Specifications

- **Surface Acres:** 0.5
- **Perimeter Feet:** 660
- **Lake Volume, Gal.:** 719,794
- **Total Acre Feet:** 2.2
- **# Diffuser Disks:** 2
- **CFM / Disk:** 0.75
- **GPM / Disk:** 1,167
- **Daily Pumpage:** 3,360,563
- **Turnovers/Day:** 4.67
- **System PSI:** 5.9
- **Date:** 12/3/18
**Tara CDD**
Site 44

**Pondlyfe 3**

**Legend**
- Compressor Cabinet
- AirStation
- BottomLine Tubing

**Optional Equipment**
- Shoreline Valve Box
- 1" PVC Pipe

**Site and System Specifications**

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Acres</td>
<td>0.8</td>
</tr>
<tr>
<td>Perimeter Feet</td>
<td>1,730</td>
</tr>
<tr>
<td>Lake Volume, Gal.</td>
<td>1,147,619</td>
</tr>
<tr>
<td>Total Acre Feet</td>
<td>3.5</td>
</tr>
<tr>
<td># Diffuser Disks</td>
<td>3</td>
</tr>
<tr>
<td>CFM / Disk</td>
<td>0.533</td>
</tr>
<tr>
<td>GPM / Disk</td>
<td>799</td>
</tr>
<tr>
<td>Daily Pumpage</td>
<td>3,452,231</td>
</tr>
<tr>
<td>Turnovers/Day</td>
<td>3.01</td>
</tr>
<tr>
<td>System PSI</td>
<td>5.3</td>
</tr>
<tr>
<td>Date</td>
<td>12/3/18</td>
</tr>
</tbody>
</table>
Tara CDD

Standard Lake Assessment

Sample date: 3/20/2018
Report date: 3/29/2018

Produced by: Jordana Cutajar
Lab and Field Biologist

Water Quality Data Site 9  2
Water Quality Data Site 23  3
Water Quality Data Site 26  4
Water Quality Data Site 42  5
Water Quality Data Site 44  6
Aquatic Glossary  7

Aquatic Systems
LAKE & WETLAND SERVICES

2100 NW 33rd Street
Pompano Beach, FL 33069
800-432-4302
www.aquaticsystems.com
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### Water Quality Data: Tara CDD, Site 9

#### Site Readings

<table>
<thead>
<tr>
<th>Test</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Lake Readings - Site 9</th>
<th>This lake is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nutrients - Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>Surface: 189 Bottom: 522</td>
<td>High*</td>
</tr>
<tr>
<td>Nutrients - Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt; 2000 ppb</td>
<td>Surface: 4,970 Bottom: 6,060</td>
<td>High*</td>
</tr>
<tr>
<td>Nutrients - Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt; 250 ppb</td>
<td>Surface: 170 Bottom: 1,730</td>
<td>High*</td>
</tr>
<tr>
<td>Water Clarity - Secchi Depth</td>
<td>≥ 4 Feet</td>
<td>N/A</td>
<td>Surface: 7 Bottom: N/A</td>
<td>Normal</td>
</tr>
</tbody>
</table>

* Nutrient thresholds depend on your management goals. Please see TSI index description on glossary page for more information.

#### Total Phosphorus (ppb)

![Bar chart showing total phosphorus levels](chart.png)

#### Total Nitrogen (ppb)

![Bar chart showing total nitrogen levels](chart.png)

#### Ammonia (ppb)

![Bar chart showing ammonia levels](chart.png)

- **The TN/TP Ratio is: 19**
- **The trophic lake health index is: 94**
- **>80 Hypereutrophic - Algal scums, higher probability of anoxia, fish kills, few macrophytes, very poor water clarity.**

#### Basic Lake Information

<table>
<thead>
<tr>
<th>Measured</th>
<th>Calculated Approximation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter Ft: 710</td>
<td>Volume-Gal.: 1,947,000</td>
</tr>
<tr>
<td>Surface Acres: 0.7</td>
<td>Total Acre Ft: 6.0</td>
</tr>
<tr>
<td>Depth: 18.5</td>
<td></td>
</tr>
</tbody>
</table>

#### Observations

Water quality analysis suggests that Site 9 is experiencing elevated nutrient levels. Lakes with high nutrient concentrations are likely to experience algal blooms. Phosphorus, in particular, is often the limiting nutrient that fuels algal growth. Since algae use these nutrients for food, algae abundance is often correlated with nutrient availability.

It is important to note that nutrient levels are drastically higher on the bottom of the water column than they are on the surface. This is a result of the oxygen stratification at Site 9. In order to reduce nutrient levels and improve water quality, Site 9 needs to be aerated.

Field observations suggest that Site 9 is prone to fish kills. Aeration may protect this pond from future fish kills.

#### Dissolved Oxygen: DO (ppm) + Temperature (°F) - Indicates that this lake is:

- **Stratified:** The dissolved oxygen and temperature profile shows the water column is stratified into separate water temperature layers resulting in reduced oxygen concentrations at lower depths often leading to fish kills, algae blooms, muck accumulation and foul odors.

#### Recommendations for This Lake

- Aeration for de-stratification and nutrient reduction
- Alum for Phosphorus Reduction
- On-going water quality monitoring
Water Quality Data: Tara CDD, Site 23

<table>
<thead>
<tr>
<th>Test</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Lake Readings - Site 23</th>
<th>This lake is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nutrients - Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>Surface: 62</td>
<td>Normal</td>
</tr>
<tr>
<td>Nutrients - Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt;2000 ppb</td>
<td>Bottom: 59</td>
<td>Normal</td>
</tr>
<tr>
<td>Nutrients - Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt;250 ppb</td>
<td>Surface: 1,420</td>
<td>High*</td>
</tr>
<tr>
<td>Water Clarity - Secchi Depth</td>
<td>≥ 4 Feet</td>
<td>N/A</td>
<td>Bottom: 3,270</td>
<td>Normal</td>
</tr>
</tbody>
</table>

* Nutrient thresholds depend on your management goals. Please see TSI index description on glossary page for more information

The TN/TP Ratio is: 39.2

When the TN/TP ratio is greater than 17 the lake favors growth of desirable green algae over undesirable cyanobacteria algae and is indicative of a phosphorus limited aquatic ecosystem.

The trophic lake health index is: 64

60-70 Eutrophic - Dominance of blue-green algae, algal scums possible, extensive macrophyte problems possible, higher probability of anoxia, fishery starting to decline.

Dissolved Oxygen: DO (ppm) +  Temperature (°F) -

Indicates that this lake is:

Thermally Stratified: The oxygen and temperature profiles suggest that the water column is thermally stratified. Temperature reduction with depth is typically the first sign that a lake will stratify. It is recommended to monitor oxygen levels closely, particularly with seasonal changes.

Basic Lake Information

<table>
<thead>
<tr>
<th>Measured</th>
<th>Calculated Approximation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter Ft: 2,700</td>
<td>Volume-Gal.: 7,899,700</td>
</tr>
<tr>
<td>Surface Acres: 2.8</td>
<td>Total Acre Ft: 24.2</td>
</tr>
<tr>
<td>Depth: 13.5</td>
<td></td>
</tr>
</tbody>
</table>

Observations

Water quality analysis suggests that Site 23 is experiencing elevated nitrogen levels. Nitrogen is often elevated in sites with low oxygen and elevated plant decomposition. It is important to note that Site 23 is located on a golf course, so fertilizer runoff and grass clippings may also be contributing to the nitrogen levels.

Field observations suggest that Site 23 is experiencing dense plant growth. This may be the result of elevated nutrients in the water column or in the sediments. It is recommended to perform a concentrated chemical treatment to reduce plant density. It is also recommended to install aeration to stabilize oxygen and temperature profiles and reduce nitrogen levels.

Recommendations for This Lake

☒ Aeration for de-stratification
☒ On-going water quality monitoring
☒ Concentrated chemical treatment
## Water Quality Data: Tara CDD, Site 26

### Site Readings

<table>
<thead>
<tr>
<th>Test</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Lake Readings - Site 1</th>
<th>This lake is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nutrients - Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>Surface: 94</td>
<td>Borderline</td>
</tr>
<tr>
<td>Nutrients - Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt; 2000 ppb</td>
<td>Surface: 1,490</td>
<td>High*</td>
</tr>
<tr>
<td>Nutrients - Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt; 250 ppb</td>
<td>Surface: 122</td>
<td>Normal</td>
</tr>
<tr>
<td>Water Clarity - Secchi Depth</td>
<td>≥ 4 Feet</td>
<td>N/A</td>
<td>Surface: 3.75</td>
<td>Low*</td>
</tr>
</tbody>
</table>

* Nutrient thresholds depend on your management goals. Please see TSI index description on glossary page for more information.

### Basic Lake Information

<table>
<thead>
<tr>
<th>Measured</th>
<th>Calculated Approximation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter Ft: 3,500</td>
<td>Volume-Gal.: 16,501,500</td>
</tr>
<tr>
<td>Surface Acres: 4.3</td>
<td>Total Acre Ft: 50.6</td>
</tr>
<tr>
<td>Depth: 17.5</td>
<td></td>
</tr>
</tbody>
</table>

### Observations

Water quality analysis suggests that Site 26 is experiencing elevated nutrients levels. Elevated nutrient levels often cause plant and algae growth. It’s possible that Site 26 is a high nutrient system, but nutrients are being sequestered by algae.

The oxygen profile suggests that site 26 is stratified. When oxygen levels become extremely low it is possible for nutrients to leach out of the bottom sediments, contributing to algae growth in the water column. It is recommended to install bottom diffused aeration in order to remove stratification and reduce nutrient levels.

### Dissolved Oxygen: DO (ppm) +

Stratified: The dissolved oxygen and temperature profile shows the water column is stratified into separate water temperature layers resulting in reduced oxygen concentrations at lower depths often leading to fish kills, algae blooms, muck accumulation and foul odors.

### Temperature (°F) -

### Recommendations for This Lake

- Aeration for de-stratification
- On-going water quality monitoring
**Water Quality Data: Tara CDD, Site 42**

<table>
<thead>
<tr>
<th>Test</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Lake Readings - Site 42</th>
<th>This lake is</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nutrients - Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>Surface: 48</td>
<td>Bottom: 64</td>
</tr>
<tr>
<td>Nutrients - Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt;2000 ppb</td>
<td>1,070</td>
<td>1,010</td>
</tr>
<tr>
<td>Nutrients – Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt;250 ppb</td>
<td>29</td>
<td>146</td>
</tr>
<tr>
<td>Water Clarity - Secchi Depth</td>
<td>≥ 4 Feet</td>
<td>N/A</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

Nutrient thresholds depend on your management goals. Please see TSI index description on glossary page for more information.

**Total Phosphorus (ppb)**

When the TN/TP ratio is greater than 17 the lake favors growth of desirable green algae over undesirable cyanobacteria algae and is indicative of a phosphorus limited aquatic ecosystem.

**The TN/TP Ratio is: 19**

**The trophic lake health index is: 64**

60-70 Eutrophic - Dominance of blue-green algae, algal scums possible, extensive macrophyte problems possible, higher probability of anoxia, fishery starting to decline.

**Dissolved Oxygen: DO (ppm)**

Thermally Stratified: The oxygen and temperature profiles suggest that the water column is thermally stratified. Temperature reduction with depth is typically the first sign that a lake will stratify. It is recommended to monitor oxygen levels closely, particularly with seasonal changes.

<table>
<thead>
<tr>
<th>Basic Lake Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Measured</td>
</tr>
<tr>
<td>Perimeter Ft: 660</td>
</tr>
<tr>
<td>Surface Acres: 0.45</td>
</tr>
</tbody>
</table>

**Observations**

All measured parameters are within the desired range. Field observations suggest that Site 42 is experiencing issues with algae blooms. Algae growth is typically dependent on nutrient availability. Since nutrients appear to be low in the water column, it is possible that algae may be drawing nutrients out of the sediments. It is also possible for algae to sequester nutrients within its own filaments, which may cause measured values to appear lower than actual values.

**Recommendations for This Lake**

- Aeration for de-stratification
- On-going water quality monitoring
Water Quality Data: Tara CDD, Site 44

<table>
<thead>
<tr>
<th>Test</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Lake Readings - Site 44</th>
<th>This lake is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nutrients - Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>Surface: 40</td>
<td>Normal</td>
</tr>
<tr>
<td>Nutrients - Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt; 2000 ppb</td>
<td>Bottom: 38</td>
<td>Normal</td>
</tr>
<tr>
<td>Nutrients - Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt; 250 ppb</td>
<td>711</td>
<td>Normal</td>
</tr>
<tr>
<td>Water Clarity - Secchi Depth</td>
<td>≥ 4 Feet</td>
<td>N/A</td>
<td>5.75</td>
<td>Normal</td>
</tr>
</tbody>
</table>

* Nutrient thresholds depend on your management goals. Please see TSI index description on glossary page for more information.

**Total Phosphorus (ppb)**

When the TN/TP ratio is between 10 and 17 the lake favors growth of unsightly Cyanobacteria algae blooms as plankton or filamentous algae mats. Water column phosphorus needs to be reduced to promote more desirable and easier to control green algae growth.

**The TN/TP Ratio is: 15.6**

**The trophic lake health index is: 57**

50-60 Eutrophic - Decreased transparency, occasional light algal blooms, lots of available food making for large bass

**Dissolved Oxygen: DO (ppm)**

Reduced Oxygen with Depth: The oxygen profile suggests that oxygen levels decrease with depth. It is possible that this waterbody is in the process of stratifying.

**Temperature (°F)**

**Recommendations for This Lake**

- Aeration for de-stratification
- Concentrated chemical treatments to reduce plant density
- On-going water quality monitoring

**Basic Lake Information**

<table>
<thead>
<tr>
<th>Measured</th>
<th>Calculated Approximation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter Ft: 1.730</td>
<td>Volume-Gal.: 600,800</td>
</tr>
<tr>
<td>Surface Acres: 0.8</td>
<td>Total Acre Ft: 1.8</td>
</tr>
<tr>
<td>Depth: 6.5</td>
<td></td>
</tr>
</tbody>
</table>

**Observations**

Field observations suggest that Site 44 is experiencing dense plant growth. Although nutrient levels did not measure extremely high, it is possible that nutrients are sequestered within present plants and algae.

Site 44 is particularly susceptible to nutrient influx since it is located on a golf course. It is possible that fertilizer runoff and grass clippings contribute to increased nutrient availability at Site 44.

Water quality monitoring suggests that this site is experiencing reduced oxygen levels. It is recommended to install aeration in order to protect aquatic life.
A Trophic State Index (TSI) provides a single quantitative result for the purpose of classifying and ranking lakes in terms of water quality.

Nutrients such as phosphorus are usually the limiting resource for algae and plant abundance and therefore are used in creating a TSI reference number. Generally, the higher the lakes TSI the greater the likelihood of elevated nutrient levels, increased algae problems and decreased water clarity.

Due to the dynamic nature of Florida’s geology and differing climate zones, regional locations may differ slightly in what is considered a healthy water quality profile.

### TSI Values

<table>
<thead>
<tr>
<th>TSI Values</th>
<th>Trophic Status</th>
<th>Attributes</th>
</tr>
</thead>
<tbody>
<tr>
<td>30-40</td>
<td>Oligotrophic</td>
<td>Clear water, few plants and algae, small bass</td>
</tr>
<tr>
<td>40-50</td>
<td>Mesotrophic</td>
<td>Water moderately clear, but increasing probability of anoxia, green algae are likely dominant, balanced fishery with medium sized bass</td>
</tr>
<tr>
<td>50-60</td>
<td>Eutrophic</td>
<td>Decreased transparency, occasional light algal blooms, lots of available food making for large bass</td>
</tr>
<tr>
<td>60-70</td>
<td>Eutrophic</td>
<td>Dominance of blue-green algae, algal scums possible, extensive macrophyte problems possible, higher probability of anoxia, fishery starting to decline</td>
</tr>
<tr>
<td>&gt;70</td>
<td>Hypereutrophic</td>
<td>Dominance of blue-green algae, frequent algal scums, higher probability of anoxia, stunted fishery</td>
</tr>
<tr>
<td>&gt;80</td>
<td>Hypereutrophic</td>
<td>Algal scums, higher probability of anoxia, fish kills, few macrophytes, very poor water clarity</td>
</tr>
</tbody>
</table>

### Nutrient Thresholds

The desired range is the threshold value recommended for Florida freshwaters in order to limit algae growth and water clarity issues. Keeping nutrients in this range help maintain a balanced ecosystem.

If nutrients are measured above the action level, it is likely that the nutrient levels may have a detrimental effect on aquatic life and long-term lake health. Action needs to be taken at this point to maintain a healthy ecosystem. Nutrients above the action level will require more maintenance.

#### Nutrient Tested

<table>
<thead>
<tr>
<th>Nutrient Tested</th>
<th>Desired Range</th>
<th>Action Level</th>
<th>Issues with high levels</th>
<th>Likely causes of high levels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Phosphorus</td>
<td>&lt; 30 ppb</td>
<td>&gt; 100 ppb</td>
<td>&gt;100 ppb can cause excessive aquatic weeds and algae</td>
<td>Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments</td>
</tr>
<tr>
<td>Total Nitrogen</td>
<td>&lt; 1200 ppb</td>
<td>&gt;2000 ppb</td>
<td>&gt;1200 ppb can cause excessive aquatic weeds and algae</td>
<td>Landscape fertilizer runoff</td>
</tr>
<tr>
<td>Ammonia</td>
<td>&lt; 100 ppb</td>
<td>&gt;250 ppb</td>
<td>&gt;500 ppb can be toxic to fish and animals</td>
<td>Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen)</td>
</tr>
</tbody>
</table>

#### TN/TP Ratio

The TN/TP ratio can provide a useful clue as to the relative importance of nitrogen or phosphorus toward the abundance of algae in a waterbody.

In general, the lower the TN/TP ratio the more cyanobacteria bacteria will be present (i.e., Microsystis) and the higher the TN/TP ratio the more desirable green algae will be present.

Studies done on TN/TP ratios have found good agreement in predicting the type of algae present (Schindler et al., 2008; Yoshimasa Amano et al., 2008).

### Secchi depth

A mechanical test to judge water clarity, accomplished by lowering a black and white disk into the water and recording the point at which it can no longer be seen.
- Higher values indicate greater water clarity.
- Nutrient rich lakes tend to have Secchi depths less than 9 feet and highly enriched sites less than 3 feet.

### Dissolved Oxygen

The most critical indicator of a lake’s health and water quality.
- Oxygen is added to aquatic ecosystems by aquatic plants and algae through photosynthesis and by diffusion at the water’s surface and atmosphere interface.
- Oxygen is required for fast oxidation of organic wastes including bottom muck.
- When the oxygen is used up in the bottom of the lake, anaerobic bacteria continue to breakdown organic materials, creating toxic gasses such as hydrogen sulfide.
- For a healthy game-fish population, oxygen levels should not go below 4.0 ppb
Clean, Healthy Pond Water

Vertex aeration is the better choice for the environment and your wallet. It reduces the need for chemicals to combat the many problems caused by low oxygen, muck and high nutrients. Microorganisms, plants, fish and other animals in your pond need oxygen to live, and nature may not be providing enough to keep everything healthy and in balance. Vertex aeration systems have been shown in INDEPENDENT TESTING to aid in pond restoration by increasing oxygen and decreasing muck.

Benefits of Aeration

- Decreased algae growth
- Elimination of foul odors
- Clearer water
- Reduced muck
- Healthy fish population
- Diminished midge fly swarms
- Higher oxygen at all depths
- Balanced ecosystems

PondLyfe 1

PondLyfe 2

PondLyfe 3

PondLyfe 4

★ Warranties ★

Compressor: 3 yrs. on all components
Excluding wearable parts (air filters, compressor maintenance kits)
Cabinet: Lifetime against rust
AirStation: 5 yr
"No Questions" replacement policy
Tubing: 15 yrs

Free aerial site mapping and detailed aeration recommendations available

PondLyfe systems are for use in all ponds from 4' to 30' deep, and up to 1.5 surface acres depending on water volume, shape and depths.

PondLyfe cabinets are available in 3 cabinet color options to help it blend into the environment:

- Stone
- Sand
- Garden
**PondLyfe™ System Specifications**

### Compare Our Systems to the Competition!

<table>
<thead>
<tr>
<th>Model</th>
<th>PondLyfe 1</th>
<th>PondLyfe 2</th>
<th>PondLyfe 3</th>
<th>PondLyfe 4</th>
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<tbody>
<tr>
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<td>XL1 (2)</td>
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### Getting the right system
- Requires knowing your ponds acreage, depth, shape and slope
- Location of power source
- Call Vertex for free design recommendations 844-432-4303

### BottomLine™ Tubing (not included)
- Self Weighted
- Remains flexible in cold temperatures
- Fish hook and kink resistant
- Available in 50’ increments

### Power Options
- Shoreline: Plug and go
- Distance: Plug in where you have power and run the air to a Vertex Remote Valve on the shore line

### BottomLine™ Tubing (not included)

**Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation. ©Vertex Water Features. All rights reserved.**
Our inspection service is designed to help maintain your investment in equipment and intervene in a potential problem before it becomes an expensive repair.

Service Provided Quarterly:

- Inspect well head for damage and/or bug infestation
- Check air pressure in storage tank (S) – add air if necessary
- Check running amps of well pump
- Check pressure switch points and operation
- Evaluate running cycle of well pump
- Check ohm resistance in motor
- Evaluate operation of constant pressure mechanical valve.
- Tune and balance systems.

Customer will receive:

- No overtime charge for emergency service.
- Priority status for emergency service
- 72 hour completion of approved repairs
- Written report per well each visit

Accurate Drilling Solutions will perform per above specifications.

*Payment due upon receipt of written report.

Customer: Tara Community Development District
Date: January 8th, 2019
Location of well and or pumping system: 6 Pumping systems within “The Preserve at Tara”.

Total cost for inspection: $750.00 - Quarterly

- Inspections in February, May, August, and November 2019.

- Billing location: Rizzetta c/o Anel Montagna, 5844 Old Pasco Rd, Wesley Chapel, Fl 33544
Tab 16
Angel Montagna  
District Manager  

Tara Community Development District 1  
7340 Tara Preserve Lane  
Bradenton, Florida 34203  

Dear Board of Directors:  

Custom Reserves proposes an Update Reserve Study for Tara CDD 1 who values the importance of future planning through reserves.  

This correspondence outlines the complete scope of work you requested, including Objectives, Scope of Services, and the Benefits of going with Custom Reserves, Client Responsibilities, Report Use and Professional Fees located on the last page.  

**OBJECTIVE and RECOMMENDED FUTURE OBJECTIVES**  

An Annual Review of the study includes updating all cost estimates, the reserve balance, inflation, interest and new recommendations on the same Appendices.  

A Non-Site Update also includes those Annual Review items with additions and deletions written as a new Update report beginning the next fiscal year. This is recommended in two years depending on when the following service is completed.  

A Site Update includes all services above and a new condition assessment with photo documentation. This is recommended in two- to three-years if the above services are not completed.  

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over their useful lives.  

Please note that an annual review is offered one time between updates one year from the last inspection and a non-site visit can be conducted one time between site visits.
SCOPE OF SERVICES

Procedures

1. 30 year replacement/repair schedule that includes custom useful lives.
3. One electronic copy in PDF format of the service.
4. One hard copy of this service.
5. Provide free unlimited phone and online support.
6. One revision of the study up to the end of the first fiscal year.

BENEFITS

Delivery of the report takes less than four weeks. When the service is complete, your community will have access to live support and edit capability until the next budget is approved. These edit changes include adjustments to variables such as costs, time of replacement, inflation and interest rates within reason.

Cost estimates are based on localized information gathered from resources that include but not limited to contractors, and industry databases combined with experience in home building and site development. Useful lives are generated from several factors such as environment, materials and historical information.

REPORT USE

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all loses, claims, actions, damages, expenses or liabilities, including attorney’s fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client’s control or direction.

The inspection and analysis of the subject property is limited to observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.
PROFESSIONAL FEES

Fee estimates are based on the previous components. The fee for Reserve Study Updates are as follows:

___ Annual Review for $350 which includes an update of the spreadsheets
___ Non-site Update for a fee of $1,100
___ Update with site for a fee of $1,700

Optional future services are available and can be locked in at the following rates if initialed above.

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, please sign and return this page along with payment. A site inspection will be scheduled upon receipt.

Sincerely,

[Signature]

Paul Grifoni, RS, PRA
Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (813) 999-2200
Fax: (813) 200-8448
www.customreserves.com
paulg@customreserves.com

Custom Reserves is committed to getting your community on track. A response policy of 24 hours is the dedication Custom Reserves provides.

This letter sets forth the understanding of the Association and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Accepted by ___________________________ Title ___________________________ Date ___________________________

REF #48.18
November 26, 2018

Tara CDD
C/o Rizzetta and Company
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

RE: Full Service Reserve Study with Site Inspection
Tara CDD
7340 Tara Preserve Lane
Bradenton, FL 34203

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Tara CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Tara CDD commenced operations in December 1999. The community started home construction shortly thereafter and the construction was completed in 2005. The community is comprised of single family homes as well as multifamily homes. Currently, there are 1045 home owners assessed, as well as the golf course, and they have varying levels of assessments. Central to the community is an amenity parcel which includes a pool area, clubhouse, tennis court, and pickleball courts. The clubhouse was built in 2001. The CDD consists of 548.65 acres and is located in Bradenton, Manatee County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- Clubhouse
- Pool Area and Equipment
- Tennis Court
- Pickleball Courts
- Retention Ponds
- Irrigation Wells
- Stormwater Drainage
- Fencing
- Any Other Items Specified by You

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.
Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).

- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.

- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.

- One site meeting with management or the board on the day of inspection, if requested.

- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.

- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).

- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.

- 30 year cash flow plan in the report.

- Review of plats, drawings, and site aerials.
Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at [www.reservestudyfl.com](http://www.reservestudyfl.com) and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services
Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

**Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida**
Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

**Heritage Harbour South CDD, Bradenton, Florida**
Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

**Venetian CDD, Venice, FL**
Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

**Riverwood CDD, Port Charlotte, FL**
Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, reclaimed water system, sewer system (and plant), and stormwater drainage.

**Two Creeks CDD, Middleburg, FL**
Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.
Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

**Full Service Reserve Study with Site Inspection (Level-1)** $3,000

The fee schedules for *reserve study updates* are as follows. NOTE: Agreeing to the initial reserve study does not lock you in to any future update. All future updates come when directed by you. Prices are good for 3 years.

**Reserve Study Update with Site Inspection (Level-2)** $2,300

**Reserve Study Update without Site Inspection (Level-3)** $1,000

We will provide you with electronic copies of the report of your choice. Payment will be due at the first submission of the report. The report will be completed within five weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature: ___________________________  Date ___________________________

Accepted by Printed Name: ___________________________
Tab 17
MINUTES OF MEETING

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

TARA

COMMUNITY DEVELOPMENT DISTRICT 1

PLEDGE OF PUBLIC CONDUCT
WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER
WE WILL DIRECT ALL COMMENTS TO ISSUES
WE WILL AVOID PERSONAL ATTACKS

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 was held on Tuesday, November 27, 2018 at 9:00 a.m. at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Gene Rado                   Board Supervisor, Chairman
Joe Mojica                  Board Supervisor, Assistant Secretary
Darby Connor               Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna            District Manager, Rizzetta & Company, Inc.
John Vericker             District Counsel, Straley & Robin
Rick Schappacher         District Engineer, Schappacher Engineering
Jim Kaluk                 Field Manager
Scott Green               Field Services Manager, Rizzetta & Company, Inc.
Josh McGarry              Representative, Aquatic Systems, Inc.
Sarah Bowen               Representative, Aquatic Systems, Inc.
Dana Bryant               Representative Sunrise Landcare

Audience:                  Audience Present

FIRST ORDER OF BUSINESS    Call to Order

Ms. Montagna called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS   Pledge of Allegiance
Ms. Montagna led all those present in the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Adoption of Agenda**

On a Motion by Mr. Rado, seconded by Mr. Connor, with all in favor, the Board of Supervisors approved the meeting agenda as presented for Tara Community Development District 1.

**FOURTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Rado opened the floor for audience comments. Michael Dyer welcomed the new Board members. He also spoke about landscape encroachment and the mowing of the right-of-way.

David Woodhouse spoke about the improvements to the drainage in TMA and the encroachment behind Skyward Court.

**FIFTH ORDER OF BUSINESS**

**Administer Oath of Office to Newly Elected Supervisors**

Ms. Montagna, a Notary Public in the State of Florida administered the oath of office to the newly elected Supervisors. Joe DiBartolomeo and Barbara Linden swore and affirmed to the oath and executed the oath of office. Mr. Bartolomeo and Ms. Linden both chose to receive compensation for meeting attendance.

**SIXTH ORDER OF BUSINESS**

**Review of Form 1 and Sunshine Law Requirements**

Mr. Vericker briefly reviewed the Form 1 and the Sunshine Law Requirements. Ms. Montagna gave the new Supervisors a new Board Supervisor package.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-01, Designating Officers of the District**

Ms. Montagna presented and reviewed Resolution 2019-01, Designating Officers of the District.

On a Motion by Mr. Connor, seconded by Ms. Linden, with all in favor, the Board approved Resolution 2019-01, Designating Officers of the District as follows: Gene Rado – Chairman, Darby Connor – Vice Chairman, Joe Mojica, Joe DiBartolomeo, and Barbara Linden – Assistant Secretaries for the Tara Community Development District 1.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. Aquatics & Landscape Report
Mr. McGarry and Ms. Bowen presented and reviewed the Aquatics Report dated November 2, 2018. A discussion ensued. The Board authorized Ms. Linden and Mr. DiBartolomeo to join Aquatic Systems on their pond inspections.

Mr. Green presented the Landscape Report for October 15, 2018. He gave the Board an update on the landscape maintenance. He reviewed the landscape maintenance maps.

Mr. Green presented several proposals from Sunrise Landcare.

On a Motion by Mr. Connor, seconded by Mr. Rado, with four in favor and one opposed (Joe Mojica), the Board approved Sunrise Landcare’s contract addendum ($5,334.00) for the Tara Community Development District 1.

On a Motion by Mr. Mojica, seconded by Mr. Rado, with all in favor, the Board approved Sunrise Landcare’s proposal for annual bed installation and maintenance winter rotation ($4,300.00) for the Tara Community Development District 1.

On a Motion by Mr. Rado, seconded by Mr. Connor, with all in favor, the Board approved Sunrise Landcare’s proposal for the tree removal/trimming ($2,437.50.00) for the Tara Community Development District 1.

Mr. Green presented another from Sunrise Landscape under separate cover. Attached as Exhibit “A”).

On a Motion by Mr. Connor, seconded by Mr. Rado, with all in favor, the Board approved Sunrise Landcare’s proposal to fill the hole at Pond #30 ($3,780.00) and sod and Ixora ($1,800.00) for the Tara Community Development District 1.

B. Field Manager Report

Mr. Kaluk reviewed his report for November with the Board. A discussion ensued regarding the pool being dirty. The Board requested that Mr. Kaluk obtain proposals for pool services. Mr. Kaluk will also obtain proposals for new pool furniture.

A discussion ensued regarding the current cleaning contract and the need for a new company.

Mr. Kaluk presented and reviewed the proposals for the roof at the Community Center. Discussion ensued regarding the different roofing options. The Board decided to table this item until their January meeting.

A discussion ensued regarding the area by Hole #15. It was decided that the District would maintain this area.
On a Motion by Mr. Connor, seconded by Mr. Rado, with all in favor, the Board approved the filling in of the depression and the patching of the pipe and sod replacement ($1,980.00) for the Tara Community Development District 1.

The Board took a recess at 10:41 a.m. and reconvened at 10:45 a.m. with all of those originally present still in attendance.

On a Motion by Mr. Rado, seconded by Mr. Connor, with four in favor and one opposed (Joe Mojica), the Board rescinded the previous motion made on November 27, 2012 to use Robert’s Rules of Order for the Tara Community Development District 1.

On a Motion by Mr. Rado, seconded by Ms. Linden, followed by a vote of four in favor and one opposed (Joe Mojica), the Board of Supervisors approved the updated contract for Field Services for Tara Community Development District 1.

On a Motion by Mr. Rado, seconded by Ms. Montagna, followed by a vote of four in favor and one opposed (Joe Mojica), the Board of Supervisors approved the First Addendum to the contract for District Services.
On a Motion by Mr. Rado, seconded by Mr. Connor, followed by a vote of all in favor, the Board of Supervisors approved the First Addendum to the contract for District Services for Tara Community Development District 1.

**TWELFTH ORDER OF BUSINESS**

Consideration of 2018 Auditor Engagement Letter

Ms. Montagna presented and reviewed the Auditor Engagement Letter from CRI for year ended September 30, 2018.

On a Motion by Mr. Rado, seconded by Mr. Connor, followed by a vote of all in favor, the Board of Supervisors approved CRI’s Auditor Engagement Letter for year ended September 30, 2018 as presented for the District’s insurance renewal for Tara Community Development District 1.

**THIRTEENTH ORDER OF BUSINESS**

Consideration of Proposals for Key Card System

Mr. Kaluk presented and reviewed the proposals for the Key Card System. Discussion ensued. The Board decided to table this item until their January meeting.

**FOURTEENTH ORDER OF BUSINESS**

Discussion Regarding Restructure of Field Manager Position

Mr. Rado opened the floor for discussion regarding the restructure of the Field Manager Position. He made a statement regarding the restructuring of the Field Management position. Attached as (Exhibit “C”).

On a Motion by Mr. Rado, seconded by Mr. Connor, followed by a vote of all in favor, the Board of Supervisors authorized Ms. Montagna to obtain a proposal from Rizzetta Amenity Services for the Filed Management position for Tara Community Development District 1.

Ms. Montagna asked if the Board would like the Chairman to continue running the Board meetings or if they would prefer that the District Manager run them. Mr. Rado made a motion for the Chairman to run the meetings and Mr. Connor seconded the motion. A discussion ensued. Mr. Mojica, Mr. DiBartolomeo, and Ms. Linden opposed so the motion failed therefore the District Manager will run the Board meetings.

**FIFTEENTH ORDER OF BUSINESS**

Consideration of the Minutes of the Board of Supervisors’ Meeting held on September 25, 2018
Ms. Montagna presented the minutes of the Board of Supervisors’ meeting held on September 25, 2018.

On a Motion by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, the Board approved the minutes of the Board of Supervisors’ meeting held on September 25, 2018 as presented for the Tara Community Development District 1.

SIXTEENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for August, September and October 2018

Ms. Montagna presented the Operations and Maintenance Expenditures for August, September and October 2018 to the Board.

On a Motion by Mr. Rado, seconded by Mr. Mojica, with all in favor, the Board approved the Operation and Maintenance Expenditures for August ($56,920.79), September ($65,232.95), and November 2018 ($41,711.61) as presented for the Tara Community Development District 1.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests. Mr. Mojica asked District Counsel a question regarding Resolutions. Mr. DiBartolomeo requested photos on the Aquatics Report be time stamped. He would like a list of CDD communities emailed to him. Mr. DiBartolomeo stated that he didn’t see a list of definitive policy and procedures. Ms. Montagna will include the current Policies and Procedures for the recreational facility on the January meeting agenda.

Ms. Linden spoke about goals and an operational workshop. The board decided to hold this workshop on February 26, 2019 immediately following the Board meeting. Ms. Linden inquired about the current landscape and aquatics contracts. Ms. Montagna will send the contracts to Ms. Linden.

Mr. Connor discussed holding a budget workshop. The Board decided to hold a budget workshop on April 2, 2019 at 5:30 p.m.

Ms. Montagna will send a copy of the policies and procedures to the Board.

A discussion ensued regarding signage at the pool and giving Mr. DiBartolomeo and Ms. Linden access to the security cameras.
EIGHTEENTH ORDER OF BUSINESS

Adjournment

Ms. Montagna stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Mojica, seconded by Mr. Rado, with all in favor, the Board adjourned the meeting at 11:41 a.m. for the Tara Community Development District 1.
Exhibit A
Dear [to whom],

Thank you for the opportunity to bid on this project. Find the following Sunrise Landscape Contractors, Inc.'s proposal with the landscape materials itemized for your review. Please note that this proposal is based on plans and specifications prepared by

Proposal Summary:

<table>
<thead>
<tr>
<th>Landscape Materials:</th>
<th>$2,700.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sod:</td>
<td>$980.00</td>
</tr>
<tr>
<td>Irrigation Total:</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

**GRAND TOTAL:** $3,780.00 *

* Pricing is valid for 30 days

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely,

Dana Bryant
D. Bryant

CUSTOMER or REPRESENTATIVE      SUNRISE LANDSCAPE - D Bryant

Accepted By: ___________________ Accepted By: ___________________

Print Name: ____________________ Print Name: ____________________

Date: __________________________ Date: __________________________

Sunrise Landcare Inc.
P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155
PROPOSAL: Pond 30 Hole Fill

November 19, 2018

SCOPE: Along the west side of Tara Blvd on the South end, adjacent to pond 30, a depression has formed. We propose to fill it, grade it, sod it with Bahia, then repair the St Augustine damaged during the process.

<table>
<thead>
<tr>
<th>Landscape Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
</tr>
<tr>
<td>Fill Dirt / Earth Moving &amp; Grading</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sod</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
</tr>
<tr>
<td>Bahia sod</td>
</tr>
<tr>
<td>St. Augustine 'Floratam' sod (repair and replace)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Irrigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
</tr>
<tr>
<td>adjustments and repairs</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

GENERAL NOTES: NOTE: Any work or items not specifically included are excluded.
1 Any work or items not specifically included are excluded.
2 Annuals are excluded from warranty / guarantee.
3 Irrigation by Other. Material without automated/adequate irrigation cannot be guaranteed.
4 Guarantee does not cover replacement of material that is damaged or missing during guarantee period.
5 Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.
6 This proposal and price is good for 45 days from date of quote, prices subject to change thereafter.
7 If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.
8 All plants, trees, sod, etc. required for this job are subject to market availability.
9 Clean up of site limited to debris and waste generated by this contractor.
10 These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
11 Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.
SCOPE: Along the west side of Tara Blvd on the South end, adjacent to pond 30, a depression has formed. We propose to fill it, grade it, sod it with Bahia, then repair the St Augustine damaged during the process.

12 Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have 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. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

13 Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.
Exhibit B
Motion to rescind motion made at the November 27, 2012 meeting, stating:

“On a Motion by Ms. Bond, seconded by Mr. Powers, with all in favor, the Board adopted Roberts Rules of Order as the procedural rules of the District, for the Tara Community Development District 1.”

While Roberts Rules can make sense in some communities it hasn’t really been necessary here. The only time Roberts Rules has come up was for it to be weaponized. Unless each member of the Board is thoroughly familiar with Roberts Rules it doesn’t work. Currently everyone has their fair time to speak and give opinions. If we are to continue with Roberts Rules I think it would be necessary for the entire Board to attend a class that would teach the in’s and out’s in detail.
Exhibit C
Motion for a proposal from Rizzetta to restructure our Field Management to help provide efficiency and potentially add cost savings. Rizzetta will staff the work force directly under their supervision. Rizzetta will hire, evaluate and manage their employee. The Board of Supervisors will have access to the on premise person in order to report issues that require attention.
Tab 18
Operation and Maintenance Expenditures
November 2018
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2018 through November 30, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: $39,452.92

Approval of Expenditures:

______________________________
_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary
Apple University Town Center
140 University Town Center Drive
Sarasota, FL 34243
universitytowncenter@apple.com
(941) 358-4600
www.apple.com/retail/universitytowncenter

October 14, 2018 04:04 PM

Repair ID: R399515086

SVC, BATTERY, PHONE 6S
Part Number: 661-04581
Item Warranty Code: OW
No Returns
For Support, Visit: www.apple.com/support

Sub-Total: $29.00
Tax@7.00%: $2.03
Total: $31.03

Payment Method

Amount Paid Via Debit (Chip) --- 7847
439687

Please debit my account: --- 7847 by $31.03 (Sale)
Card Number: 7847
Date/Time: 2018/10/14 13:02:50
Application ID: A0000000042203
Terminal ID: xxx00025
Application PAN Sequence Number: 0
Trace Number: 00929802
Device Id: 0025
Card Type: Debit
Verified by PIN
TVR: 8000048000
TSI: 6800
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<tr>
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<th>PAYEE</th>
<th>AMOUNT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/14/2018</td>
<td>APPLE</td>
<td>$31.03</td>
<td>I PHONE CHARGE. NEW PHONE.</td>
</tr>
</tbody>
</table>

**TOTAL:** $31.03

**ACCOUNT:** 57200 4702.

**SUBMITTED BY:** JIM KALUK
10/26/2018
# Tara Community Development District
## Paid Operation & Maintenance Expenditures
### November 1, 2018 Through November 30, 2018

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADP</td>
<td>CD1037</td>
<td>CD1037</td>
<td>PR ppe 11/03/18 pd 11/09/18</td>
<td>$1,219.68</td>
</tr>
<tr>
<td>ADP</td>
<td>CD1040</td>
<td>CD1040</td>
<td>PR Fees ppe 11/04/18 pd 11/09/18</td>
<td>$110.86</td>
</tr>
<tr>
<td>ADP</td>
<td>CD1041</td>
<td>CD1041</td>
<td>PR ppe 11/18/18 pd 11/23/18</td>
<td>$1,329.45</td>
</tr>
<tr>
<td>ADP</td>
<td>CD1042</td>
<td>CD1042</td>
<td>PR Fees ppe 11/11/18 pd 11/30/18</td>
<td>$110.86</td>
</tr>
<tr>
<td>Aquatic Systems, Inc.</td>
<td>005971</td>
<td>0000426683</td>
<td>Lake and Wetland Services 11/18</td>
<td>$2,545.00</td>
</tr>
<tr>
<td>AT&amp;T Mobility</td>
<td>005962</td>
<td>287247273668X11022018</td>
<td>Field Manager Monthly Telephone 10/18</td>
<td>$152.16</td>
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<tr>
<td>Bradenton Herald</td>
<td>005963</td>
<td>103789846-10122018</td>
<td>Legal Advertising 10/18</td>
<td>$105.30</td>
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<tr>
<td>Comcast Communications</td>
<td>005964</td>
<td>853510 048 0005540 11/18</td>
<td>Community Center Phone/Internet Service 11/18</td>
<td>$160.33</td>
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<tr>
<td>Complete Electrical Services, Inc.</td>
<td>005965</td>
<td>1743</td>
<td>Install Timer, Tennis Court 10/18</td>
<td>$157.20</td>
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<tr>
<td>Department of Economic Opportunity</td>
<td>005966</td>
<td>72126</td>
<td>Special District Fee FY 18/19</td>
<td>$175.00</td>
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<tr>
<td>FL Department of Revenue</td>
<td>005969</td>
<td>51-8015667691-1 10/18</td>
<td>Sales &amp; Use Tax Payable 10/18</td>
<td>$5.24</td>
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<tr>
<td>Florida Power &amp; Light Company</td>
<td>005970</td>
<td>FPL Summary 10/18</td>
<td>Electric Summary 10/18</td>
<td>$3,139.38</td>
</tr>
<tr>
<td>Gettle Pools Inc.</td>
<td>005972</td>
<td>SS313217</td>
<td>Monthly Pool Service &amp; Cleaning 09/18</td>
<td>$450.00</td>
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<tr>
<td>Sunrise Landcare, Inc.</td>
<td>005974</td>
<td>104315</td>
<td>Landscape Maintenance 11/18</td>
<td>$12,684.16</td>
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<tr>
<td>Rizzetta &amp; Company, Inc.</td>
<td>005959</td>
<td>INV0000036059</td>
<td>District Management Fees 11/18</td>
<td>$4,775.00</td>
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<tr>
<td>Sunrise Landcare, Inc.</td>
<td>005960</td>
<td>INV0000003877</td>
<td>Email and Website Hosting Services 11/18</td>
<td>$190.00</td>
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<tr>
<td>Rizzetta Technology Services</td>
<td>005968</td>
<td>16098</td>
<td>Legal Services 08/18</td>
<td>$2,090.00</td>
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<tr>
<td>Sunrise Landcare, Inc.</td>
<td>005974</td>
<td>104359</td>
<td>Remove Debris - Tara Blvd. 10/18</td>
<td>$210.00</td>
</tr>
</tbody>
</table>
# Tara Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2018 Through November 30, 2018

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunrise Landcare, Inc.</td>
<td>005974</td>
<td>104363</td>
<td>Install Concrete at (4) Pump Areas 10/18</td>
<td>$ 1,340.00</td>
</tr>
<tr>
<td>Sunrise Landscape</td>
<td>005975</td>
<td>63618</td>
<td>Repair Zone 3 &amp; Zone 6 11/18</td>
<td>$ 89.50</td>
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<tr>
<td>Tara CDD</td>
<td>CD1039</td>
<td>CD1039</td>
<td>Debit Card Replenishment</td>
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<td>Teco Peoples Gas</td>
<td>005976</td>
<td>211014511060 10/18</td>
<td>Gas Service for Pool Heater 10/18</td>
<td>$ 310.37</td>
</tr>
<tr>
<td>The Trophy Case</td>
<td>005977</td>
<td>45224</td>
<td>Plaque &amp; Brass Name Plate 11/18</td>
<td>$ 126.00</td>
</tr>
</tbody>
</table>

**Report Total**  
$ 39,452.92
# Payroll Liability

**PAY FREQUENCY:** Biweekly

## Net Pay

| Checks | 0.00 |

## Subtotal Net Pay

<table>
<thead>
<tr>
<th>Deposit Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client</td>
</tr>
</tbody>
</table>

## Taxes

### Federal

<table>
<thead>
<tr>
<th>Agency</th>
<th>Rate</th>
<th>EE withheld</th>
<th>ER contrib</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Income Tax</td>
<td></td>
<td>153.86</td>
<td></td>
</tr>
<tr>
<td>Social Security</td>
<td></td>
<td>70.24</td>
<td>70.25</td>
</tr>
<tr>
<td>Medicare</td>
<td></td>
<td>16.43</td>
<td>16.43</td>
</tr>
</tbody>
</table>

| Subtotal Federal      | 260.55 | 86.68 | 367.23 |

### Total Taxes

| Total                  | 260.55 | 86.68 | 367.23 |

## Other Transfers

| Full Service Direct Deposit (FSDD) | 852.45 |

| 1 Employee Transactions |

## Total Biweekly Pay Frequency

- **Total Direct Deposit (FSDD):** $852.45
- **Total Taxes:** $367.23
- **Total Amount ADP Debited from your Account(s):** $1,219.68

## Total For 11/9/2018 - Payroll 1

- **Total Direct Deposit (FSDD):** $852.45
- **Total Taxes:** $367.23
- **Total Amount ADP Debited from your Account(s):** $1,219.68

---

Date Rec'd Dist Office: 11/05/2018

DM Approval: Angel Montagna

Date Entered: 11/05/2018

Fund: GL CC

Check #: 21376349

Company: TARA COMMUNITY DEVELOPMENT DIS

Check date: 11/9/2018 - Payroll 1

Pay Period: 10/22/2018 to: 11/04/2018

Date Printed: 11/05/2018 10:53
ADP, LLC  
1851 N RESLER DRIVE MS-600  
EL PASO TX 79912

Inquiries
For Billing inquiries, please contact your client service rep at (866)873-0386.

CURRENT CHARGES

<table>
<thead>
<tr>
<th>RUN</th>
<th>COMPANY CODE 1765-2R-QEQ</th>
<th>IID 21376349</th>
</tr>
</thead>
<tbody>
<tr>
<td>Processing Charges for</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Period Ending Date: 11/04/2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Check Date: 11/09/2018</td>
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<td></td>
</tr>
</tbody>
</table>

| ADP Complete Payroll and HR |
| Includes: |
| Multiple Employee Pay Options |
| Tax Filing and New Hire Reporting |
| Electronic Reports |
| Employee Access |
| RUN Powered by ADP Mobile Payroll |
| General Ledger Interface |
| Garnishment Payment Service |
| Unemployment Claims Service (SUI) |
| Poster Compliance Update Service |
| 24x7 Live Support |
| HR Help Desk |
| 5 Background Checks |
| Employee Handbook Wizard |
| Zip Recruiter - 1 Job Slot |
| Job Description Wizard |
| Advanced HR Toolkits |
| Compliance Update and Training |
| HR Forms and Documents |

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>RATE</th>
<th>BASE</th>
<th>TOTAL CHARGES</th>
<th>TAX</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>discount applies</td>
<td></td>
<td>$149.49</td>
<td></td>
</tr>
</tbody>
</table>

Date Rec'd Dist Office  
DM Approved  
Angel Montagna  
Date Entered  
Fund  
GL  
CC  
Check #

Sub Total Current Charges  
$149.49

25.84% Discount On Processing Charges  
-$38.63

TOTAL CHARGES FOR COMPANY CODE:  
1765-2R-QEQ  
$110.86

Total Debitd  
$110.86

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXX7482 on 11/16/2018 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.
# Payroll Liability

**PAY FREQUENCY:** Biweekly

### Net Pay

| Checks | 0.00 | 0.00 |

### Taxes

<table>
<thead>
<tr>
<th>Agency</th>
<th>Rate</th>
<th>EE withheld</th>
<th>ER contrib</th>
<th>Deposit Responsibility</th>
<th></th>
<th>Deposit Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Federal</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal Income Tax</td>
<td></td>
<td>205.24</td>
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<tr>
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<tr>
<td><strong>Total Taxes</strong></td>
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<td>299.72</td>
<td>94.48</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

### Other Transfers

| Full Service Direct Deposit (FSDD) | 935.25 | 1 Employee Transactions |

### Total Biweekly Pay Frequency

| Total Direct Deposit (FSDD) | $935.25 |
| Total Taxes                | $394.20 |
| Total Amount ADP Deicted from your Account(s) | $1,329.45 |

### Total For 11/23/2018 - Payroll 1

| Total Direct Deposit (FSDD) | $935.25 |
| Total Taxes                | $394.20 |
| Total Amount ADP Deicted from your Account(s) | $1,329.45 |

---

Date Rec'd Dist Office: [Signature]
DM Approval: [Signature]
Date Entered: __________
Fund: GL: __________ CC: __________
Check #: __________

---

Company: TARA COMMUNITY DEVELOPMENT DIS
Check date: 11/23/2018 - Payroll 1
Pay Period: 11/05/2018 to 1/18/2018

---

Date Printed: 11/19/2018 10:52
21376346 - RW/QEQ
**ADVICE OF DEBIT**

**Client Name:** TARA COMMUNITY DEVELOPMENT DIS

**Client Number:** 891015

**Advice of Debit Number:** 525008727

**Advice of Debit Date:** 11/23/2018

**Advice of Debit Due Date:** 11/30/2018

**Total Debited This Invoice:** $110.86

---

**CURRENT CHARGES**

<table>
<thead>
<tr>
<th>RUN</th>
<th>COMPANY CODE</th>
<th>IID</th>
<th>QUANTITY</th>
<th>RATE</th>
<th>BASE</th>
<th>TOTAL CHARGES</th>
<th>TAX</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADP Complete Payroll and HR</td>
<td>1765-2R-QEQ</td>
<td>21376349</td>
<td>1</td>
<td>discount applies</td>
<td>$149.49</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Processing Charges for**

Period Ending Date: 11/18/2018
Check Date: 11/23/2018

ADP Complete Payroll and HR
Includes:
Multiple Employee Pay Options
Tax Filing and New Hire Reporting
Electronic Reports
Employee Access
RUN Powered by ADP Mobile Payroll
General Ledger Interface
Garnishment Payment Service
Unemployment Claims Service (SUI)
Poster Compliance Update Service
24x7 Live Support
HR Help Desk
5 Background Checks
Employee Handbook Wizard
Zip Recruiter - 1 Job Slot
Job Description Wizard
Advanced HR Toolkits
Compliance Update and Training
HR Forms and Documents
30.06% of the Per Pay Fee is Software

Sub Total Current Charges $149.49
25.04% Discount On Processing Charges -$38.63
1765-2R-QEQ $110.86

**TOTAL CHARGES FOR COMPANY CODE:**

Total Debited $110.86

---

**WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.**

This amount will be processed for debit from your account # XXXXXXXX7482 on 11/30/2018 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.
## Invoice

**INVOICE DATE:** 11/1/2018  
**INVOICE NUMBER:** 0000426683  
**CUSTOMER NUMBER:** 0031870  
**PO NUMBER:**  
**PAYMENT TERMS:** Net 30  

### Items

<table>
<thead>
<tr>
<th>QTY</th>
<th>ORDER</th>
<th>ITEM DESCRIPTION</th>
<th>U/M</th>
<th>UNIT PRICE</th>
<th>EXT PRICE</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Monthly Lake and Wetland Services - November</td>
<td></td>
<td>2,545.00</td>
<td>2,545.00</td>
</tr>
</tbody>
</table>

---

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

---

Date Rec'd Dist Office: NOV 02 2018  
Angel Montagna  
DM Approval:  
Date Entered: NOV 02 2018  
Fund: 031  
Gl: 53800  
A12.8

SALES TAX: (0.0%) $0.00  
LESS PAYMENT: $0.00  
TOTAL DUE: $2,545.00

---

PLEASE RETURN THIS PORTION WITH PAYMENT.  
MAKE CHECKS PAYABLE TO: Aquatic Systems, Inc.

☐ Address Changes (Note on Back of this Slip)  
*Please include contact name and phone number*

---

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

DATE: 11/1/2018  
INVOICE NUMBER: 0000426683  
CUSTOMER NUMBER: 0031870  
TOTAL AMOUNT DUE: $2,545.00

THANK YOU FOR YOUR BUSINESS!
Wireless Statement

Bill-At-A-Glance

Previous Balance $151.99
Payment - 10/16 - Thank You! $151.99CR
Adjustments $0.00
Balance $0.00
New Charges $152.16

Total Amount Due $152.16
Amount Due in Full by Nov 19, 2018

Service Summary

<table>
<thead>
<tr>
<th>Service</th>
<th>Page</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Wireless</td>
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<tr>
<td>941 345-7159</td>
<td>$152.16</td>
<td>1</td>
</tr>
</tbody>
</table>

Total New Charges $152.16

RECEIVED NOV 0 2 2018

Manage Your Account:
Online: att.com/myatt
Mobile App: att.com/myattapp
Support: 800 331-0500 or 611 from your mobile device
TTY: 866 241-6567

For Important Information about your bill, please see the News You Can Use section (Page 2).

Wireless Services provided by AT&T Mobility, LLC.

Return bottom portion with your check in the enclosed envelope.
Payments may take 7 days to post.
**News You Can Use**

**911 CALLING WITH TTY AND REAL-TIME TEXT**
Due to technical limitations, Wi-Fi Calling and NumberSync cannot be used with TTY devices and cannot support 911 calls over TTY devices. Persons with communications disabilities can use Real-Time Text (www.att.com/RTT) as an alternative to TTY. 911 services can be reached by either: (1) calling 911 using Real-Time Text or (2) calling 911 directly using a TTY over the cellular network or from a landline telephone, or (3) sending a text message to 911 directly (in areas where text-to-911 is available) from a wireless device, or (4) using relay services to place a TTY or captioned telephone service (CTS) call from a wireless phone over the cellular network or from a landline telephone, or (5) using relay services to place a IP Relay or IP CTS call over a cellular data or other IP network.

**Important Information**

**LATE PAYMENT CHARGE**
The late payment charges for consumer and Individual Responsibility User (IRU) bills not paid in full by the payment due date is $5.75. Late payment charges for Corporate Responsibility User (CRU) accounts are applied according to applicable contracts.

**PAYMENT OPTIONS**
Use the myAT&T App* on your smartphone, visit att.com/billpay to pay your AT&T bills electronically, or via our Interactive Voice Response system free of charge anytime day or night by calling 800 288-2020. Payments made with an AT&T representative will be assessed a $5 convenience fee. *Compatible device and account registration required. Messaging and data charges may apply for download and usage.

**ELECTRONIC CHECK CONVERSION**
Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your AT&T Service Agreement, up to $30. Returned checks may be presented electronically. If you want to save time and stamps,
Important Information - Continued

sign up for AutoPay at www.att.com/autopay using your checking account. It's easy, secure, and convenient!

TAX ID
AT&T Mobility Tax ID # 84-1659970.

SURCHARGES AND OTHER FEES
In addition to the monthly cost of the rate plan and any selected features, AT&T imposes the following other charges, on a per line basis: (1) federal and state universal service charges, (2) a Regulatory Cost Recovery Charge of up to $1.25 to help defray its cost incurred in complying with obligations and charges imposed by state and federal telecom regulations, (3) an Administrative Fee to help defray certain expenses AT&T incurs, such as interconnection and cell site rents and maintenance, and (4) other government assessments, including without limitation a gross receipts surcharge and a Property Tax Allotment surcharge of $0.20 - $0.45 applied per Corporate Responsibility User's assigned number. These fees are not taxes or government-required charges. See www.att.com/additionalcharges.

AT&T NATL CENTER FOR CUSTOMERS WITH DISABILITIES
Questions on accessibility by persons with disabilities: 866 241-6568.

WRITTEN CORRESPONDENCE
AT&T, PO Box 1809, Paramus, NJ 07653-1809
Do not send payments to this address.

HOW DATA IS BILLED
Data is rounded up to the nearest KB for each line. Data for each line within a group is then added together and the total is rounded up to the nearest MB at the end of each billing cycle. For plans billed in GB, the total MB is then converted to GB. 1024KB = 1 Megabyte (MB), 1024MB = 1 Gigabyte (GB).
## INVOICE AND STATEMENT OF ACCOUNT

<table>
<thead>
<tr>
<th></th>
<th>2018-10</th>
<th>2018-09</th>
<th>2018-08</th>
<th>2018-07*</th>
<th>* UNAPPLIED AMOUNT</th>
<th>TOTAL AMOUNT DUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>$105.30</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$105.30</td>
</tr>
</tbody>
</table>

**SALES REP:**
Flo Konesko

**BILLING PERIOD:**
10/01/2018 - 11/04/2018

**ADVERTISER/CLIENT NUMBER:**
663394

**ADVERTISER/CLIENT NAME:**
TARA CDD

### Make Checks Payable To
Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151
Billing: Contact Sales Rep. Credit: Email
sscreditandcollections@mclatchy.com

Payment is due upon receipt.

### BALANCE FORWARD

- **Date Rec’d Dist Office:** NOV 06 2018
- **DM Approval:**
- **Date Entered:** NOV 09 2018
- **Fund:** 001 GL 51300 CC 4261
- **Check #:**

### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

**ADVERTISING INVOICE and STATEMENT**

- **Invoice #:** 0001586248
- **TARA CDD**
- **attn:** ACCTS PAYABLE
- **5844 OLD PASCO RD**
- **SUITE 100**
- **WESLEY CHAPEL, FL 33544**

---

**DATE:** 10/12 10/12
**ACCOUNT:** 03768645-10122018
**DESCRIPTION:** NOTICE OF PUBLIC MEETING DA
**AMOUNT:** $105.30

**PREVIOUS AMOUNT OWED:** $0.00
**NEW CHARGES THIS PERIOD:** $105.30
**CASH THIS PERIOD:** $0.00
**CREDIT ADJUSTMENTS THIS PERIOD:** $0.00
**CREDIT ADJUSTMENTS THIS PERIOD:** $0.00

**INVOICE TOTAL:** $105.30

---

**DATE:** 10/12 10/12
**ACCOUNT:** 03768645-10122018
**DESCRIPTION:** NOTICE OF PUBLIC MEETING DA
**AMOUNT:** $0.00

**PREVIOUS AMOUNT OWED:** $0.00
**NEW CHARGES THIS PERIOD:** $0.00
**CASH THIS PERIOD:** $0.00
**CREDIT ADJUSTMENTS THIS PERIOD:** $0.00
**CREDIT ADJUSTMENTS THIS PERIOD:** $0.00

**INVOICE TOTAL:** $0.00

---

**DATE:** 11/04/2018
**ACCOUNT:** 663394
**DESCRIPTION:**
**AMOUNT:** $0.00

**INVOICE TOTAL:** $0.00

---

**DATE:** 11/04/2018
**ACCOUNT:** 663394
**DESCRIPTION:**
**AMOUNT:** $0.00

**INVOICE TOTAL:** $0.00

---

**DATE:** 11/04/2018
**ACCOUNT:** 663394
**DESCRIPTION:**
**AMOUNT:** $0.00

**INVOICE TOTAL:** $0.00
Hello,

Thanks for choosing Comcast Business.

Your bill at a glance
For 7340 TARA PRESERVE LN OFC, BRADENTON, FL, 34203-8036

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous balance</td>
<td>$160.33</td>
</tr>
<tr>
<td>Payment - thank you</td>
<td>-$160.33</td>
</tr>
<tr>
<td>Balance forward</td>
<td>$0.00</td>
</tr>
<tr>
<td>Regular monthly charges</td>
<td></td>
</tr>
<tr>
<td>Taxes, surcharges &amp; fees</td>
<td></td>
</tr>
<tr>
<td>New charges</td>
<td>$160.33</td>
</tr>
</tbody>
</table>

Amount due Nov 22, 2018 $160.33

Your bill explained

• This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

• Any payments received or account activity after Nov 01, 2018 will show up on your next bill. View your most up-to-date account balance at business.comcast.com/myaccount.

Need help?

• Visit business.comcast.com/myaccount or see page 2 for other ways to contact us.

COMCAST BUSINESS

141 NW 16TH ST
POMPANO BEACH, FL 33060-5250
96331870 NO RP 01 2018101 NNNNNNNY 0003132 0009

The Preserve At Tara
TARA CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

Account number 8535 10 048 0005540
Payment due Nov 22, 2018
Please pay $160.33
Amount enclosed $160.33

Make checks payable to Comcast Do not send cash
Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App — an innovative all-in-one tool designed with your business in mind.
- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Your new Comcast Business statement

We’ve redesigned your bill to simplify your monthly account activity. Your new statement has all the billing information you expect to see in an easy-to-read format.

Here’s what’s new:
- Simplified summary of charges
- Helpful reminders
- Service tips
- Easy to find contact and payment information

Visit business.comcast.com/newbill to learn more.

Need help? We’re here for you

Visit us online
Get help and support at business.comcast.com/help

Call us anytime
800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?
We can help ensure it’s a smooth transition.
Visit business.comcast.com/learn/moving to learn more.

Accessibility:
If you are hearing impaired, call 711. For issues affecting customers with disabilities, call 1-855-270-0379, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax 1-866-599-4268 or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

Ways to pay

No more mailing monthly checks
Set up Auto Pay to save time, energy and stamps. It’s easy to enroll, just visit business.comcast.com/myaccount

Go paperless and say goodbye to clutter
Sign up for EcoBill to view and pay your bill online. It’s faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:

Online
Visit My Account at business.comcast.com/myaccount

By App
Download the Comcast Business App

In-Store
Visit business.comcast.com/servicecenter to find a store near you
### Regular monthly charges
**Comcast Business services** $134.85
- Starter Pkg $69.95
- Business Internet
- Static IP - 1 $19.95
- Voice Line $39.95
- Business Voice
- Voice Mail Service $5.00

### Equipment & services
- Equipment Fee $14.95

### Other charges
- Universal Connectivity Charge $1.72
- Regulatory Recovery Fees $0.52
- Voice Network Investment $2.00

### Taxes, surcharges & fees
**Taxes & surcharges** $6.29
- Local Communications Services Tax $1.19
- State Communications Services Tax $3.05
- State and Local Sales Tax $1.05
- 911 Fee(s) $0.40

### What's included?
- **Internet**: Fast, reliable internet on our Gig-speed network
- **Voice Numbers**: (941)756-2416
  Visit [business.comcast.com/myaccount](http://business.comcast.com/myaccount) for more details

### Additional information
The regulatory recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover the costs of certain federal, state and local impositions related to voice services.
**Complete Electrical Services Inc.**

P.O. Box 1428  
Bradenton FL 34206  
941-749-5995  
941-737-4424 Cell EC0002803

**Tara Cdd The Preserve**  
5844 Old Pasco Road Suite 100  
Wesley Chapel, FL 33544

<table>
<thead>
<tr>
<th>P.O. No.</th>
<th>Terms</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DUE NOW</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
</table>
|          | Service Call:  
Per Jim  
Job Location: Tennis Court  
Installed 1 hr spring wound timer switch for Tennis court lights  
Job Complete  
Materials  
Labor | 29.70 | 29.70 |
|          | DUE NOW ON COMPLETION  
Thank you | 127.50 | 127.50 |

**Approved for Payment Work Order**  
**Date** 10/25/18

**Date** 11-1-18

**Account** 57200  
**4755**  
**Date Rec'd Dist Office**  
**Angel Montagna**

It's been a pleasure working with you!

**Total**  
$157.20
# Florida Department of Economic Opportunity, Special District Accountability Program

## FY 2018/2019 Special District Fee Invoice and Update Form

Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

---

**invoice No.: 72126**

<table>
<thead>
<tr>
<th>Annual Fee: $175.00</th>
<th>Late Fee: $0.00</th>
<th>Received: $0.00</th>
<th>Total Due, Postmarked by 12/03/2018: $175.00</th>
</tr>
</thead>
</table>

**Date Invoiced: 10/01/2018**

---

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

1. **Special District's Name, Registered Agent's Name, and Registered Office Address:**

   **Tara Community Development District**  
   Mr. William J. Rizzetta  
   3434 Colwell Avenue, Suite 200  
   Tampa, FL 33614

---

2. **Telephone:** 813-514-0400
3. **Fax:** 813-514-0409
4. **Email:** brizzetta@rizzetta.com
5. **Status:** Independent
6. **Governing Body:** Elected
7. **Website Address:** taracdd.org
8. **County(ies):** Manatee  
   Community Development
9. **Function(s):**
10. **Boundary Map on File:** 02/08/2000
11. **Creation Document on File:** 02/08/2000
12. **Date Established:** 12/14/1999
13. **Creation Method:** Local Ordinance  
    Manatee County
14. **Local Governing Authority:** County Ordinance 99-58
15. **Creation Document(s):** Chapter 190, Florida Statutes
16. **Statutory Authority:** Yes
17. **Revenue Source(s):** Assessments
18. **Most Recent Update:** 10/19/2017

**Date Rec'd Dist Office:** OCT 1 6 2018

**DM Approval:**

**Date Entered:** OCT 1 8 2018

**Fund:** 001  
**GL:** 51300  
**CC:** 4902

**Check #:**

---

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

**Registered Agent's Signature:**

**Date:** 10/12/2018

---

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.FloridaJobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported $3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying $3,000 or less in revenues).

**Department Use Only:** Approved:  
**Denied:**  
**Reason:**

---

**STEP 3:** Make a copy of this form for your records.

---

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.
<table>
<thead>
<tr>
<th></th>
<th>DOLLARS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Gross Sales  (Do not include tax)</td>
<td>74.76</td>
</tr>
<tr>
<td>2. Exempt Sales  (Include these in Gross Sales, Line 1)</td>
<td></td>
</tr>
<tr>
<td>3. Taxable Sales/Purchases  (Include Internet/Out-of-State Purchases)</td>
<td>74.76</td>
</tr>
<tr>
<td>4. Total Tax Due  (Include Discretionary Sales Surtax from Line 8)</td>
<td>5.24</td>
</tr>
<tr>
<td>5. Less Lawful Deductions</td>
<td></td>
</tr>
<tr>
<td>6. Less DOR Credit Memo</td>
<td></td>
</tr>
<tr>
<td>7. Net Tax Due</td>
<td>5.24</td>
</tr>
<tr>
<td>8. Less Collection Allowance or Plus Penalty and Interest</td>
<td></td>
</tr>
<tr>
<td>9. Amount Due With Return  (Enter this amount on front)</td>
<td>5.24</td>
</tr>
</tbody>
</table>

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer | Date | Telephone # |
|----------------------|------|-------------|

Signature of Preparer | Date | Telephone # |
|----------------------|------|-------------|

Discretionary Sales Surtax Information
A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX |
B. Total Discretionary Sales Surtax Due | 7.5 |

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.
## Tara CDD
### Florida Power & Light Company Summary
#### October-18

<table>
<thead>
<tr>
<th>Acct Number</th>
<th>Inv Date</th>
<th>Due Date</th>
<th>Amount</th>
<th>Period Covered</th>
<th>Location</th>
<th>GL Account</th>
</tr>
</thead>
<tbody>
<tr>
<td>21606-40237</td>
<td>11/12/2018</td>
<td>12/3/2018</td>
<td>17.87</td>
<td>10/12/18-11/12/18</td>
<td>6602 Tailfeather Way - Irr</td>
<td>4301</td>
</tr>
<tr>
<td>77477-96121</td>
<td>11/12/2018</td>
<td>12/3/2018</td>
<td>16.50</td>
<td>10/12/18-11/12/18</td>
<td>6375 Tara Blvd</td>
<td>4301</td>
</tr>
<tr>
<td>92421-21235</td>
<td>11/12/2018</td>
<td>12/3/2018</td>
<td>98.76</td>
<td>10/12/18-11/12/18</td>
<td>6795 Tara Blvd - Irr</td>
<td>4301</td>
</tr>
<tr>
<td>99787-71237</td>
<td>11/12/2018</td>
<td>12/3/2018</td>
<td>108.88</td>
<td>10/12/18-11/12/18</td>
<td>6751 Tailfeather Way - Irr</td>
<td>4301</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$ 3,139.38</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### UTILITY SERVICES
- 001 53100 4301 $ 2,615.91

### RECREATIONAL FACILITIES
- 001 53100 4304 $ 523.47

**Total** $ 3,139.38

---

Date Rec'd Dist Office

DM Approval [Angel Montagna]

Date Entered NOV 1 6 2018

Fund 001 GL 53100 CC * See above *

Check #
## Your electric statement

For: Oct 08 2018 to Nov 06 2018 (29 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: 7141 TARA PRESERVE LN # IRRIG

<table>
<thead>
<tr>
<th>Amount of your last bill</th>
<th>Payments</th>
<th>Additional activity (+ or -)</th>
<th>Balance before new charges (=)</th>
<th>New charges (+)</th>
<th>Total amount you owe (=)</th>
<th>New charges due by</th>
<th>Amount enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>79.81</td>
<td>79.81 CR</td>
<td>0.00</td>
<td>0.00</td>
<td>114.58</td>
<td>$114.58</td>
<td>Nov 27 2018</td>
<td>$ 114.58</td>
</tr>
</tbody>
</table>

**Amount of your last bill**: 79.81
**Payment received - Thank you**: 79.81 CR
**Balance before new charges**: $0.00

**New charges** (Rate: GS-1 GENERAL SVC NON-DEMAND, BUSINESS)
- Electric service amount: $110.45**
- Storm charge: $1.27
- Gross receipts tax: $2.96

**Total new charges**: $114.58

**Total amount you owe**: $114.58

- Payment received after **January 29, 2019** is considered **LATE**; a late payment charge of 1% will apply.

---

**Account number: 17660-99061**

Statement date: Nov 06 2018
Next meter reading: Dec 06 2018

---

**Customer service**: 1-800-375-2434
**Outside Florida**: 1-800-226-3545
**To report power outages**: 1-800-4OUTAGE (468-8243)
**Hearing/speech impaired**: 711 (Relay Service)
**Online at**: www.FPL.com
Your electric statement
For: Oct 08 2018 to Nov 06 2018 (29 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: 6267 WINGSPAN WAY # IRR

<table>
<thead>
<tr>
<th>Account number</th>
<th>Total amount you owe</th>
<th>New charges due by</th>
<th>Amount enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>39798-63317</td>
<td>$12.25</td>
<td>Nov 27 2018</td>
<td>$12.25</td>
</tr>
</tbody>
</table>

Account number: 39798-63317
Statement date: Nov 06 2018
Next meter reading: Dec 06 2018

---

**Amount of your last bill**: 12.61

**Payments**
- 12.61 CR

**Additional activity (+ or -)**: 0.00

**Balance before new charges**
- 0.00

**New charges**
- 12.25

**Total amount you owe**: $12.25

**New charges due by**: Nov 27 2018

---

**Meter reading**: 02216

**Previous reading**: 02196

**kWh used**: 20

**Energy usage**
- This Year: 12
- Last Year: 0
- This Year: 20
- Last Year: 31
- This Year: 1
- Last Year: 0

**The electric service amount** includes the following charges:
- **Customer charge**: $10.15
- **Fuel**: $0.53
  - ($0.026310 per kWh)
- **Non-fuel**: $1.24
  - ($0.062300 per kWh)

**Amount of your last bill**: 12.61

**Payment received - Thank you**: 12.61 CR

**Balance before new charges**: $0.00

**New charges** (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)
- Electric service amount: 11.92**
- Storm charge: 0.02
- Gross receipts tax: 0.31

**Total new charges**: $12.25

**Total amount you owe**: $12.25

---

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

---

Please request changes on the back.
Notes on the front will not be detected.

---
TARA COMMUNITY DEVELOPMENT  
DISTRICT #1  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL FL 33544-4010

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

<table>
<thead>
<tr>
<th>Account number</th>
<th>Total amount you owe</th>
<th>New charges due by</th>
<th>Amount enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>82905-81324</td>
<td>$10.41</td>
<td>Nov 27 2018</td>
<td>$10.41</td>
</tr>
</tbody>
</table>

Your electric statement  
For: Oct 08 2018 to Nov 06 2018 (29 days)
Customer name: TARA COMMUNITY DEVELOPMENT  
Service address: 6021 WINGSPAN WAY #PUMP  

<table>
<thead>
<tr>
<th>Amount of your last bill</th>
<th>Payments (-)</th>
<th>Additional activity (+ or -)</th>
<th>Balance before new charges (=-)</th>
<th>New charges (+)</th>
<th>Total amount you owe (=)</th>
<th>New charges due by</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.41</td>
<td>10.41 CR</td>
<td>0.00</td>
<td>0.00</td>
<td>10.41</td>
<td>$10.41</td>
<td>Nov 27 2018</td>
</tr>
</tbody>
</table>

**The electric service amount includes the following charges:**

- Customer charge: $10.15
- Non-fuel energy charge: $0.062300 per kWh
- Fuel charge: $0.026310 per kWh

- Payment received after January 29, 2019 is considered LATE; a late payment charge of 1% will apply.
Your electric statement
For: Oct 10 2018 to Nov 08 2018 (29 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: STREET LIGHTS # TARA CD DIST

Amount of your last bill 736.91
Payments 736.91 CR
Additional activity 0.00 + or -
Balance before new charges 0.00
New charges 736.91 +
Total amount you owe 736.91
New charges due by Nov 29 2018

Total kWh used 1517
Energy usage
- Last Year
- This Year
kWh this month 1517 1517
Service days 29 29
kWh per day 52 52

**The electric service amount includes the following charges:
- Non-fuel energy charge: $0.030160 per kWh
- Fuel charge: $0.025480 per kWh

Amount of your last bill 736.91
Payment received - Thank you 736.91 CR
Balance before new charges $0.00

New charges (Rate: SL-1 STREET LIGHTING SERVICE)
- Electric service amount 722.73**
- Storm charge 11.72
- Gross receipts tax 2.46
Total new charges $736.91

Total amount you owe $736.91

- Payment received after January 31, 2019 is considered LATE; a late payment charge of 0.5075% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

Received
Nov 13 2018

By: ..............
Account Number: 01677-60412  
Service From: 10-10-2018  
Service To: 11-08-2018  
Service Days: 29  
KWH/Day: 52

**Service Address:** STREET LIGHTS # TARA CD DIST, BRADENTON FL 34203

<table>
<thead>
<tr>
<th>COMPONENT CODE</th>
<th>WATTS</th>
<th>LUMENS</th>
<th>OWNER/MAINT</th>
<th>QUANTITY</th>
<th>RATE/UNIT</th>
<th>KWH USED</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>HPS0100</td>
<td>100</td>
<td>9500</td>
<td>F</td>
<td>37</td>
<td>1.200000</td>
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<tr>
<td>Fixtures</td>
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</tr>
<tr>
<td>Maintenance</td>
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</tr>
<tr>
<td>UCNP</td>
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<td>.038760</td>
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<td>118.88</td>
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<tr>
<td>Maintenance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Energy sub total 44.40  
Non-energy sub total 638.36  
Sub total 1,517 682.76

Energy conservation cost recovery .64  
Capacity payment recovery charge .27  
Environmental cost recovery charge .41  
Storm charge 11.72  
Fuel charge 38.65  
Electric service amount 734.45  
Gross receipts tax 2.46

Total 1,517 736.91

* F - FPL OWNS & MAINTAINS  
E - CUSTOMER OWNS & MAINTAINS  
R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Print Date: November 08, 2018  
Page 1
TARA COMMUNITY DEVELOPMENT
DISTRICT #1
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010

Your electric statement
For: Oct 10 2018 to Nov 08 2018 (28 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: STREET LIGHTS # TARA CDD

<table>
<thead>
<tr>
<th>Account number</th>
<th>Total amount you owe</th>
<th>New charges due by</th>
<th>Amount enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>02155-36012</td>
<td>$1,499.75</td>
<td>Nov 29 2018</td>
<td>$1,499.75</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amount of your last bill</th>
<th>Payments (-)</th>
<th>Additional activity (+ or -)</th>
<th>Balance before new charges (=)</th>
<th>New charges (+)</th>
<th>Total amount you owe (m)</th>
<th>New charges due by</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,499.75</td>
<td>1,499.75 CR</td>
<td>0.00</td>
<td>0.00</td>
<td>1,499.75</td>
<td>$1,499.75</td>
<td>Nov 29 2018</td>
</tr>
</tbody>
</table>

Total kWh used: 3341

Energy usage
<table>
<thead>
<tr>
<th>kWh this month</th>
<th>Service days</th>
<th>kWh per day</th>
</tr>
</thead>
<tbody>
<tr>
<td>3341</td>
<td>29</td>
<td>115</td>
</tr>
</tbody>
</table>

**The electric service amount includes the following charges:**
Non-fuel energy charge: $0.025480 per kWh
Fuel charge: $0.032160 per kWh

Amount of your last bill: 1,499.75
Payment received - Thank you: 1,499.75 CR
Balance before new charges: $0.00

New charges (Rate: SL-1 STREET LIGHTING SERVICE)
- Electric service amount: 1,468.52**
- Storm charge: 25.80
- Gross receipts tax: 5.43
Total new charges: $1,499.75

Total amount you owe: $1,499.75

- Payment received after January 31, 2019 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com
### Detail of Rate Schedule Charges for Street Lights

**Account Number:** 02155-36012  
**Service From:** 10-10-2018  
**Service To:** 11-08-2018  
**Service Days:** 29  
**KWH/Day:** 115

**Service Address:** STREET LIGHTS # TARA CDD, BRADENTON FL 34203

<table>
<thead>
<tr>
<th>COMPONENT CODE</th>
<th>WATTS</th>
<th>LUMENS</th>
<th>* OWNER/MAINT</th>
<th>QUANTITY</th>
<th>RATE/UNIT</th>
<th>KWH USED</th>
<th>AMOUNT</th>
</tr>
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<tbody>
<tr>
<td>HPS0100 Energy</td>
<td>100</td>
<td>9500</td>
<td>F</td>
<td>61</td>
<td>1.200000</td>
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<td>Non-energy Fixtures Maintenance</td>
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<td>Non-energy Fixtures Maintenance</td>
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<tr>
<td>PMC0001 Non-energy Fixtures</td>
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<td>191.80</td>
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<tr>
<td>PMF0001 Non-energy Fixtures</td>
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<td>381.17</td>
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</table>

* F - FPL OWNS & MAINTAINS  
E - CUSTOMER OWNS & MAINTAINS  
R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Print Date: November 08, 2018
Page 1
## Detail of Rate Schedule Charges for Street Lights

**Account Number:** 02155-36012  
**Service From:** 10-10-2018  
**Service To:** 11-08-2018  
**Service Days:** 29  
**KWH/Day:** 115

**Service Address:** STREET LIGHTS # TARA CDD, BRADENTON FL 34203

<table>
<thead>
<tr>
<th>COMPONENT CODE</th>
<th>WATTS</th>
<th>LUMENS</th>
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<th>QUANTITY</th>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

|                      | Energy sub total | 97.84 |
|                      | Non-energy sub total | 1,282.65 |
|                      | Sub total         | 3,341 | 1,380.49 |

Energy conservation cost recovery 1.40  
Capacity payment recovery charge .60  
Environmental cost recovery charge .90  
Storm charge 25.80  
Fuel charge 85.13  
Electric service amount 1,494.32  
Gross receipts tax 5.43

|                      | Total            | 3,341 | 1,499.75 |

* F - FPL OWNS & MAINTAINS  
E - CUSTOMER OWNS & MAINTAINS  
R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Print Date: November 08, 2018  
Page 2
Please request changes on the back.
Notes on the front will not be detected.

B 8 5209 9
AUTO **RO 4407 1 096197

TARA COMMUNITY DEVELOPMENT
DISTRICT #1
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number: 21606-40237
Statement date: Nov 12 2018
Next meter reading: Dec 12 2018

Your electric statement
For: Oct 12 2018 to Nov 12 2018 (31 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: 6602 TAILFEATHER WAY # IRR

Amount of your last bill
Payments (-)
Additional activity (+ or -)
Balance before new charges (=)
New charges (+)
Total amount you owe (=)
New charges due by
Amount enclosed

17.31
17.31 CR
0.00
0.00
17.87
$17.87
Dec 03 2018
$17.87

Meter reading - Meter AC12860
Current reading 04275
Previous reading - 04194
kWh used 81

Energy usage
Last Year
This Year
kWh this month 67 81
Service days 29 31
kWh per day 2 3

**The electric service amount includes the following charges:
Customer charge: $10.15
Fuel: $(0.026310 per kWh)
Non-fuel: $5.05

Amount of your last bill 17.31
Payment received - Thank you 17.31 CR
Balance before new charges $0.00

New charges: (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)
Electric service amount 17.33**
Storm charge 0.09
Gross receipts tax 0.45
Total new charges $17.87

Total amount you owe $17.87

- Payment received after February 04, 2019 is considered LATE; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at www.FPL.com

Please sign here:

BY: "RECEIVED"
Nov 15 2018
Your electric statement
For: Oct 12 2018 to Nov 12 2018 (31 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: 6375 TARA BLVD

<table>
<thead>
<tr>
<th>Account number</th>
<th>Total amount you owe</th>
<th>New charges due by</th>
<th>Amount enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>77477-96121</td>
<td>$16.50</td>
<td>Dec 03 2018</td>
<td>$16.50</td>
</tr>
</tbody>
</table>

Amount of your last bill | Payments (+) | Additional activity (+ or -) | Balance before new charges (=) | New charges (+) | Total amount you owe (=) | New charges due by |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16.68</td>
<td>16.68 CR</td>
<td>0.00</td>
<td>0.00</td>
<td>16.50</td>
<td>$16.50</td>
<td>Dec 03 2018</td>
</tr>
</tbody>
</table>

Meter reading: Meter ACD0485
Current reading: 11242
Previous reading: -11176
kWh used: 66

Energy usage:

<table>
<thead>
<tr>
<th>kWh this month</th>
<th>Last Year</th>
<th>This Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>136</td>
<td>66</td>
<td></td>
</tr>
</tbody>
</table>

Service days:

| kWh per day | 2          |

Service days: 29
kWh per day: 2

**The electric service amount includes the following charges:**

Customer charge: $10.15
Fuel: $1.74
(0.026310 per kWh)
Non-fuel: $4.13
(0.062300 per kWh)

Amount of your last bill: 16.68
Payment received - Thank you: 16.68 CR
Balance before new charges: $0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS):
Electric service amount: 16.02**
Storm charge: 0.07
Gross receipts tax: 0.41
Total new charges: $16.50

Total amount you owe: $16.50

- Payment received after February 04, 2019 is considered LATE; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL:
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

RECEIVED

BY: __________________________

NOV 1 5 2018
TARA COMMUNITY DEVELOPMENT
DISTRICT #1
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Your electric statement
For: Oct 12 2018 to Nov 12 2018 (31 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: 6785 TARA BLVD #1 IRR

<table>
<thead>
<tr>
<th>Account number</th>
<th>Total amount you owe</th>
<th>New charges due by</th>
<th>Amount enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>92421-21235</td>
<td>$98.76</td>
<td>Dec 03 2018</td>
<td>$98.76</td>
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</table>

Account number: 92421-21235
Statement date: Nov 12 2018
Next meter reading: Dec 12 2018

<table>
<thead>
<tr>
<th>Amount of your last bill</th>
<th>Payments</th>
<th>Additional activity (+ or -)</th>
<th>Balance before new charges (+)</th>
<th>New charges (+)</th>
<th>Total amount you owe</th>
<th>New charges due by</th>
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<tbody>
<tr>
<td>92.58</td>
<td>92.58 CR</td>
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<td>0.00</td>
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<td>$98.76</td>
<td>Dec 03 2018</td>
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</table>

Meter reading - Meter AC12870
Current reading 64282
Previous reading 63322
KWh used 950

Energy usage
<table>
<thead>
<tr>
<th>Last Year</th>
<th>This Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>KWh this month</td>
<td>103</td>
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<tr>
<td>Service days</td>
<td>29</td>
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<tr>
<td>KWh per day</td>
<td>4</td>
</tr>
</tbody>
</table>

**The electric service amount includes the following charges:**
Customer charge: $10.15
Fuel: $25.26
( $0.026310 per kWh)
Non-fuel: $53.80
( $0.062300 per kWh)

Amount of your last bill 92.58
Payment received - Thank you 92.58 CR
Balance before new charges $0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)
Electric service amount 95.21**
Storm charge 1.08
Gross receipts tax 2.47
Total new charges $98.76

Total amount you owe $98.76

- Payment received after February 04, 2019 is considered LATE; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com
**Your electric statement**

For Oct 12 2018 to Nov 12 2018 (31 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: 6751 TAILFEATHER WAY # 1RR

<table>
<thead>
<tr>
<th>Amount of your last bill</th>
<th>Payments (-)</th>
<th>Additional activity (+ or -)</th>
<th>Balance before new charges (=)</th>
<th>New charges (+)</th>
<th>Total amount you owe: (=)</th>
<th>New charges due by</th>
<th>Amount enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.23</td>
<td>24.23 CR</td>
<td>0.00</td>
<td>0.00</td>
<td>108.88</td>
<td>$108.88</td>
<td>Dec 03 2018</td>
<td>$108.88</td>
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</table>

**Account number: 99787-71237**
Statement date: Nov 12 2018
Next meter reading: Dec 12 2018

**Meter reading** - Meter AC05108
Current reading: 58972
Previous reading: 57002
kWh used: 1070

**Energy usage**

<table>
<thead>
<tr>
<th>kWh this month</th>
<th>Last Year</th>
<th>This Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>356</td>
<td>1070</td>
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**Service days**

<table>
<thead>
<tr>
<th>Service days</th>
<th>Last Year</th>
<th>This Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>31</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>kWh per day</th>
<th>Last Year</th>
<th>This Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>35</td>
<td></td>
</tr>
</tbody>
</table>

**The electric service amount includes the following charges:**

- Customer charge: $10.15
- Fuel: $28.15 ($0.00330 per kWh)
- Non-fuel: $68.68 ($0.062300 per kWh)
- Electric service amount: 104.86**
- Storm charge: 1.20
- Gross receipts tax: 2.72
- Total new charges: $108.68

**Total amount you owe**: $108.88
- Payment received after February 04, 2019 is considered LATE; a late payment charge of 1% will apply.

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com
TARA COMMUNITY DEVELOPMENT
DISTRICT #1
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010

Make check payable to FPL in U.S. funds and mail along with this coupon to:
FPL
GENERAL MAIL FACILITY
MIAMI FL 33186-0001

Your electric statement
For: Oct 08 2018 to Nov 06 2018 (29 days)
Customer name: TARA COMMUNITY DEVELOPMENT
Service address: 7340 TARA PRESERVE LN # POOL

<table>
<thead>
<tr>
<th>Account number</th>
<th>Total amount you owe</th>
<th>New charges due by</th>
<th>Amount enclosed</th>
</tr>
</thead>
<tbody>
<tr>
<td>55553-58430</td>
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<td>Nov 27 2018</td>
<td>$523.47</td>
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</table>

<table>
<thead>
<tr>
<th>Amount of your last bill</th>
<th>Payments (-)</th>
<th>Additional activity (+ or -)</th>
<th>Balance before new charges (=)</th>
<th>New charges (+)</th>
<th>Total amount you owe: (++)</th>
<th>New charges due by</th>
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</thead>
<tbody>
<tr>
<td>533.93</td>
<td>533.93 CR</td>
<td>0.00</td>
<td>0.00</td>
<td>523.47</td>
<td>$523.47</td>
<td>Nov 27 2018</td>
</tr>
</tbody>
</table>

Meter reading: Meter KEL7811
Current reading: 31411
Previous reading: 26807
kWh used: 4604
Demand reading: 23.89
Demand kW: 24

Energy usage

- kWh this month: 4702
- Service days: 31
- kWh per day: 151

**The electric service amount includes the following charges:**
Customer charge: $25.34
Fuel: $121.13
( $0.023510 per kWh)
Non-fuel: $102.67
( $0.022300 per kWh)
Demand: $257.28
( $10.72 per kW)

Enroll now in FPL Budget Billing by paying $506.49 in 1 payment by the due date instead of $523.47. Your bill will be about the same each month & stabilized year-round. Learn more at FPL.com/bb

*PAYMENT RECEIVED* Check cashed: 27

Print date: Nov 9, 2018

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com

- Payment received after January 29, 2019 is considered LATE; a late payment charge of 1% will apply.
- Please note: your On Call Credit may change due to the winter rate schedule now in effect - November 1 through March 31.
Gettle Pools, Inc.
1931 Barber Road Sarasota, Florida 34240
Phone (941) 366-6267 Fax (941) 379-6126
CPC 1456906

Billing Address:
Tara Community
3434 Coiwell Avenue
Suite 200
Tampa, FL 33614

Service Address:
Tara Community
7340 Tara Preserve Lane
Bradenton, FL 34203

<table>
<thead>
<tr>
<th>Customer ID</th>
<th>Repair Order Number</th>
<th>Payment Terms</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMTA01</td>
<td></td>
<td>Net Due</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.00</td>
<td>Monthly Pool Service and Cleaning - Previous Month</td>
<td>450.00</td>
</tr>
</tbody>
</table>

Subtotal: 450.00
Sales Tax: 0.00
Total Invoice Amount: 450.00
Payment/Credit Applied

Thank you for your continued patronage!
To ensure your account remains current, please remit payment within 30 days.

Overdue invoices are subject to late charges.
## Gettle Pools, Inc.

**Billing Address:**
Tara Community  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Service Address:**
Tara Community  
7340 Tara Preserve Lane  
Bradenton, FL 34203

---

<table>
<thead>
<tr>
<th>Customer ID</th>
<th>Repair Order Number</th>
<th>Payment Terms</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONTA01</td>
<td></td>
<td>Net Due</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.00</td>
<td>Monthly Pool Service and Cleaning - Previous Month</td>
<td>450.00</td>
</tr>
</tbody>
</table>

---

**Date Rec'd Diet Office:**

**DM Approval:**

**Date Entered:**

**Fund:**

**Check #**

---

**Subtotal:** 450.00  
**Sales Tax:** 0.00  
**Total Invoice Amount:** 450.00  
**Payment/Credit Applyer:** 450.00  
**TOTAL:** 450.00

---

Thank you for your continued patronage!  
To ensure your account remains current, please remit payment within 30 days.  

Overdue invoices are subject to late charges.
## Account Information

**Account Number:** 179079-104839  
**Billing Date:** 19-Oct-2018  
**Due Date:** 09-Nov-2018  

**TARA COMM DEV DISTRICT**  
7340 TARA PRESERVE LN  

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

## Water Usage

<table>
<thead>
<tr>
<th>Previous Balance:</th>
<th>Payments Received:</th>
<th>Balance Forward:</th>
</tr>
</thead>
<tbody>
<tr>
<td>251.94</td>
<td>251.94</td>
<td>0.00</td>
</tr>
</tbody>
</table>

### Usage Details

<table>
<thead>
<tr>
<th>Date</th>
<th>Previous Reading</th>
<th>Present Reading</th>
<th>Usage (X 100 = Gal.)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/15</td>
<td>25370</td>
<td>25434</td>
<td>64</td>
<td>14.59</td>
</tr>
<tr>
<td>10/12</td>
<td></td>
<td></td>
<td></td>
<td>36.14</td>
</tr>
<tr>
<td>27</td>
<td></td>
<td></td>
<td></td>
<td>32.19</td>
</tr>
</tbody>
</table>

**Total New Charges:** 100.40  
**Total Amount Due:** $243.89

### COMM. IND WATER HISTORY

<table>
<thead>
<tr>
<th>Month</th>
<th>Usage (Hundreds of Gallons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>O</td>
<td>1113</td>
</tr>
<tr>
<td>N</td>
<td>890</td>
</tr>
<tr>
<td>D</td>
<td>687</td>
</tr>
<tr>
<td>J</td>
<td>467</td>
</tr>
<tr>
<td>F</td>
<td>445</td>
</tr>
<tr>
<td>M</td>
<td>422</td>
</tr>
<tr>
<td>A</td>
<td>401</td>
</tr>
<tr>
<td>J</td>
<td>380</td>
</tr>
<tr>
<td>A</td>
<td>360</td>
</tr>
<tr>
<td>S</td>
<td>340</td>
</tr>
</tbody>
</table>

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

**IMPORANT:** The Pay-By-Phone system has changed! Phone payments will now be paid by dialing 1-866-257-0749. You will no longer call the Customer Service line for this service.
Account Number: 179079-104839

Billing Date: 19-Nov-2018
Due Date: 10-Dec-2018

A LATE PAYMENT FEE WILL BE ASSESSED IF FULL PAYMENT IS NOT RECEIVED BY THE DUE DATE.

<table>
<thead>
<tr>
<th>FROM</th>
<th>TO</th>
<th>DAYS</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/12</td>
<td>11/14</td>
<td>33</td>
</tr>
</tbody>
</table>

Previous Balance: 243.89
Payments Received: 243.89
Balance Forward: 0.00

Late Payment Fee: 5.00
Wtr Com. Individual: 25434
Water Usage: 25514
Cost Of Basic Service: 80
Swr Com Individual: 18.24
Sewer Usage: 36.14
Cost Of Basic Service: 80
F2_Com. Solid Waste: 40.24
Commercial Can: 100.40
Total New Charges: 60.57

Total Amount Due: $260.59

Compost Bins are now available while supplies last at the UF/IFAS Manatee County Extension Office in Palmetto for $60. Please call 941-722-4524 Ext.1825 to make an appointment to purchase. Cash or check only; no credit cards.

Date Rec'd Dist Office: NOV 27 2018
DM Approval: Angel Montagna
Date Entered: NOV 27 2018
Fund: 001
GL: 53400
CC: 4301
Check #:  

See reverse side for additional information.

MC-1250-19

CHANCE OF MAILING ADDRESS
(Choose Box And See Reverse Side)

Address: 1950 1 MB 0.421 10-7
TARA COMM DEV DISTRICT
5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

Amount Paid: $260.59

Make checks payable to MCUD

Account Number: 179079-104839
Billing Date: 19-Nov-2018
Due Date: 10-Dec-2018
Total Amount Now Due: $260.59

Manatee County Utilities Department
P.O. Box 25010
Bradenton, Florida 34206-5010

AMOUNT PAID: 260.59

000179079200000260590104839
**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

**Invoice**

<table>
<thead>
<tr>
<th>Date</th>
<th>Invoice #</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/1/2018</td>
<td>INV00000036059</td>
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**Bill To:**  
TARA CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<table>
<thead>
<tr>
<th>Services for the month of November</th>
<th>Terms Upon Receipt</th>
<th>Client Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Management Services 51300</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative Services 3101</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounting Services 3201</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial &amp; Revenue Collections 3111</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3111</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field Services 4607</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Date Rec'd Dist Office:** OCT 25 2018  
**DM Approval:** Angel Montagna  
**Date Entered:** OCT 26 2018  
**Fund:**  
**Check #:** See above

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Management Services</td>
<td>513</td>
<td>$1,950.00</td>
<td>$1,950.00</td>
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<tr>
<td>Administrative Services</td>
<td>310</td>
<td>$300.00</td>
<td>$300.00</td>
</tr>
<tr>
<td>3100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounting Services</td>
<td>320</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>3200</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Financial &amp; Revenue Collections</td>
<td>311</td>
<td>$375.00</td>
<td>$375.00</td>
</tr>
<tr>
<td>3111</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field Services</td>
<td>460</td>
<td>$650.00</td>
<td>$650.00</td>
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</tbody>
</table>

**Subtotal:** $4,775.00

**Total:** $4,775.00
Rizzetta Technology Services  
3434 Colwell Avenue  
Suite 200  
Tampa FL  33614

Bill To:  
TARA CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL  33614

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMail Hosting</td>
<td>6</td>
<td>$15.00</td>
<td>$90.00</td>
</tr>
<tr>
<td>Website Hosting Services</td>
<td>1</td>
<td>$100.00</td>
<td>$100.00</td>
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<table>
<thead>
<tr>
<th>Date Rec’d Dist Office</th>
<th>DM Approval</th>
<th>Date Entered</th>
<th>Fund</th>
<th>Check #</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCT 24 2018</td>
<td>Angel Montagna</td>
<td>OCT 26 2018</td>
<td>06</td>
<td>GL 51300CC 5103</td>
</tr>
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</table>

Subtotal $190.00  
Total $190.00
TARA COMMUNITY DEVELOPMENT DISTRICT
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

August 20, 2018
Client: 001304
Matter: 000001
Invoice #: 16098
Page: 1

RE: General

For Professional Services Rendered Through August 15, 2018

<table>
<thead>
<tr>
<th>Date</th>
<th>Person</th>
<th>Description of Services</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/16/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM D. VALLEY; REVIEW LEGAL NOTICE.</td>
<td>0.2</td>
</tr>
<tr>
<td>7/20/2018</td>
<td>JMV</td>
<td>TELEPHONE CALL FROM A. MONTAGNA.</td>
<td>0.3</td>
</tr>
<tr>
<td>7/23/2018</td>
<td>JMV</td>
<td>REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.</td>
<td>0.6</td>
</tr>
<tr>
<td>7/24/2018</td>
<td>JMV</td>
<td>PREPARE FOR AND ATTEND CDD BOARD MEETING; TELEPHONE CALL WITH A. MONTAGNA.</td>
<td>5.9</td>
</tr>
<tr>
<td>7/25/2018</td>
<td>JMV</td>
<td>TELEPHONE CALL FROM A. MONTAGNA.</td>
<td>0.2</td>
</tr>
<tr>
<td>8/13/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM D. VALLEY; REVIEW LEGAL NOTICE.</td>
<td>0.1</td>
</tr>
<tr>
<td>8/15/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM S. BRIZENDINE; REVIEW CDD FINANCIAL STATEMENTS.</td>
<td>0.3</td>
</tr>
</tbody>
</table>

Total Professional Services 7.6 $2,090.00

PERSON RECAP

<table>
<thead>
<tr>
<th>Person</th>
<th>Hours</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>JMV</td>
<td>7.6</td>
<td>$2,090.00</td>
</tr>
</tbody>
</table>
### Total Charges

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Services</td>
<td>$2,090.00</td>
</tr>
<tr>
<td>Total Disbursements</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Current Charges</td>
<td>$2,090.00</td>
</tr>
</tbody>
</table>

**PAY THIS AMOUNT**: $2,090.00

---

*Please Include Invoice Number on all Correspondence*

- **Date Rec'd Dist Office**: NOV 02 2018
- **DM Approval**: [Signature]
- **Date Entered**: NOV 09 2018
- **Fund**: OA
- **GL**: 51400
- **CC**: 3107
- **Check #:**
TARA COMMUNITY DEVELOPMENT DISTRICT
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

September 25, 2018
Client: 001304
Matter: 000001
Invoice #: 16199

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2018

<table>
<thead>
<tr>
<th>Date</th>
<th>Person</th>
<th>Description of Services</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/11/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM D. VALLEY; REVIEW LEGAL NOTICE.</td>
<td>0.2</td>
</tr>
<tr>
<td>9/14/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM A. MONTAGNA; TELEPHONE CALL WITH A. MONTAGNA.</td>
<td>0.3</td>
</tr>
</tbody>
</table>

Total Professional Services 

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Hours</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>JMV</td>
<td>John M. Vericker</td>
<td>0.5</td>
<td>$137.50</td>
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DISBURSEMENTS

<table>
<thead>
<tr>
<th>Date</th>
<th>Description of Disbursements</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>8/10/2018</td>
<td>FEDEX- Federal Express-</td>
<td>$19.78</td>
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</table>

Total Disbursements $19.78
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$137.50</td>
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<tr>
<td>Total Disbursements</td>
<td>$19.78</td>
</tr>
<tr>
<td>Total Current Charges</td>
<td>$157.28</td>
</tr>
</tbody>
</table>

PAY THIS AMOUNT $157.28

Please Include Invoice Number on all Correspondence

Date Rec'd Dist Off: NOV 02 2018
DM Approval: [Signature]
Date Entered: NOV 09 2018
Fund: 001  GL: 51400  CC: 3107
Check #: [Blank]
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 * Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

TARA COMMUNITY DEVELOPMENT DISTRICT  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544

October 23, 2018  
Client: 001304  
Matter: 000001  
Invoice #: 16277  
Page: 1

RE: General

For Professional Services Rendered Through October 15, 2018

<table>
<thead>
<tr>
<th>Date</th>
<th>Person</th>
<th>Description of Services</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/17/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM D. VALLEY; REVIEW LEGAL NOTICE.</td>
<td>0.2</td>
</tr>
<tr>
<td>9/18/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM S. BRIZENDINE; REVIEW CDD FINANCIAL STATEMENTS.</td>
<td>0.3</td>
</tr>
<tr>
<td>9/20/2018</td>
<td>LB</td>
<td>REVIEW EMAIL RE BOARD OF SUPERVISORS MEETING.</td>
<td>0.2</td>
</tr>
<tr>
<td>9/22/2018</td>
<td>JMV</td>
<td>REVIEW AGENDA PACKET MATERIALS AND PREPARE FOR CDD BOARD MEETING.</td>
<td>0.7</td>
</tr>
<tr>
<td>9/25/2018</td>
<td>JMV</td>
<td>PREPARE FOR AND ATTEND CDD BOARD MEETING.</td>
<td>3.9</td>
</tr>
<tr>
<td>10/4/2018</td>
<td>JMV</td>
<td>TELEPHONE CALL WITH A. MONTAGNA; TELEPHONE CALL TO SUPERVISOR OF ELECTIONS OFFICE RE: CDD ELECTIONS.</td>
<td>0.6</td>
</tr>
<tr>
<td>10/4/2018</td>
<td>KMS</td>
<td>REVIEW CDD ELECTION STATUTES.</td>
<td>1.0</td>
</tr>
<tr>
<td>10/8/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM A. MONTAGNA.</td>
<td>0.2</td>
</tr>
<tr>
<td>10/9/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM A. MONTAGNA; PREPARE MEMO; DRAFT EMAIL TO A. MONTAGNA; TELEPHONE CALL WITH A. MONTAGNA.</td>
<td>0.9</td>
</tr>
<tr>
<td>10/9/2018</td>
<td>KMS</td>
<td>RESEARCH CDD ELECTION STATUTES.</td>
<td>0.5</td>
</tr>
<tr>
<td>10/11/2018</td>
<td>LB</td>
<td>PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED SEPTEMBER 30, 2018.</td>
<td>0.2</td>
</tr>
<tr>
<td>10/12/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM S. BRIZENDINE; REVIEW CDD FINANCIAL STATEMENTS.</td>
<td>0.3</td>
</tr>
</tbody>
</table>
## SERVICES

<table>
<thead>
<tr>
<th>Date</th>
<th>Person</th>
<th>Description of Services</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/13/2018</td>
<td>JMV</td>
<td>PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDS.</td>
<td>0.3</td>
</tr>
<tr>
<td>10/15/2018</td>
<td>JMV</td>
<td>REVIEW EMAIL FROM A. MONTAGNA; DRAFT EMAIL TO A. MONTAGNA; TELEPHONE CALL WITH A. MONTAGNA.</td>
<td>0.4</td>
</tr>
</tbody>
</table>

Total Professional Services

9.7

$2,580.00

## PERSON RECAP

<table>
<thead>
<tr>
<th>Person</th>
<th>Name</th>
<th>Hours</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>JMV</td>
<td>John M. Vericker</td>
<td>7.8</td>
<td>$2,145.00</td>
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<tr>
<td>KMS</td>
<td>Kristen M. Schalter</td>
<td>1.5</td>
<td>$375.00</td>
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<tr>
<td>LB</td>
<td>Lynn Butler</td>
<td>0.4</td>
<td>$60.00</td>
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</table>

## DISBURSEMENTS

<table>
<thead>
<tr>
<th>Date</th>
<th>Description of Disbursements</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/26/2018</td>
<td>FEDEX- Federal Express-</td>
<td>$30.26</td>
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</tbody>
</table>

Total Disbursements

$30.26

Please include Invoice Number on all Correspondence
# Invoice

**BILL TO**

TARA CDD  
5844 OLD PASCO RD  
WESLEY CHAPEL, FL 33544  
ATTN: ANGEL MONTAGNA

**SHIP TO**

TARA CDD  
7340 TARA PRESERVE DR  
BRADENTON, FL 34203

**DATE**

10/22/2018

**INVOICE #**

104194

---

<table>
<thead>
<tr>
<th>PO NUMBER</th>
<th>TERMS</th>
<th>REP</th>
<th>SHIP</th>
<th>VIA</th>
<th>F.O.B.</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>UPON RECEIPT</td>
<td>SER</td>
<td>10/22/2018</td>
<td></td>
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<td></td>
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**QUANT...**

<table>
<thead>
<tr>
<th>ITEM CODE</th>
<th>DESCRIPTION</th>
<th>U/M</th>
<th>PRICE EACH</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>SERVICES</td>
<td>SEPTEMBER 2018</td>
<td></td>
<td>4,083.00</td>
<td>4,083.00</td>
</tr>
<tr>
<td>SERVICES</td>
<td>SEPTEMBER ADDED PEST CONTROL</td>
<td></td>
<td>135.00</td>
<td>135.00</td>
</tr>
</tbody>
</table>

**SCOPE OF WORK PROVIDED:**  
APPLICATION OF FERTILIZER TO ST. AUGUSTINE GRASS AND PALMS  
ADDED PEST CONTROL

---

**Total**  
$4,218.00

**Payments/Credits**  
$0.00

**Balance Due**  
$4,218.00

---

**THANK YOU FOR YOUR BUSINESS**

---

**Phone #**  
(813)985-9381

**Fax #**  
(813)664-0155

---

**Web Site**  
www.sunriselandcare.com
BILTO
TARA CDD
3844 OLD PASCO RD
WESLEY CHAPEL, FL 33544
ATTN: ANGELO MONTAGNA

SHIP TO
TARA CDD
7340 TARA PRESERVE DR
BRADENTON, FL 34203

P. O. NUMBER
TERMS
REP
SHIP
VIA
F.O.B.
Project

UPON RECEIPT
SER
10/24/2018

QUANT...
ITEM CODE
DESCRIPTION
U/M
PRICE EACH
AMOUNT

SERVICES
NOVEMBER 2018

12,684.16
12,684.16

SCOPE OF WORK PROVIDED:
GROUNDS MAINTENANCE AND IRRIGATION SERVICES
AS PER AGREEMENT OF 4/1/2017

Date Rec'd Dist Office

DM Approve Angel Montagna

Date Entered
NOV 02 2018

Fund
001
Gl. 53900 c 41004

Check #

Total
$12,684.16

Payments/Credits
$0.00

Balance Due
$12,684.16

THANK YOU FOR YOUR BUSINESS

Phone #
(813) 985-9381

Fax #
(813) 664-0155

Web Site
www.sunriselandcare.com
**BILL TO**
TARA CDD  
5844 OLD PASCO RD  
WESLEY CHAPEL, FL 33544  
ATTN: ANGEL MONTAGNA

**SHIP TO**
CLEAN UP

<table>
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<tr>
<th>P.O. NUMBER</th>
<th>TERMS</th>
<th>REP</th>
<th>SHIP</th>
<th>VIA</th>
<th>F.O.B.</th>
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<td>LABOR</td>
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**Total**  
$210.00

**Payments/Credits**  
$0.00

**Balance Due**  
$210.00

THANK YOU FOR YOUR BUSINESS

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<tr>
<th>Phone #</th>
<th>Fax #</th>
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</thead>
<tbody>
<tr>
<td>(813)985-9381</td>
<td>(813)664-0155</td>
</tr>
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</table>

Web Site  
www.sunriselandcare.com
# Invoice

**Company:** Sunrise Landcare  
**Address:** PO Box 16531, Tampa FL 33687  
**Ship to:** 5521 Baptist Church Rd, Tampa FL 33610

**Bill To:**
- TARA CDD  
- 5844 OLD PASCO RD  
- WESLEY CHAPEL, FL 33544  
- ATTN: ANGEL MONTAGNA

**Ship To:** PUMP AREA GROUND COVER

---

## Details

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<tr>
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## Quantities

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<td>MATERIALS</td>
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<td>4</td>
<td>MATERIALS</td>
<td>WEED BARRIER</td>
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<td>100.00</td>
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<td>800.00</td>
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**Date Rec’d Dist Of:** NOV 08 2018

**Payments/Credits:** 0.00

**Balance Due:** 1,340.00

---

Thank you for your business.

**Phone #**  (813)985-9381  
**Fax #**  (813)664-0155

**Web Site:** www.sunriselandcare.com
# Invoice

**Sunrise Landscape**

**Bill To**
TARA CDD  
9428 CAMDEN FIELD PARKWAY  
RIVERVIEW, FL 33578  
JOHN CRAWFORD

**Ship To**
IRRIGATION REPAIR  
SERVICE DATE: 11/7/18  
CONTROLLER "A"

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<tr>
<td></td>
<td>SCOPE OF WORK PERFORMED: ZONE 3 - REPLACE (2) BROKEN POP UPS DUE TO VEHICLE DAMAGE ZONE 6 - REPAIR 1/2&quot; ZONE PIPE (NO CHARGE-CONTRACTUAL)</td>
<td></td>
<td>18.00</td>
<td>36.00</td>
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<tr>
<td>2</td>
<td>HUNTER 6&quot; POP UP</td>
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<td>8.50</td>
<td>8.50</td>
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<td>1</td>
<td>MISC PARTS</td>
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<td>1</td>
<td>HOURS OF LABOR</td>
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Date Rec'd Dist Office: NOV 11 2018

DM Approval: Angel Montagna  
NOV 16 2018

---

**Total** $89.50

**Balance Due** $89.50

---

Phone #  
(813)985-9381

Fax #  
(813)664-0155

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Thank you for your business.

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Website  
www.sunriselandscape.com
Tara Community Development District  
SunTrust Account #XXXXXXXX147490 Balance $1,000  
10/31/18

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<tr>
<th>Date</th>
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<td>10/15/18</td>
<td>Basic Talk 911</td>
<td>Emergency Phone at Pool (ACH)</td>
<td>001-57200-4702</td>
<td>(6.38)</td>
<td>993.62</td>
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<td>10/14/18</td>
<td>Apple Store</td>
<td>1 Phone Charger</td>
<td>001-57200-4523</td>
<td>(31.03)</td>
<td>962.59</td>
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<td>SunTrust</td>
<td>Replenish Balance</td>
<td>001-10112</td>
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<td>Balance</td>
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<td>1,000.00</td>
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Angel Montagna

District Manager

Date
Apple University Town Center
140 University Town Center Drive
Sarasota, FL 34243
universitytowncenter@apple.com
(941) 358-4600
www.apple.com/retail/universitytowncenter

October 14, 2018 04:04 PM

Repair ID R399515086

SVC,BATTERY,PHONE 6S
Part Number: 601-04581
Item Warranty Code: OW
No Returns
For Support, Visit: www.apple.com/support

Sub-Total $29.00
Tax@7.00% $2.03
Total $31.03

Payment Method
Amount Paid Via Debit (Chip) $31.03
7847
439687

Please debit my account 7847 by $31.03 (Sale)
Card Number: 7847
Data/Time: 2018/10/14 13:02:50
Application ID: 00000000042203
Terminal ID: xxx0025
Application PAN Sequence Number: 0
Trace Number: 000129802
Device Id: 0025
Card Type: Debit
Verified by PIN
TVR: 8000048900
TSI: 6800
Endless hot water from this small unit?
Get one for $24.99/month or a rebate up to $675 after installation. Learn more at peoplesgas.com/tanklessoffer.
Contact Information
Residential Customer Care
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Natural Gas Outage
877-832-6747

Natural Gas Energy Conservation Rebates
877-832-6747

Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Natural Gas Charges

BTU - British thermal unit, a unit of heat measurement.

Budget Billing - Optional plan takes the highs and lows out of monthly natural gas bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Buried Piping Notification - Federal regulations require that Peoples Gas notify our customers who own buried piping of the following: 1) When excavating near buried gas piping, the piping should be located in advance; 2) The gas supplier does not own or maintain the customer's buried piping; 3) Buried piping that is not maintained may be subject to corrosion and/or leakage. Buried piping should be inspected periodically and any unsafe conditions repaired. Licensed plumbers, heating and air-conditioning contractors, or Peoples Gas can conduct inspections.

Conversion Factor - This factor is used to adjust for variations from standard delivery pressure and standard delivery temperature where applicable.

Customer Charge - A fixed monthly amount to cover the cost of providing gas service. This charge is billed monthly regardless if any gas is used.

Distribution Charge - Covers the costs of moving gas from its source to your premise, other than the cost of gas itself.

Estimated - If Peoples Gas was unable to read your gas meter, "ESTIMATED" will appear. Your gas use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use will be adjusted accordingly.

Florida Gross Receipts Tax - A tax imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax - A privilege tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee - A fee levied by a municipality for the right to utilize public property for the purpose of providing gas service. Like taxes, the fee is collected by Peoples Gas and is paid to the municipality.

Late Payment Charge - The late payment charge is 1.5% of the past due amount.

Main Extension Charge - A flat monthly fee to recover the cost of extending mains to a particular area when the cost exceeds the maximum allowable construction cost.

Measured Volume - Your natural gas usage in CCF (one hundred cubic feet) or MCF (one thousand cubic feet). These are the standard units of gas measurement.

Municipal Public Service Tax - In addition to the Franchise Fee, many municipalities levy a tax on the gas you use. It is collected by Peoples Gas and paid to the municipality.

PGA Charge - Purchased Gas Adjustment - the cost of gas purchased for you by Peoples Gas and delivered to your premises.

Rate Schedule - The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share - A program co-sponsored by Peoples Gas and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Peoples Gas.

Swing Charge - Covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your gas supplier (pool manager).

Therm - A unit of heat equal to one hundred thousand (100,000) BTUs.

Total Amount Due - This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It is important that you pay your bill before the date in order to avoid interruption of service.

For more information about your bill, please visit peoplesgas.com.

Your payment options are:
- Schedule free one-time or recurring payments at peoplesgas.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit peoplesgas.com or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at peoplesgas.com or call 866-689-6469
  (A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent of Peoples Gas. You bear the risk that the unauthorized party will delay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.
ACCOUNT INVOICE

Account: 211014511060
Statement Date: 11/13/2018
Current month's charges due 12/04/2018

Details of Current Month's Charges – Service from 10/10/2018 to 11/07/2018

Service for: 7340 TARA PRESERVE LN, BRADENTON, FL 34203-8036

Rate Schedule: General Service 1

<table>
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<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>Volume</th>
<th>BTU</th>
<th>Conversion</th>
<th>Total Used</th>
<th>Billing Period</th>
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<tr>
<td>AKQ12635</td>
<td>11/07/2018</td>
<td>2,356</td>
<td>2,139</td>
<td>217 CCF</td>
<td>1.041</td>
<td>1.0000</td>
<td>225.9 Therms</td>
<td>29 Days</td>
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Customer Charge
Distribution Charge $72.32
PGA $192.00
Florida Gross Receipts Tax $11.05

Peoples Gas Usage History

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<tr>
<td>FEB</td>
<td>15.2</td>
</tr>
<tr>
<td>MAR</td>
<td>10.3</td>
</tr>
<tr>
<td>APR</td>
<td>27.8</td>
</tr>
<tr>
<td>MAY</td>
<td>16.2</td>
</tr>
<tr>
<td>JUN</td>
<td>33.3</td>
</tr>
<tr>
<td>JUL</td>
<td>32.3</td>
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<tr>
<td>AUG</td>
<td>24.1</td>
</tr>
<tr>
<td>SEP</td>
<td>14.0</td>
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Natural Gas Service Cost $35.00

Total Current Month's Charges $310.37

$310.37
Customer-Owned Piping: Things to Know

Peoples Gas owns the pipe from the natural gas mains up to the meter at your home or business. All natural gas lines from the meter to your appliances are owned by you, and their upkeep is your responsibility. Maintenance issues may arise depending on several things: whether pipe is buried, whether corrugated stainless steel tubing is installed, or the age or type of connector that is used.

Please review the related information on customer-owned piping to learn about your responsibilities for required maintenance and upkeep.

Customer-owned Piping

People using natural gas have pipes from the gas meter to the point of use. These lines may be above or below ground. For example:

- To a detached garage, shed or workshop.
- To a swimming pool heater, gas light or outdoor gas grill.
- Under some manufactured homes.

In all cases, customers are responsible for maintaining the gas line beyond the meter, NOT Peoples Gas.

Buried metal piping will corrode

Natural gas pipes that are buried in the ground can leak and metal pipes deteriorate with age, causing a potentially dangerous situation. For safety's sake, have your gas pipes inspected periodically, and repair them as needed.

Plumbing or heating contractors can provide assistance with inspection, maintenance and repairs, if necessary. Peoples Gas will be happy to discuss your situation with you.

Learn more at peoplesgas.com or call toll-free 877 TECO PGS (877-832-6747).

TECO
PEOPLES GAS
AN EHERA COMPANY
# The Trophy Case

3633 Cortez Rd W #A7  
Bradenton, FL 34210-3123  
Phone 941-758-1313

---

**Bill To:**  
Tara Community Development District 1

**P.O. No.:**  
Date Needed: 11/16/2018  
Left Message: 11/16/2018  
Contact: John Schmidt 932-0302

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<td>9&quot;x12&quot; Cherry Wood / Walnut Gavel Mounted / Engraved Black Brass / Gold Border Plate / Logo Disc</td>
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<td>4</td>
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<td>.675x2.75 3 Lines Engraved</td>
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**APPROVED FOR PAYMENT WORK ORDER**  
**DATE 11-19-18**

1. **Dave Woodhouse Plaque**  
4. **Old, New Going Member, New Members**  
2. **Plate Names & Holders**

**Picked Up:**  
Jim Kaluka  
11/17/18

---

**Subtotal:** $126.00  
**Sales Tax (7.0%):** $0.00  
**Total:** $126.00  
**Payments/Credits:** $0.00  
**Balance Due:** $126.00

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Please pay from this invoice.