

# North River Ranch Improvement Stewardship District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

<http://northriverranchisd.com/>

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The following is the agenda for the meeting of the Board of Supervisors for the **North River Ranch Improvement Stewardship District** scheduled to be held **December 13, 2023, at 1:00 P.M. at 8141 Lakewood Main Street, Bradenton, FL 34202**. The following is the proposed agenda for this meeting.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

**Phone: 1-844-621-3956**

**Participant Code: 2536 634 0209**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. Consent Agenda
  - 1) Minutes of the November 8, 2023, Board of Supervisors' Meeting
  - 2) Minutes of the November 30, 2023, Continued Board of Supervisors' Meeting
  - 3) Lester M Neely III, LLC – Fertilize for “Touch a Truck”
  - 4) Sunrise Landscape Mulch Install 2023 Proposal
  - 5) Clearview Land Design Pump Station Tract & Pickleball Court Additions
  - 6) Aqua Plumbing – Dog Fountain at Trailhead
  - 7) Sunrise Landscape Mulch Install – Riverfield
  - 8) GeoPoint Surveying – Misc. NRR Phase 2
  - 9) FY 2023 Audit Engagement Letter
  - 10) LCS Cam Proposal
  - 11) Sunrise WO 8491 – Irrigation Repairs
  - 12) Ultimate Services Proposal for Boardwalk and Bridge Sealing
  - 13) Sunrise WO 1514 – Plant Replacement
  - 14) Sunrise WO 8235 – Non-Contractual Mowing
  - 15) Sunrise WO 8492 – Irrigation Repairs
  - 16) Sunrise WO 8463 – Irrigation Repairs
  - 17) RIPA & Associates – Regrade Swale Proposal
  - 18) Maverick Solutions – Replacement Signage
  - 19) JAN-PRO Amended Agreement for Riverfield Verandah
  - 20) Mend & Manage – Stain Removal
  - 21) Sunrise WO 8151 – Sod Replacement
  - 22) FEDCO Proposal for Wildleaf Ph 4B - Lots
  - 23) FEDCO Proposal for Wildleaf Ph 4 – Sub Feeder



- 24) JAN-PRO Proposal for Construction Lot Trailer Office
- 25) GeoPoint Surveying Proposal for NRR Phase 2 Misc. Staking
- 26) Payment Authorizations Nos. 052 – 054
- 27) Funding Requests Nos. 361 – 369
- 28) Series 2023 Neighborhood Infrastructure Requisitions Nos. 049 – 054
- 29) Series 2023 Neighborhood Amenity Center Nos. 001 – 002
- 30) District Financial Statements (*provided under separate cover*)

### **Business Matters**

- 2. Consideration of Resolution 2024-06, Election of Officers
- 3. Consideration of Resolution 2024-07, Designating Authorized Signatories for the District's Bank Account(s)
- 4. Consideration of Securiteam Proposal for New Amenity Center
- 5. Consideration of Driggers Engineering Proposal for NRR Phase 4F Infrastructure
- 6. Consideration of Driggers Engineering Proposal for NRR Phase 2 Site Mass Grading
- 7. Consideration of Driggers Engineering Proposal for NRR Phase 2 Infrastructure

### **Other Business**

#### **Staff Reports**

District Counsel  
District Engineer  
District Manager  
Field Manager  
Lifestyle Manager

#### **Supervisor Requests and Comments**

### **Adjournment**





**North River Ranch  
Improvement Stewardship District**

Consent Agenda

**North River Ranch  
Improvement Stewardship District**

Minutes of the November 8, 2023  
Board of Supervisors' Meeting

## **MINUTES OF MEETING**

### **NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES**

**Wednesday, November 8, 2023, at 1:00 p.m.**

**8141 Lakewood Main Street,  
Bradenton, FL 34202**

Board Members present via phone or in person:

|                  |                     |
|------------------|---------------------|
| Pete Williams    | Chairperson         |
| Janice Snow      | Vice Chairperson    |
| John Leinaweaver | Assistant Secretary |
| John Blakley     | Assistant Secretary |
| Dale Weidemiller | Assistant Secretary |

Also present via phone or in person:

|                  |  |             |
|------------------|--|-------------|
| Vivian Carvalho  | PFM Group Consulting LLC – District Manager    |             |
| Venessa Ripoll   | PFM Group Consulting LLC – District Manager    | (via phone) |
| Jorge Jimenez    | PFM Group Consulting LLC – ADM                 | (via phone) |
| Amanda Lane      | PFM Group Consulting LLC – District Accountant | (via phone) |
| Kevin Plenzler   | PFM Financial Advisors LLC                     | (via phone) |
| Jonathan Johnson | Kutak Rock LLP – District Counsel              | (via phone) |
| Rob Engel        | Stantec – District Engineer                    | (via phone) |
| Tom Panaseny     | Neal Communities – Developer                   | (via phone) |
| Jim Schier       | Neal Communities – Developer                   |             |
| Sarah Warren     | Bryant Miller Olive – Bond Counsel             |             |
| Andy Richardson  | Neal Communities – Developer                   | (via phone) |
| Misty Taylor     | Bryant Miller Olive – Bond Counsel             |             |
| Chris Fisher     | Clearview Land Design                          | (via phone) |
| John McKay       | J.H. McKay LLC                                 |             |
| Sete Zare        | MBS Capital Markets                            | (via phone) |

## **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

### **Call to Order and Roll Call**

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 1:05 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

## **Public Comment Period**

There were no public comments at this time.

## **Consent Agenda**

- 1) Minutes of the October 10, 2023, Board of Supervisors' Meeting**
- 2) Mike Armstrong CO #3 – Ft Hamer 2nd Extension**
- 3) Maverick Proposal – Kiosk Shade Structure NRR 4A**
- 4) Maverick Proposal – Kiosk Shade Structure NRR 4B**
- 5) Aqua Plumbing & Air Proposal – Dog Park Fountain**
- 6) Bay Area Bobcat Estimate – Material Removal at Arrow Creek Dr. & Richmond Trail**
- 7) GeoPoint Surveying Proposal – NRR Amenity**
- 8) Steadfast Maintenance Contract for East Side Buffer**
- 9) Steadfast CO # 1 – 2 for NRR Riverfield East Side Buffer**
- 10) Sunrise Irrigation Repairs Proposal – Controller & Filter Assembly Replacement**
- 11) Sunrise Irrigation Repairs Proposal – Lift Station Controller C**
- 12) Sunrise Plant Replacement Work Order 1514**
- 13) Sunrise Sod Replacement Work Order 1398**
- 14) Sunrise Moccasin Wallow and Fort Hamer Berm Replacements**
- 15) Sunrise Irrigation Work Order 8250**
- 16) Santos USA Construction Proposal for Pavers – Brightwood**
- 17) Santos USA Construction Proposal for Pavers – Riverfield**
- 18) CRS Proposal – Brightwood Pavilion Waterproofing**

- 19) Bliss Products Change Order – ADD PIP
- 20) Bliss Products Proposal – Playground Mulch
- 21) BDG Professional Services Agreement for NRR Phase IV-E&F
- 22) M&J Cleaning Proposal – Riverfield Cushions
- 23) Securiteam Canyon Creek Townhomes Agreement
- 24) Mike Armstrong CO #4 – Ft Hamer 2nd Extension
- 25) Bay Area Bobcat Touch-A-Truck Cleanup Proposal
- 26) RIPA & Associates – Isabella Ct. Swale Repair
- 27) RIPA & Associates – Dog Park Car Park Remediation
- 28) Sunrise Work Orders 8195, 8317, 8319 & 8320 – Irrigation Repairs
- 29) RIPA & Associates – Water & Reclaim Distribution
- 30) Steadfast Proposal – NRR4B Clearing
- 31) Securiteam Commercial Security Lease
- 32) Payment Authorizations Nos. 048 – 051
- 33) Funding Requests Nos. 350 – 360
- 34) Series 2023 Neighborhood Infrastructure Requisitions Nos. 045 – 048
- 35) District Financial Statements

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda, Items 1 - 35.

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

**Consideration of Resolution 2024-03,  
Assessment Resolution for Bond Series  
2023A**

Ms. Zare stated that the underwriting of the bonds has been a success. Mr. Johnson stated that this resolution will adopt the report provided by Mr. Plenzler which incorporates the terms and conditions of the bonds.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2024-03, Assessment Resolution for Bond Series 2023A.

**Consideration of Resolution 2024-04,  
Adopting an Amended Budget for FY  
2023**

Ms. Carvalho reviewed this resolution for the Board. She noted that some line items had to be adjusted.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board accepted the Supplemental Assessment Methodology Report for Series 2023A.

**Consideration of Woodruff & Sons CO  
No. 8 – Fort Hamer Road 2nd Extension**

Mr. Engel stated that the change order represents an increase of \$515,064.08, this is because of an increase in material cost.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Woodruff & Sons CO No. 8 – Fort Hamer Road 2nd Extension.

**Consideration of Welch Tennis Courts  
Pickleball Court Proposal**

ON MOTION by Ms. Snow, seconded by Mr. Blakley, with all in favor, the Board approved the Welch Tennis Courts Pickleball Court Proposal.

**Consideration of U.S. Bank Money Market  
Deposit Account Authorization Form**

This item was skipped.

**Consideration of United Rentals Trailer  
Rental Proposal**

Mr. Panaseney reviewed the proposal for the Board. The office trailers at the community need to be relocated, and rather than relocating the current trailer, they will be renting a new one.

ON MOTION by Ms. Snow, seconded by Mr. Williams, with all in favor, the Board approved the United Rentals Trailer Rental Proposal.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –** No report.

**District Engineer –** No report.

**District Manager –** Ms. Carvalho stated that this meeting will be continued to November 30, 2023, at 12:00 p.m.

**Field Manager –** No report.

**Lifestyle Manager –** No report.

**Audience Comments and Supervisor Requests**

There were no further comments at this time.

**FOURTH ORDER OF BUSINESS**

**Continuation**

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the November 8, 2023, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was continued to November 30, 2023 at 12:00 p.m. at 1:19 p.m.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson



**North River Ranch  
Improvement Stewardship District**

Minutes of the November 30, 2023  
Continued Board of Supervisors' Meeting

## **MINUTES OF MEETING**

### **NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT CONTINUED BOARD OF SUPERVISORS' MEETING MINUTES**

**Thursday, November 30, 2023, at 12:00 p.m.**

**8141 Lakewood Main Street,  
Bradenton, FL 34202**

Board Members present via phone or in person:

|                  |                     |             |
|------------------|---------------------|-------------|
| Pete Williams    | Chairperson         |             |
| Janice Snow      | Vice Chairperson    |             |
| John Leinaweaver | Assistant Secretary |             |
| John Blakley     | Assistant Secretary |             |
| Dale Weidemiller | Assistant Secretary | (via phone) |

Also present via phone or in person:

|                  |  |             |
|------------------|--|-------------|
| Vivian Carvalho  | PFM Group Consulting LLC – District Manager    |             |
| Venessa Ripoll   | PFM Group Consulting LLC – District Manager    | (via phone) |
| Jorge Jimenez    | PFM Group Consulting LLC – ADM                 | (via phone) |
| Amanda Lane      | PFM Group Consulting LLC – District Accountant | (via phone) |
| Kevin Plenzler   | PFM Financial Advisors LLC                     | (via phone) |
| Jonathan Johnson | Kutak Rock LLP – District Counsel              | (via phone) |
| Travis Letterman | Stantec – District Engineer                    | (via phone) |
| Tom Panaseney    | Neal Communities – Developer                   | (via phone) |
| Chris Fisher     | Clearview Land Design                          | (via phone) |
| Misty Taylor     | Bryant Miller Olive – Bond Counsel             |             |
| John McKay       | J.H. McKay LLC                                 |             |
| Sete Zare        | MBS Capital Markets                            | (via phone) |

## **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

### **Call to Order and Roll Call**

The Board of Supervisors' Meeting for the North River Ranch ISD was called to order at 12:02 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

## **Public Comment Period**

There were no public comments at this time.

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

#### **Consideration of Supplemental Engineer's Report for Series 2023B**

Mr. Fisher stated that this report is for Phases 3, 4C2, & 4D. This includes master infrastructure related to the Fort Hamer road extension, North River Ranch Trail, and the recreational facilities totaling approximately \$8,672,783.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Supplemental Engineer's Report for Series 2023B.

#### **Consideration of Supplemental Assessment Methodology Report for Series 2023B**

Mr. Plenzler stated that this report has been updated with the final pricing numbers.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Assessment Methodology Report for Series 2023B.

#### **Consideration of Resolution 2024-05, Assessment Resolution for Bond Series 2023B**

Ms. Zare noted success in the pricing of the bonds and provided an overview of the pricing of the bonds in the market.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved Resolution 2024-05, Assessment Resolution for Bond Series 2023B.

### **THIRD ORDER OF BUSINESS**

#### **Other Business**

#### **Staff Reports**

**District Counsel –** No report.

**District Engineer –** No report.

**District Manager –** Ms. Carvalho stated that the next meeting will be on December 13, 2023, at 1:00 p.m.

**Field Manager –** No report.

**Lifestyle Manager –** No report.

#### **Audience Comments and Supervisor Requests**

There were no further comments at this time.

### **FOURTH ORDER OF BUSINESS**

#### **Adjournment**

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the November 30, 2023, Continued Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District adjourned at 12:09 p.m.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

**North River Ranch  
Improvement Stewardship District**

Lester M Neely III, LLC,  
Fertilize for “Touch a Truck”

Lester M Neely III, LLC

9107 68th Ave E  
Bradenton FL 34202


FORCDD-LNDSCPNG

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 11/6/2023 | 2023-267  |

|   |
|---|
| Bill To   |
| North River Ranch ISD<br>c/o PFM Group Consulting<br>3501 Quadrangle Blvd Ste 270<br>Orlando FL 32817 |

|  |
|--|
| Ship To  |
| NLNAP@nealland.com<br>arichardson@nealland.com<br>jranger@nealland.com |

| Description  | P.O. No. | Terms        | Project    |
|--|----------|--------------|------------|
|  | 2023-23  | Net 30       |            |
| Description  | Quantity | Amount       | Rate       |
| FERTILIZE AT NORTH RIVER RANCH AREA FOR "TOUCH A TRUCK" EVENT per Andy Richardson (job completed)<br><br>Area to be fertilized in preparation of "Touch a Truck" event - 522,720 sf @ 0.0049 per sf<br><br><br><br>Approved and accepted by: _____<br>Date: <u>11/7/2023</u><br><br><div>Phone #E-mail</div> <div>941-741-1924LLCLMN3@gmail.com</div> | 522,720  | 2,561.33     | 0.0049     |
| Please make check payable to Lester M Neely III, LLC   |          | <b>Total</b> | \$2,561.33 |

**North River Ranch  
Improvement Stewardship District**

Sunrise Landscape  
Mulch Install 2023 Proposal

**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 11/9/2023

## North River Ranch Mulch Install 2023

**Purpose:** Provide pricing to supply and install +/- 1,311 yards of cocoa brown bark mulch in all North River Ranch common area and amenity plant beds. This price includes new areas that were not included last year.

\*\*\*\*Adding an additional 53 yards of mulch from previous proposal to cover Riverfield TH common areas\*\*\*\*

**Process:** Sunrise to supply and install +/- 2" cocoa brown bark mulch in all common area and amenity plant beds. We will dispose of all packaging off site. (Includes 1,258 yards or 11,328 bags)

**Results:** All common area and amenity plant beds mulched for residents to enjoy.

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**PROJECT TOTAL:     \$85,215.00**



## Terms & Conditions

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

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.

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.

The Owner shall properly maintain trees and plant materials after final acceptance in order to maintain unobstructed visibility for pedestrians and vehicles.

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.

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.

Any work or items not specifically included are excluded.

Annuals are excluded from warranty / guarantee.

Irrigation is not included in this proposal. Landscaping without automated irrigation cannot be guaranteed.

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.

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.

By



Tom Bryant

Date

11/9/2023

Sunrise Landscape

By



Date

11/9/23

North River Ranch

**North River Ranch  
Improvement Stewardship District**

Clearview Land Design  
Pump Station Tract & Pickleball Court Additions



**Clearview**  
LAND DESIGN, P.L.

HAVCDDGEN - CONST ENG

## PROPOSAL / AUTHORIZATION FOR WORK

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November 9, 2023

To: North River Ranch Improvement  
Stewardship District  
3501 Quadrangle Blvd, Suite 270  
Orlando, Florida 32817

Project Name: North River Ranch Amenity  
Center – Assist with Pump  
Station Tract and Pickle Ball  
Court Additions

CLD Job Number: CDD-NR-079

We hereby propose to do the following work:

Description of Work

**Assist with Pump Station Tract and Pickle Ball Court additions as requested.**

**Lump Sum: \$15,000.00**

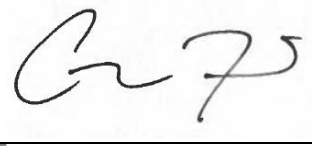
All work herein is subject to the conditions described in Attachment “A” attached herewith and made a part of this “Authorization for Work”.

**ACCEPTANCE: NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**CLEARVIEW LAND DESIGN, P.L.**

By: 

Date: 11/9/23

By: 

Christopher Fisher, P.E.

Project Manager

Please return one signed copy to: [maryrobin.thiele@clearviewland.com](mailto:maryrobin.thiele@clearviewland.com)

CC: File

P:\North River Ranch\Master Plan\Contracts\Drafted\2023.11.09 \_CDD-NR-079\_NRR Amenity Center Assist Pump Tract and Pickle Ball Court Additions.docx

## ATTACHMENT "A"

In addition to the fees in this Work Order, we charge all out-of-pocket expenses such as printing, photocopying, long distance telephone calls and postage. These expenses will be charged to you at our cost. Consultant Fees and permit fees, (if necessary), etc. will be charged at our cost plus 15%. Client shall pay the following items in advance: (a) all review/permit fees required by governmental agencies, and (b) any fees or other charges to be imposed upon Clearview Land Design, P.L., by its insurance carriers in excess of those necessary to obtain a standard certificate of insurance (including, without limitation, for earmarking of policy coverage to the project or for a waiver of subrogation). In the event such items are paid by Clearview Land Design, P.L. fees shall be reimbursed by Client in addition to the contract prices stated herein.

Any work requested which is not included in the stated fees shall be performed only after the execution of an "Authorization for Work" form. Fees for the additional work shall be at the rates prevailing at the time of the additional service.

Work will be billed at the end of each month under the terms of this Work Order, and we shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Work Order and the terms of said statement and invoice. If Client fails to make any payment due Clearview Land Design, P.L. for services within 30 days of the invoice date, the amount(s) due shall include an interest charge at the rate of 1 ½ percent per month for the thirtieth day.

Additionally, notwithstanding any other terms or conditions herein to the contrary, it is expressly understood and agreed that Clearview Land Design, P.L., at its sole discretion, shall have the right to cease work on the project and withhold all information and documents concerning the project in the event until any amounts then due have been outstanding for more than 30 days from the date of the invoice. It is further agreed that Client shall hold Clearview Land Design, P.L. harmless for any and all damages resulting from ceasing work and/or withholding information or documents concerning the project.

All rates and fees are subject to renegotiation after a one month period from the date of this Work Order if it has not been accepted.

Unless otherwise agreed to in this contract, all sketches, tracings, drawings, computations, details, design calculations, permits, and other documents and plans prepared by Clearview Land Design, P.L., pursuant to this contract are instruments of service and are the property of Clearview Land Design, P.L. Client may not use or modify such documents on other projects or extensions of this project without the prior written approval of Clearview Land Design, P.L. Notwithstanding any provision in this contract to the contrary, in the event of a default by Client (including, without limitation, any failure to pay amounts due within 30 days of invoice date), Clearview Land Design, P.L., shall be entitled to exclusive ownership and possession of any and all documents prepared pursuant to this contract.

In the event this contract is terminated prior to completion, Clearview Land Design, P.L. shall be entitled to payment for services performed as of the date of termination, plus out-of-pocket expenses.

Client shall indemnify, defend and hold harmless Clearview Land Design, P.L., from and against any claims, liability, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) Clearview Land Design, P.L., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this contract, except to the extent such claims arise from the gross negligence or intentional misconduct of Clearview Land Design, P.L.

Your acceptance of this proposal shall constitute a contract between the Client and Clearview Land Design, P.L.

The prevailing party in any litigation between the parties relating to or arising out of this contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

Opinions of probable construction costs provided by Clearview Land Design, P.L. represent our best judgment but do not constitute a guarantee since we have no control over contractor pricing.

The scope of services does not include site investigations or other engineering evaluations to determine the presence or extent of hazardous wastes or soil and groundwater contamination. Clearview Land Design, P.L. accepts no responsibility or liability in this regard.

Client acknowledges that the work described herein will constitute a lien against the property. The signature on this Work Order authorizes the work herein described and does so on behalf of the owner in question and warrants that he has the authority to sign this agreement on behalf of the Owner. In the event improvements are dedicated to public use or otherwise alienated by the Owner, then Clearview Land Design, P.L. shall be entitled to a lien on all property abutting said improvements.

### Limitation of Liability

To the maximum extent permitted by law, CLEARVIEW LAND DESIGN, P.L.'s liability for CLIENT's damages will not exceed the compensation received by CLEARVIEW LAND DESIGN, P.L. under this Agreement. CLEARVIEW LAND DESIGN, P.L. is not responsible for the duties and responsibilities that belong to the borrower(s), developer(s), construction contractor(s), designer(s), testing laboratories, full-time inspector(s), or other parties associated with the Project (currently, in the past or in the future) not in the employ of or a subcontractor to CLEARVIEW LAND DESIGN, P.L. The limitations of liability and indemnities will apply whether CLEARVIEW LAND DESIGN, P.L.'s liability arises under breach of contract or warranty; tort; including negligence (but not sole negligence); strict liability; statutory liability; or any other causes of action; and shall apply to CLEARVIEW LAND DESIGN, P.L.'s officers, employees, and subcontractors. Due to the inherent risk involved in the type of work in this agreement, at the Client's discretion, and upon payment of an additional fee to be negotiated, CLEARVIEW LAND DESIGN, P.L.'s liability for the work can be increased.

The Client agrees to extend any and all liability limitation and indemnification provided by the Client to the Clearview Land Design, P.L. to those individuals and entities that Clearview Land Design, P.L. retains for performance of the services

under this Agreement, including but limited to the Clearview Land Design , P.L.'s current or former officers and employees and their heirs and assigns.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.

Revised 09/29/15

**North River Ranch  
Improvement Stewardship District**

Aqua Plumbing,  
Dog Fountain at Trailhead



HAVCDDGEN-AMENITY/NON ENTRY

**Date: 10/08/2023**

North River Ranch Improvement Stewardship District  
C/O Jeff Ramer  
9308 Fort Hammer Rd.  
Parrish Fl. 34219  
[jrramer@nealland.com](mailto:jrramer@nealland.com)  
941-376-8495

We propose to provide labor and materials for the following:

- Permit.
- Install new ¾" RPZ backflow device at proposed meter location.
- Install new PVC water line from backflow device to existing PVC installed by others.
- Install drain per Manatee County spec.
- Form and pour concrete pad.
- Install customer supplied water fountain/dog fountain.
- Call for inspections.
- Return to back fill and clean up.

**COST COMPLETE: \$6,850.00**

*Option: add hose bib near dog fountain on 4x4 Post \$500<sup>00</sup>*

**Terms: 50% due prior to start of job. Balance due upon completion.**

The following is **not included**:

1. Work outside the scope of this proposal.

If you have any questions concerning this proposal, please do not hesitate to call me at 366-7676 Ext. 108

Respectfully Submitted,  
Kelly Jackson  
Assistant Plumbing Service Manager

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Authorized Signature: \_\_\_\_\_ Date of acceptance \_\_\_\_\_

Florida Homeowner's Recovery Fund:

Payment, up to a limited amount, may be available from the Florida Homeowner's 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 filling a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 2601 Blairstone Rd, Tallahassee FL 32399 – Phone 850-487-1395

Approved and accepted by: \_\_\_\_\_

  
Pete Williams, Chairman

Date: 11/10/2023



**North River Ranch  
Improvement Stewardship District**

Sunrise Landscape  
Mulch Install - Riverfield

**Customer:**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219  
Office #  
Cell #  
Email: cvarah@nealland.com

**Account Owner:**

Tom Bryant  
tbryant@sunriselandscape.com  
Date: 8/31/2023

## North River Ranch Mulch Install 2023 (Riverfield Amenity area down Ft Hamer and into Sawyer)

**Purpose:** Provide pricing to supply and install +/-128 yards of cocoa brown bark mulch in all North River Ranch Riverfield Area down to and including Sawyer areas. plant beds. This price includes new areas that were not included last year.

**Process:** Sunrise to supply and install +/- 2" cocoa brown bark mulch in all common area and amenity plant beds. We will dispose of all packaging off site. (Includes 128 yards or 1,152 bags)

**Results:** All common area and amenity plant beds mulched for residents to enjoy.

---

**PROJECT TOTAL:      \$9,152.00**

## Terms & Conditions

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

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.

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.

The Owner shall properly maintain trees and plant materials after final acceptance in order to maintain unobstructed visibility for pedestrians and vehicles.

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.

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.

Any work or items not specifically included are excluded.

Annuals are excluded from warranty / guarantee.

Irrigation is not included in this proposal. Landscaping without automated irrigation cannot be guaranteed.

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.

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.

By



Tom Bryant

Date

8/31/2023

Sunrise Landscape

By



Date

11/11/23

North River Ranch

**North River Ranch  
Improvement Stewardship District**

GeoPoint Surveying,  
Misc. NRR Phase 2



## PROPOSAL/AUTHORIZATION FOR WORK

**NRR Ph 2 - Survey**

**To:** North River Ranch ISD  
5824 Lakewood Ranch Boulevard  
Sarasota, Florida 34240

**Date:** November 14<sup>th</sup>, 2023

**Attn:** Andy Richardson

**Re:** North River Ranch, Phase 2

**We hereby propose to do the following work:**

| Task | Description:   | Hourly Budget<br>Not To Exceed |
|------|--|--------------------------------|
| 1    | Miscellaneous Surveying Services<br><b><u>NOTE: GeoPoint will perform Miscellaneous and Additional Services on an Hourly Basis with an approximate Budget number. Should the Budget number be reached, GeoPoint will send an additional Lump Sum work order for the remaining balance.</u></b> | \$10,000                       |

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, November 14<sup>th</sup>, 2023.

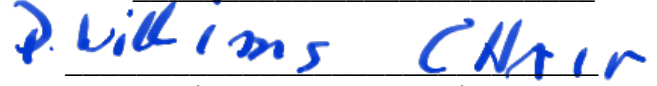
**GeoPoint Surveying, Inc.**

By:   
Justin Brantley P.S.M.  
Vice President, Owner

**ACCEPTANCE: North River Ranch  
ISD**

By:   
(Authorized Signature)

Date: 11/17/23

  
(Print Name & Title)

**Please return one signed copy to: [Proposals@geopointsurvey.com](mailto:Proposals@geopointsurvey.com)**

File Name: J:\North River Ranch\Contracts\Nealland\Phase 2 Miscellaneous Services aw.JOB 11.14.2023

## Attachment "A"

### Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

## **Attachment "A"**

### **Terms and Conditions**

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.





## Attachment "B" Hourly Rates Schedule (Affective January 2022)

### Personnel Hourly Rates:

#### Surveying & Mapping

|                            |       |               |
|----------------------------|-------|---------------|
| Project Manager, P.S.M.    | ----- | \$ 190 / hour |
| Project Surveyor, S.I.T.   | ----- | \$ 150 / hour |
| Project Surveyor           | ----- | \$ 140 / hour |
| Chief of Field Crews       | ----- | \$ 135 / hour |
| Sr. Survey Technician      | ----- | \$ 130 / hour |
| Survey Technician          | ----- | \$ 100 / hour |
| Sr. Survey Crew Chief      | ----- | \$ 110 / hour |
| Survey Crew Chief          | ----- | \$ 95 / hour  |
| Survey Jr. Crew Chief      | ----- | \$ 75 / hour  |
| Survey Instrument Operator | ----- | \$ 65 / hour  |
| Survey Crew Member         | ----- | \$ 55 / hour  |

#### Remote Sensing

|                            |       |               |
|----------------------------|-------|---------------|
| Project Lead Analyst       | ----- | \$ 185 / hour |
| Sr. Remote Sensing Analyst | ----- | \$ 150 / hour |
| Remote Sensing Analyst     | ----- | \$ 110 / hour |

#### Subsurface Utility Exploration

|                            |       |               |
|----------------------------|-------|---------------|
| S.U.E. Project Manager     | ----- | \$ 180 / hour |
| S.U.E. Manager             | ----- | \$ 150 / hour |
| S.U.E. Technician (Office) | ----- | \$ 120 / hour |
| Sr. S.U.E. Designator      | ----- | \$ 95 / hour  |
| S.U.E. Designator          | ----- | \$ 85 / hour  |
| Jr. S.U.E. Designator      | ----- | \$ 75 / hour  |
| S.U.E. Crew Member         | ----- | \$ 70 / hour  |

### Equipment Hourly Rates:

#### Remote Sensing

|                                 |       |               |
|---------------------------------|-------|---------------|
| UAS – LiDAR & Photogrammetry    | ----- | \$ 300 / hour |
| Mobile LiDAR                    | ----- | \$ 275 / hour |
| Terrestrial LiDAR               | ----- | \$ 250 / hour |
| USV – Hydrographic Echo Sounder | ----- | \$ 200 / hour |

#### Subsurface Utility Exploration

|                           |       |               |
|---------------------------|-------|---------------|
| Vacuum Excavation Truck   | ----- | \$ 150 / hour |
| Pipe/Conduit Video Camera | ----- | \$ 100 / hour |

Expenses – Including Consultants: ----- **Cost Plus 15%**

**North River Ranch  
Improvement Stewardship District**

FY 2023 Audit Engagement Letter



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

August 29, 2023

North River Ranch Improvement Stewardship District  
PFM Group Consulting, LLC  
3501 Quadrangle Blvd, Suite 270  
Orlando, FL 32817

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that Berger, Toombs, Elam, Gaines and Frank (“we”) audit the financial statements of North River Ranch Improvement Stewardship District, (the “District”), which comprise governmental activities and each major fund as of and for the year ended September 30, 2023, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2023.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



North River Ranch Improvement Stewardship District  
August 29, 2023  
Page 2

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants and Generally Accepted Governmental Auditing Standards.



North River Ranch Improvement Stewardship District  
August 29, 2023  
Page 3

## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



North River Ranch Improvement Stewardship District  
August 29, 2023  
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this engagement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## **Reporting**

We will issue a written report upon completion of our audit of North River Ranch Improvement Stewardship District's financial statements. Our report will be addressed to the Board of North River Ranch Improvement Stewardship District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of North River Ranch Improvement Stewardship District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Vivian Carvalho. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report, which must be completed and filed with the Auditor General within nine (9) months after the end of the fiscal year. If the information is timely provided, the District shall receive a draft by May 15, 2024, and if the draft is timely reviewed by Management, the District shall receive the final audit by June 15, 2024.

## **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.



North River Ranch Improvement Stewardship District  
August 29, 2023  
Page 5

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2023 will not exceed \$3,800, unless the scope of the engagement is changed, the assistance which of North River Ranch Improvement Stewardship District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of North River Ranch Improvement Stewardship District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of North River Ranch Improvement Stewardship District, of North River Ranch Improvement Stewardship District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



North River Ranch Improvement Stewardship District  
August 29, 2023  
Page 6

### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of North River Ranch Improvement Stewardship District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. North River Ranch Improvement Stewardship District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of North River Ranch Improvement Stewardship District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this engagement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on North River Ranch Improvement Stewardship District and its management and Board of Supervisors to discharge the foregoing responsibilities, North River Ranch Improvement Stewardship District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of North River Ranch Improvement Stewardship District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and North River Ranch Improvement Stewardship District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.





Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

North River Ranch Improvement Stewardship District  
August 29, 2023  
Page 7

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

Sincerely,

*Berger Toombs Elam  
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

---

---



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
[BodinePerry.com](http://BodinePerry.com)

### Report on the Firm's System of Quality Control

To the Partners of  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

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

#### Firm's Responsibility

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

#### Peer Reviewer's Responsibility

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

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

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

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER\_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER  
NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT  
DATED AUGUST 29, 2023**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**PFM GROUP CONSULTING, LLC  
3501 QUADRANGLE BLVD, SUITE 270  
ORLANDO, FL 32817  
TELEPHONE: 407-723-5900  
EMAIL: \_\_\_\_\_**

**Auditor: \_\_\_\_\_**



**District: North River Ranch  
Improvement Stewardship District**

**Title: Director**

**Title: \_\_\_\_\_**

**Date: August 29, 2023**

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

**North River Ranch  
Improvement Stewardship District**

LCS Cam Proposal

LCSCAM.COM

Active Crime Deterrent  
&  
Surveillance Camera Proposal

HAVCDDGEN  
- Security

|   |   |   |
|---|---|---|
| <b>PREPARED BY:</b><br><br><b>Steve Lewis Owner &amp;<br/>Operator 11/20/23</b> | <b>PROPOSAL FOR:</b><br><br><b>NORTH RIVER<br/>IMPROVEMENT<br/>STEWARDSHIP<br/>DISTRICT</b> | <b>SERVICES PROVIDED BY:</b><br><br><b>Lewis Consulting Services,<br/>Inc. &amp; Lcscam.com</b> |
|---|---|---|

Executive Summary

We supply a cost effective surveillance camera rental solution for project safety compliance, crime deterrence and video surveillance to the construction industry for single family residential, large housing subdivisions, commercial projects and project amenities. Our systems are totally off-grid systems that are cellular and solar powered with LED flood lights and strobe lights. Our cameras use AI technology and can be scheduled with automatic notifications and sirens on preset schedules as needed. We have units that are outside pole mounted as well as interior countertop cameras to secure the appliances and the inside of houses.

The Team

Steve Lewis the owner/operator of Lewis Consulting Services, Inc. has been in and around the construction industry, land development and real-estate industries for the past 40 years. He has owned a design and drafting business for the last 28 years. Having daily contact with contractors and there problems with theft and safety compliance prompted the need for a totally off grid surveillance solution.

Service Tech Caeden Moore is a trained installation and service tech that drives our service vehicle to locations around the state of Florida on a daily basis.

Project Overview

Provide off-grid surveillance capabilities to NORTH RIVER IMPROVEMENT STEWARDSHIP DISTRICT WILDLEAF AMENITIES AREA

Project Goals

- Provide rental surveillance camera stations for the project
- Ensure that the stations are installed properly and maintained as required
- Train contractor personnel on how to use the camera systems as required
- Provide videos to contractor and/or Law Enforcement as requested

Our Proposal

Proposed Solutions

- (2) camera stations total with (2) cameras at each station = (4) cameras total

## Pricing and Budget

| Item   | Quantity                       | Fee   |
|--|--------------------------------|---|
| Surveillance Camera Rentals  | Each Camera                    | \$ 125.00 per month   |
| Total of (4) cameras to provide video surveillance at requested areas around the project | (4) Cameras                    | \$ 500.00 per month Billed quarterly                            |
| Total  | (4) Cameras<br>x 3 months Min. | \$ 1,500.00<br>Sales Tax EX \$000.00<br>Total Amount \$1,500.00 |

## Terms and Conditions

PO required

Net 30 days

3 Month Minimum Rental

Free installs and removal upon request

## Supplementary Information

Visit [Lcscam.com](http://Lcscam.com) for additional information

## Contact Details

For questions or clarifications, don't hesitate to reach out anytime. We would also appreciate formal feedback on our proposal by 10/28/2023. Thank you and we look forward to working with you!

|                                      |  |  |
|--------------------------------------|--|--|
| Point of Contact:<br><br>Steve Lewis | Phone:<br><br>941-722-8145 office<br><br>941-545-9666 cell | Email: <a href="mailto:Lewconsulting@aol.com">Lewconsulting@aol.com</a><br><br>6118 64Th. Dr. E.,<br><br>Palmetto, fl. 34221 |
|--------------------------------------|--|--|

APPROVED AND ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Approved and accepted by:  \_\_\_\_\_

Pete Williams, Chairman

Date: \_\_11/21/2023\_\_





**North River Ranch  
Improvement Stewardship District**

Sunrise WO 8491  
Irrigation Repairs



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

Amanda Lane  
PFM Group Consulting LLC  
3501 Quadrangle blvd  
Suite 270  
Orlando, FL 32817

Invoice 14647

|            |            |
|------------|------------|
|            |            |
|            | 11/14/2023 |
|            |            |
| Tom Bryant | Net 30     |

**Property Address**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

#8491 - Irrigation Repairs 2023

**This is a work order to complete the following repairs:**

**Location - Control C - Roundabout at Brightwood Pavilion.**

**Zone 46 - Replaced bad decoder and solenoid. Replaced stuck valve.**

**Zone 35 - Relocated (3) 6" popups for better coverage (no charge).**

**Parts list:**

- (1) Hunter decoder.**
- (1) Hunter solenoid.**
- (8) DBRY connector.**
- (8) wire connector.**

  
11/22/23

**(8) 1/2" drip coupling.**

**(6) 1/2" coupling.**

**(500') 1/2" Rainbird drip line.**

**(200) Drip line staple.**

**(10) Bubbler nozzle.**

**Pricing includes all materials and labor to complete the above described work.**

Irrigation Enhancement - 11/07/2023

\$1,171.10

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$1,171.10</b> |
| Credits/Payments   | <u>(\$0.00)</u>   |
| <b>Balance Due</b> | <b>\$1,171.10</b> |

**North River Ranch  
Improvement Stewardship District**

Ultimate Services Proposal  
for Boardwalk & Bridge Sealing

Ultimate Services Co.  
5438 Lockwood Ridge Rd #187  
Bradenton, FL 34203 US  
941-364-8822  
info@ultimateservices.net

## Estimate

**ADDRESS**

Jorge Orsini

| ESTIMATE # | DATE       |  |
|------------|------------|--|
| 1450       | 11/21/2023 |  |


| ACTIVITY   | QTY | RATE     | AMOUNT   |
|--|-----|----------|----------|
| <b>Exterior Painting</b><br>Pressure wash and prep 2 walk bridges<br>Soft cleaning<br>Apply two coat of clear seal ( Super Deck ) by sherwin Williams<br>PRICE INCLUDE LABOR AND MATERIALS | 1   | 5,815.00 | 5,815.00 |

TOTAL

**\$5,815.00**

Accepted By

Accepted Date

  
11/22/23

**North River Ranch  
Improvement Stewardship District**

Sunrise WO 1514  
Plant Replacement



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

Amanda Lane  
PFM Group Consulting LLC  
3501 Quadrangle blvd  
Suite 270  
Orlando, FL 32817

Invoice 14643

|            |            |
|------------|------------|
|            |            |
|            | 11/14/2023 |
|            |            |
| Tom Bryant | Net 30     |

**Property Address**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219

| Item   | Qty / UOM | Rate | Ext. Price | Amount |
|--|-----------|------|------------|--------|
| #7786 - Plant Replacement 2023 (Work Order 1514) |           |      |            |        |



*Handwritten signature*

11/20/23

**This is a work order proposal to supply and install (15) #3 Flax Lily plants in pictured along Verandah pool fence line.**

Enhancement - 11/01/2023

\$490.50

|                    |                 |
|--------------------|-----------------|
| <b>Total</b>       | <b>\$490.50</b> |
| Credits/Payments   | <u>(\$0.00)</u> |
| <b>Balance Due</b> | <b>\$490.50</b> |



**North River Ranch  
Improvement Stewardship District**

Sunrise WO 8235  
Non-Contractual Mowing



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

| Bill To   |
|---|
| Amanda Lane<br>PFM Group Consulting LLC<br>3501 Quadrangle blvd<br>Suite 270<br>Orlando, FL 32817 |

Invoice 14645

|            |            |
|------------|------------|
|            |            |
|            | 11/14/2023 |
|            |            |
| Tom Bryant | Net 30     |

| Property Address  |
|---|
| North River Ranch<br>Grand River Parkway<br>Parrish, FL 34219 |

| Item  | Qty / UOM | Rate | Ext. Price | Amount     |
|---|-----------|------|------------|------------|
| #8235 - Additional requested maintenance service 2023 (Week of 11/6/23) |           |      |            |            |
| EM - Non Contractual Mowing - 11/06/2023                                |           |      |            | \$9,981.02 |

*Ben 11/20/23*

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$9,981.02</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$9,981.02</b> |

**North River Ranch  
Improvement Stewardship District**

Sunrise WO 8492  
Irrigation Repairs



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

Amanda Lane  
PFM Group Consulting LLC  
3501 Quadrangle blvd  
Suite 270  
Orlando, FL 32817

Invoice 14648

|            |            |
|------------|------------|
|            |            |
|            | 11/14/2023 |
|            |            |
| Tom Bryant | Net 30     |

**Property Address**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

#8492 - Irrigation Repairs 2023

**This is a work order to complete the following repairs:**

**Location - Little River/Isabella near pond (all zones here on nodes).**

**Replaced 1 bad node and installed new valve box to protect.**

**Parts list:**

**(1) Single zone battery controller (node).**

**(2) 9v battery.**

**Pricing includes all materials and labor to complete the above described work.**

Irrigation Enhancement - 11/01/2023

\$839.08

|                    |                 |
|--------------------|-----------------|
| <b>Total</b>       | <b>\$839.08</b> |
| Credits/Payments   | <u>(\$0.00)</u> |
| <b>Balance Due</b> | <b>\$839.08</b> |

**North River Ranch  
Improvement Stewardship District**

Sunrise WO 8463  
Irrigation Repairs



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

| Bill To   |
|---|
| Amanda Lane<br>PFM Group Consulting LLC<br>3501 Quadrangle blvd<br>Suite 270<br>Orlando, FL 32817 |

Invoice 14646

|            |            |
|------------|------------|
|            |            |
|            | 11/14/2023 |
|            |            |
| Tom Bryant | Net 30     |

| Property Address  |
|---|
| North River Ranch<br>Grand River Parkway<br>Parrish, FL 34219 |

| Item                            | Qty / UOM | Rate | Ext. Price | Amount |
|---------------------------------|-----------|------|------------|--------|
| #8463 - Irrigation Repairs 2023 |           |      |            |        |

**This is a work order to complete the following repairs:**

**Location - Control C - Fort Hamer and Moccasin Wallow.**

**Zone 14 - Replace 1 bad decoder.**

**Zone 23 - Install 500 LF new drip to replace old clogged drip line is support of new trees and shrubs being installed currently.**

**Zone 24 - Installed 12 new bubblers for newly replaced trees.**

**Parts list:**

- (1) Hunter decoder.**
- (1) Hunter solenoid.**
- (8) DBRY connector.**

- (8) wire connector.**
- (8) 1/2" drip coupling.**
- (6) 1/2" coupling.**
- (500') 1/2" Rainbird drip line.**
- (200) Drip line staple.**
- (10) Bubbler nozzle.**

**Pricing includes all materials and labor to complete the above described work.**

Irrigation Enhancement - 11/01/2023

**\$2,279.18**

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$2,279.18</b> |
| Credits/Payments   | <u>(\$0.00)</u>   |
| <b>Balance Due</b> | <b>\$2,279.18</b> |



**North River Ranch  
Improvement Stewardship District**

RIPA & Associates,  
Regrade Swale Proposal



|                          |   |                    |                 |
|--------------------------|---|--------------------|-----------------|
| <b>To:</b>               | The North River Ranch Improvement Stewardship District    | <b>Contact:</b>    | Andy Richardson |
| <b>Address:</b>          | 5800 Lakewood Ranch Boulevard<br>Lakewood Ranch, FL 34240 | <b>Phone:</b>      | 941-328-1075    |
|                          |   | <b>Fax:</b>        | (941) 713-3780  |
| <b>Project Name:</b>     | Isabella Court Swale Repair                               | <b>Bid Number:</b> | 01-TB23         |
| <b>Project Location:</b> | Isabell Court, Parrish, FL                                | <b>Bid Date:</b>   | 10/31/2023      |

| Line #                              | Item Description | Estimated Quantity | Unit | Unit Price | Total Price       |
|-------------------------------------|------------------|--------------------|------|------------|-------------------|
| 001                                 | REGRADE SWALE    | 1.00               | LS   | \$6,875.00 | \$6,875.00        |
| 002                                 | SOD - BAHIA      | 560.00             | SY   | \$2.88     | \$1,612.80        |
| <b>Total Price for above Items:</b> |                  |                    |      |            | <b>\$8,487.80</b> |

**Total Bid Price: \$8,487.80**

Approved and accepted by: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Pete Williams", is written over a horizontal line.

Pete Williams, Chairman

Date: 11/21/2023

**ACCEPTED:**

The above prices, specifications and conditions are satisfactory and are hereby accepted.

**Buyer:** \_\_\_\_\_

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

**Date of Acceptance:** \_\_\_\_\_

**CONFIRMED:**

**Ripa & Associates**

**Authorized Signature:** \_\_\_\_\_

**Estimator:** Tim Badyk

727-389-7344 tbadyk@ripaconstruction.com

**North River Ranch  
Improvement Stewardship District**

Maverick Solutions  
Replacement Signage

# ESTIMATE

Estimate Total (USD)

**\$830.00**

BILL TO  
**North River Ranch Improvement  
Stewardship District**  
Jeff Ramer

9413768496  
Jramer@nealland.com

LANCDDWL- SIGNS/ STRIPING

**Estimate Number:** 132


**Estimate Date:** November 20, 2023

**Valid Until:** December 20, 2023

| ITEMS  | QUANTITY | PRICE    | AMOUNT          |
|--|----------|----------|-----------------|
| <b>Replacement Signage</b><br>Replacing the custom decorative street sign poles,<br>collar, brackets, and street names | 1        | \$710.00 | \$710.00        |
| <b>Installation</b><br>Covers full installation, travel expenses, and disposal<br>of damaged pole.                     | 1        | \$120.00 | \$120.00        |
| <b>Subtotal:</b>   |          |          | \$830.00        |
| <b>Total:</b>  |          |          | \$830.00        |
| <b>Estimate Total (USD):</b>   |          |          | <b>\$830.00</b> |

## Notes / Terms

To initiate the project a signature is required upon proposal approval, with the invoice balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

Approved and accepted by:   
Pete Williams, Chairman

Date: 11/22/2023



**MAVERICK BUILDING SOLUTIONS**  
805 Charles Boulevard  
Oldsmar, Florida 34677  
United States

**Contact Information**  
Mobile: 205-704-9412  
Phillip@maverickbuildingsolutions.com

**North River Ranch  
Improvement Stewardship District**

JAN-PRO Amended Agreement  
for Riverfield Verandah



## Amended Agreement

Date: September 5th, 2022

To: Riverfield Verandah

Attention: Bryan Worley  
bworley@nealland.com

Phone: 941-713-6707

**For office use only**

Sold by: S H

Scheduled by: \_\_\_\_\_

Inspected by: \_\_\_\_\_

Verified by: \_\_\_\_\_

Billed by: \_\_\_\_\_

Filed by: \_\_\_\_\_

### **Amendment to Cleaning and Pricing Agreement between JAN-PRO of Manasota and,**

Client: Riverfield Verandah

Location: 8414 Arrow Creek. Parrish, FL 34219

Dated: October 16, 2023

Effective Oct 23, 2023, the above-mentioned Cleaning Agreement would be amended to include; Adding 1xW trash pickup at Townhome Park. 8668 Canyon Creek Trail, Parrish, Fl 34219, for \$50.00. Monthly pricing will increase from \$820.70 to \$870.70.

Amended Contract value: **\$ 870.70 per month plus applicable sales tax.**

Start Date: \_\_\_\_\_ Authorized by: P. Williams

Signature: [Signature] Title: Owner

Client hereunder, agrees by signing this Amendment Agreement to be bound to all terms and conditions of the original Cleaning Contract and Pricing Agreement dated \_\_\_\_\_.

**North River Ranch  
Improvement Stewardship District**

Mend & Manage Stain Removal



# Mend & Manage LLC

941-527-9896 | mendandmanage@gmail.com | www.MendandManage.com

## RECIPIENT:

**North River Ranch ISD (Nova Hicks, Jorge Orsini,  
Venessa Ripoll)**

11510 Little River Way  
Parrish, Florida 34219

## Quote #476

Sent on Nov 14, 2023

**Total \$345.00**

| Product/Service | Description  | Qty. | Unit Price | Total    |
|-----------------|--|------|------------|----------|
| Remove stain    | Our recommendation is to try to remove the stain with a special solution first. If that doesn't work the tile needs to be replaced, separate cost. This estimate is for removing stain first, we think this should work. | 1    | \$345.00   | \$345.00 |

# APPROVED

*Janice Snow*

Janice Snow Vice Chair NRRISD  
11/21/2023

This quote is valid for the next 30 days, after which values may be subject to change.

**Total**

**\$345.00**



**North River Ranch  
Improvement Stewardship District**

Sunrise WO 8151  
Sod Replacement



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

Amanda Lane  
PFM Group Consulting LLC  
3501 Quadrangle blvd  
Suite 270  
Orlando, FL 32817

Invoice 14769

|            |            |
|------------|------------|
|            |            |
|            | 11/27/2023 |
|            |            |
| Tom Bryant | Net 30     |

**Property Address**

North River Ranch  
Grand River Parkway  
Parrish, FL 34219

| Item   | Qty / UOM | Rate | Ext. Price | Amount |
|--|-----------|------|------------|--------|
| #8151 - Sod Replacement 2023 (Brightwood Pavilion Areas) |           |      |            |        |



*Handwritten signature and date: BW 11/29/23*

Phone 813-985-9381  
[www.sunriselandscape.com](http://www.sunriselandscape.com)









**This is a work order proposal to remove and replace the pictured dead Saint Augustine sod patches (+/- 1,650 square feet in total).**

Enhancement - 11/22/2023

\$2,860.00

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$2,860.00</b> |
| Credits/Payments   | <u>(\$0.00)</u>   |
| <b>Balance Due</b> | <b>\$2,860.00</b> |

**North River Ranch  
Improvement Stewardship District**

FEDCO Proposal for Wildleaf PH 4B - Lots

**FEDCO Communications and Utilities, LLC.**  
1882 Porter Lake Dr #100 Sarasota FL 34240 - (941) 809-2914

**HAVCDDGEN - Conduit/Crsng**

NORTH RIVER RANCH ISD  
3501 QUADRANGLE BLVD., SUITE 270  
ORLANDO, FL 32817

DATE: 07/23/2023  
PROPOSAL # PELOT-WL4B-01  
AMOUNT: \$40,945.64  
PRECO JOB# 743955



**PROPOSAL**  
**WILDLEAF**  
**PH 4B - LOTS**  
**PARRISH, FL**

RE: INSTALLATION OF PRECO PRIMARY BACKBONE CONDUIT SYSTEM:

WE PROPOSE TO DO THE FOLLOWING WORK:

- 1) EXCAVATE AND INSTALL PRECO PRIMARY CONDUIT SYSTEM
- 2) CONNECT TO EXISTING ROAD CROSSINGS INSTALLED BY OTHERS
- 3) FOLLOW PRECO DESIGN PRINTS PROVIDED BY PRECO (ENCLOSED)
- 4) INSTALL ALL CONDUITS, TRANSFORMER PADS, ECO PADS AND SPLICE BOXES AS PER DESIGN
- 5) BLOW OUT CONDUIT IN PRIMARY LINES TO ENSURE CONTINUITY
- 6) PROVIDE ALL LABOR, EQUIPMENT AND NECESSARY INSURANCE

NOTES:

- A) PRECO TO SUPPLY ALL THEIR MATERIALS TO SITE
- B) DEVELOPER TO STAKE ALL LOT CORNERS AND ROW WITH GRADE
- C) DEVELOPER TO HAVE UTILITY EASEMENT TO GRADE PRIOR TO EXCAVATION
- D) DOES NOT INCLUDE ANY DIRECTIONAL BORING OR SOD RESTORATION
- E) FEDCO PROVIDE DUMPSTER AND CLEAN SITE OF EXCESS MATERIAL WHEN COMPLETED

COST: \$40,945.64

PAYMENT TERMS: UPON COMPLETION

Allan S. Feder,  
FEDCO COMMUNICATIONS AND UTILITIES, LLC

07/23/2023  
DATE

NORTH RIVER RANCH ISD

11/30/13  
DATE

**North River Ranch  
Improvement Stewardship District**

FEDCO Proposal for  
Wildleaf Ph 4 – Sub Feeder

**FEDCO Communications and Utilities, LLC.**  
1882 Porter Lake Dr #100 Sarasota FL 34240 · (941) 809-2914

**HAVCDDGEN -Conduit/Crsng**

NORTH RIVER RANCH ISD  
3501 QUADRANGLE BLVD., SUITE 270  
ORLANDO, FL 32817

DATE: 07/24/2023  
PROPOSAL # PESUB-WL4B-01  
AMOUNT: \$8,826.76  
PRECO JOB# 744370

**PROPOSAL**  
**WILDLEAF**  
**PH 4B - SUB FEEDER**  
**PARRISH, FL**



**RE: INSTALLATION OF PRECO SUB FEEDER CONDUIT SYSTEM:**

**WE PROPOSE TO DO THE FOLLOWING WORK:**

- 1) EXCAVATE AND INSTALL PRECO SUB FEEDER CONDUIT SYSTEM
- 2) CONNECT TO EXISTING ROAD CROSSINGS INSTALLED BY OTHERS
- 3) FOLLOW PRECO DESIGN PRINTS PROVIDED BY PRECO (ENCLOSED)
- 4) INSTALL ALL CONDUITS AND JUNCTIONS AS PER PRECO DESIGN
- 5) BLOW OUT CONDUIT WITH JETLINE TO ENSURE CONTINUITY
- 6) PROVIDE ALL LABOR, EQUIPMENT AND NECESSARY INSURANCE

**NOTES:**

- A) PRECO TO SUPPLY ALL THEIR MATERIALS TO SITE
- B) DEVELOPER TO STAKE ALL LOT CORNERS AND ROW WITH GRADE
- C) DEVELOPER TO HAVE UTILITY EASEMENT TO GRADE PRIOR TO EXCAVATION
- D) DOES NOT INCLUDE ANY DIRECTIONAL BORING OR SOD RESTORATION
- E) FEDCO WILL PROVIDE DUMPSTER AND CLEAN SITE OF EXCESS MATERIAL WHEN COMPLETED

**COST:** \$8,826.76

**PAYMENT TERMS:** UPON COMPLETION

Allan S. Feder,  
FEDCO COMMUNICATIONS AND UTILITIES, LLC

07/24/2023  
DATE

NORTH RIVER RANCH ISD

11/30/23

DATE



**North River Ranch  
Improvement Stewardship District**

JAN-PRO Proposal  
for Construction Lot Trailer Office

# JAN-PRO®

**JAN-PRO OF MANASOTA**



Measurable Cleaning. Guaranteed Results.®

Dear Faith:

On behalf of JAN-PRO it is our privilege to submit our formal cleaning proposal for your review today. In situations like this, every vendor wants to show their services in their best light and JAN-PRO is no exception. What we hope will serve to differentiate our proposal today are the customer benefits that make us a different type of cleaning partner to our portfolio of over 35,000 global clients every day.

In our initial meeting, we identified the following areas of concern regarding your current cleaning program. JAN-PRO will make sure the following items receive special attention:

- Disinfecting and wiping all surfaces
- Removing Cobwebs and debris
- Complete restroom cleaning

Also, our service will include disinfecting and wiping all doorknobs, the microwave inside and out, floors swept and mopped, and the trash will be collected and disposed in the designated area.

Whether you judge us by our reputation, our franchise owner commitment, our unique cleaning processes themselves or by our written service guarantee, we hope you will find JAN-PRO to be a worthy partner for your organization and look forward to addressing any additional questions you may have.

Yours Sincerely,

Sergio Hurtado  
Director of Operations

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## ABOUT US

At  
JAN-PRO,  
it's not just  
what we say –  
it's what  
we do.

### Measurable Cleaning. Guaranteed Results.®

Since 1991, we've paved the way in commercial cleaning. Trust, reliability, innovation, and leadership are the core of who we are, and that's how we've become a proven, global brand with the best support and expertise in the business.

#### We lead the commercial cleaning industry through our:

- Lasting client relationships
- Quality service guarantee
- Stable, reliable cleaning owner-operators
- Extensive training program
- Best-in-class cleaning process
- Efficient, eco-friendly technology
- Innovative products & equipment
- Performance evaluation & reporting

#### We're committed to the deepest, most trustworthy partnerships in commercial cleaning...

So don't let the dirty work keep you from running your business. Trust JAN-PRO for a consistent clean from the same reliable owner-operators every time – guaranteed.





## JAN-PRO AS A BRAND

**At JAN-PRO, our reputation sets us apart. We're proud of the relationships we've built and the accomplishments we've achieved:**

- #1 Commercial Cleaning Franchise in 2018 and for 10 years by *Entrepreneur* magazine
- #2 Top Low-Cost Franchise to Own Under \$50,000 in 2018 by *Entrepreneur* magazine
- #4 Top Fastest-Growing Franchise in 2018 by *Entrepreneur* magazine
- Ranked as a Top Global Franchise in 2018 and for 8 years by *Entrepreneur* magazine
- Ranked as a Top 200 Franchise in 2018 and for 9 years by *Franchise Business Review* magazine
- Ranked as a Top 50 Franchise for Minorities for 7 years by *USA Today* newspaper
- Top 100 Global Franchises for 2018 by *Franchise Direct*
- Ranked as a Top Franchise for Veterans in 2017 by *Entrepreneur* magazine

**JAN-PRO was founded in 1991 by a veteran. We created our VetConnection<sup>SM</sup> program to serve those who have served our country:**

- The VetConnection<sup>SM</sup> program is the 1st franchise commercial cleaning program designed specifically around veterans' needs, including veteran discounts and additional incentives on equipment and supplies.
- The VetConnection<sup>SM</sup> program helps put veterans in business where they can apply their team skills and other disciplines.

**As a leader in our industry, we're committed to advancing the leaders of tomorrow through the JAN-PRO Your Family First Scholarship<sup>®</sup> program:**

- The JAN-PRO Your Family First Scholarship<sup>®</sup> program has awarded over \$277,000 in scholarships to almost 200 students.
- Through our partnership with Scholarship America, the nation's leading nonprofit scholarship and educational support organization, we help fund college tuition for eligible JAN-PRO candidates.



## OUR GUARANTEE



**We mean  
clean.**

**Every cleaning company  
promises great service –  
But only JAN-PRO  
guarantees it.**

The JAN-PRO Guarantee reflects our commitment to the best training, newest technology, most measurable results, and highest quality commercial cleaning service available.

**We promise to:**

- Complete all regularly scheduled cleaning commitments on time
- Respond to and promptly resolve any service issues within 1 business day
- Schedule a complimentary cleaning if we fail to meet either of these obligations

When it's all said and done, we tell you what we do. We do what we say. And you can trust that we mean it – every time.

**Trusted. Clean. Guaranteed.**



## JAN-PRO SIGNATURE CLEAN®

It's not  
just what  
we clean.  
It's how we  
clean it.

### The process is simple: Trusted + Clean = Guaranteed.

The JAN-PRO Process is designed to guarantee customer satisfaction through quality, technology, and measurement for a consistent clean from the same reliable owner-operators – every time.

#### STEP 1:

### JAN-PRO Signature Clean® Services = Quality Commitment

Every JAN-PRO professional goes through the most in-depth certification in the industry, ours.

#### Our 5-week certification program includes:

- How to work safely in public areas
- How to maintain bacteria-free surfaces
- How to work faster & greener
- How to dust offices without disturbing them
- The importance of chemical dwell time
- Treatments for hard floors
- Thorough carpet-cleaning techniques
- OSHA safety protocols

Our owner-operators are uniformed, bonded, and insured – so you can trust us to get the job done safely and professionally.





# JAN-PRO TECHNICS® & JAN-PRO TRACKER®

## STEP 2:

### JAN-PRO Technics® Technology = Quality Delivered

The JAN-PRO Technics® technology is the science behind our services. We deliver quality using the most advanced products and equipment, including:

- Hospital-strength disinfectants for the broadest kill range of surface bacteria
- HEPA-rated backpack vacuums that filter out 99.9% of particles from the air
- Microfiber cloths and mops that trap dirt more efficiently and effectively
- Eco-friendly cleaning chemicals that cover a greater area while using less product
- The best safety equipment available

## STEP 3:

### JAN-PRO Tracker® Inspections = Quality Measured

We mean clean – but it's only clean when we confirm it's clean. With our JAN-PRO Tracker® inspections, we routinely check our work and benchmark our results:

- First, we assess your cleaning needs and decide where to focus our expertise.
- After the initial period (usually 30 days), a JAN-PRO field service consultant inspects your property using our 50-point checklist – so no spot, nook, or cranny is overlooked.
- Adjustments are made if needed, and the inspections continue on a regular schedule.



## Put JAN-PRO's EnviroShield® system to work for you!

At JAN-PRO, we've paved the way in commercial cleaning since 1991 – thanks in part to innovative technology like our proprietary EnviroShield® system which provides total disinfection with an eco-friendly, hospital grade solution that other systems can't reach.



### How It Works

- † JAN-PRO's EnviroShield® system uses a disinfectant that is EPA-rated as the safest in its class while being powerful enough to kill 99.9% of harmful bacteria, including MRSA, H1N1, E coli, and listeria.
- † Our equipment features an electrostatic nozzle designed for specific areas and applications.
- † Electrostatic technology applies a negative charge to a 30-micron droplet, ensuring 100% surface contact.
- † The negative charge causes the disinfectant to cling to and fully cover every surface it touches – thus providing total disinfection.

### Why It Works

- † Our disinfectant is safe enough for everyday use and won't cause skin, eye, or respiratory issues.
- † It is environmentally-friendly, and won't leave behind any residue or odor.
- † Our unique sprayer allows us to treat areas and surfaces other cleaning systems can't reach.



60% of illnesses that result in absence from work are contracted from equipment in the office.



The level of bacteria on an elevator button is 3x higher than the amount found on public toilet seats.



Desks are 100x less hygienic than the average kitchen table yet 60% eat at their desk.

The typical worker's hands come in contact with 10 million bacteria per day. JAN-PRO's EnviroShield® system protects you from 99.9% of them.



32% of people admit to not washing their hands after using the restroom.



Touching a hand rail is like shaking hands with 10,000 people.



Nearly 22 million school days are lost each year due to the common cold.

SCOPE OF WORK

NORTH RIVER RANCH Trailer office  
TWICE A MONTH

- Sweep and mop all hard surface floors.
- Vacuum all area rugs and carpeted flooring.
- Clean entryway doors and door frames.
- All high dusting, vents, ledges, blinds, etc. (Monthly).
- Empty all trash receptacles, replace liners and dispose at dumpster.

Restroom

- Wash all floors with germicidal disinfectant and remove all spots and stains.
- Wipe down counters and all other flat surfaces.
- Wash and polish all mirrors and bright work.
- Wash and wipe dry all plumbing fixtures.
- Wash and disinfect all toilet seats, both sides.
- Scour and disinfect all basins and bowls.
- Empty all trash receptacles and replace trash liners.
- Fill soap dispensers and paper towel dispensers.
- Fill toilet tissue dispensers.

## ADDITIONAL SERVICES UPON REQUEST

|                                    |  |
|------------------------------------|--|
| <b>CARPET</b>                      | <ul style="list-style-type: none"><li>• Spot removal</li><li>• Carpet cleaning</li></ul>   |
| <b>HARD SURFACE FLOORS</b>         | <ul style="list-style-type: none"><li>• Burnishing</li><li>• Top scrub and refinish (wax)</li><li>• Strip and wax</li><li>• Ceramic Tile Scrub</li></ul>                               |
| <b>UPHOLSTERY AND WORKSTATIONS</b> | <ul style="list-style-type: none"><li>• Vacuum partitions</li><li>• Spot removal</li><li>• Extraction cleaning</li></ul>   |
| <b>WINDOWS</b>                     | <ul style="list-style-type: none"><li>• Inside and outside (ground floor only)</li></ul>   |
| <b>LIGHTING</b>                    | <ul style="list-style-type: none"><li>• Cleaning lights and light fixtures</li><li>• Replacing bulbs</li></ul>   |
| <b>PROCUREMENT OF SUPPLIES</b>     | <ul style="list-style-type: none"><li>• Paper products</li><li>• Hand soap</li><li>• Trashcan liners</li><li>• Dispensers and containers</li><li>• Other consumable supplies</li></ul> |
| <b>ENVIROSHIELD</b>                | <ul style="list-style-type: none"><li>• 100% Disinfecting Coverage</li></ul>   |



# CLEANING AGREEMENT

This Agreement is made between JAN-PRO OF MANASOTA ("JAN-PRO ") Neal Land & Neighborhoods ("CLIENT"). CLIENT and JAN-PRO agree that JAN-PRO will begin service at the location(s) identified above and under the below terms.

1. **JAN-PRO** agrees to perform the recurring janitorial services and at the frequencies stated in pricing agreement.
2. **JAN-PRO** will provide all chemicals, equipment, labor, and supervision. **CLIENT** will provide all restroom paper products, hand soap and can liners.
3. **JAN-PRO** will fulfill its obligations under this Agreement through its franchised system. **JAN-PRO** will identify the franchisee selected to service **CLIENT** before the start date of service. Each franchisee has been successfully trained on the **JAN-PRO** methods and procedures and is bound by the terms of this Agreement. **CLIENT** has the right to request a change in franchisee at any time.
4. **JAN-PRO** sends invoices at the beginning of each month for the recurring janitorial services, with payment terms at net 30 days. All additional services are invoiced as incurred, with payment terms at net 30 days.
5. This Agreement is for a term of one year from the later date of signing or the start of services. This Agreement automatically renews every year with a 3% increase, this will be discussed with client, unless either party gives written notice of non-renewal at least 30 days before the expiration date.
6. **CLIENT** agrees to verbally notify **JAN-PRO** of any service issues before **CLIENT** provides any written notification.
7. This Agreement may be terminated for non-performance only and the terminating party must give the other party written notice specifying in detail the nature of any non-performance. The non-terminating party will then have 5 working days to cure to the reasonable satisfaction of the terminating party. If the non-performance is not cured within the 5 working days the terminating party will notify the non-terminating party in writing of the failure to cure, and this Agreement will terminate 30 days after the date of the notice. All written notices must be timely and by overnight courier. This contract will be evaluated yearly for a 3% price increase to keep up with rising cost of supplies, labor and insurance. No price increase will occur without prior discussion with client.
8. **CLIENT** agrees that during the term of this Agreement and for 180 days after the expiration or termination of this Agreement, **CLIENT** will not employ directly or indirectly any **JAN-PRO** employees, agent representatives, franchisees, or former franchisees.
9. In addition to any other rights, **JAN-PRO** may have, if **CLIENT** breaches this Agreement, **JAN-PRO** is entitled to all costs of **JAN-PRO**'s costs of collection, including reasonable attorney fees, paralegal fees, and collection agency fees, in addition to **JAN-PRO** 's lost revenues for the remainder of the term.
10. **JAN-PRO** annually observes the following federally recognized holidays: New Years' Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas. **JAN-PRO** will not provide services on these days. Other conditions may apply that preempt a cleaning. No credit will be given for holiday as this is already factored into pricing.
11. **JAN-PRO** and **JAN-PRO**'s franchisee will each maintain commercial general liability insurance of at least \$1,000,000 per occurrence. \$2,000,000 in the aggregate automobile liability, coverage of at least \$1,000,000 and janitorial bonding of at least \$50,000.

By signing below, CLIENT and JAN-PRO agree to the terms of this Janitorial Services Agreement.

CLIENT: Neal Land & Neighborhoods

JAN-PRO

BY:



NAME: P. Williams

DATE: 1/21/23

BY:

NAME:

DATE:

# PRICING AGREEMENT

**CLIENT:** Neal Land & Neighborhoods

**CLEANING LOCATION:** North River Ranch/ Construction Lot  
Fort Hammer Way  
Parrish, FL 34219

**DESCRIPTION OF CLEANABLE AREA:** Construction/Activity manager office Trailer.

**START DATE:** TBD

## REGULAR SERVICE

## PRICE PER MONTH\*

Construction lot Trailer office, twice a month

\$195.00

\*Based on 26 weeks per year

## SPECIAL SERVICES

## PRICE PER SERVICE\*

TOTAL SPECIAL SERVICES

NA

TOTAL COMBINED SERVICES

\$\$\$

### NOTES:

- Pricing is valid for 30 days from the proposal date unless specifically extended by JAN-PRO at its sole discretion.
- Holidays (days not serviced): New Year's, Labor Day, Memorial Day, Thanksgiving Day, Independence Day & Christmas Day

By executing this Agreement, the parties agree to be bound by these terms and the conditions set forth

CLIENT: Neal Land & Neighborhoods

JAN-PRO

SIGNATURE: 

SIGNATURE: \_\_\_\_\_

PRINT: P. Williams

PRINT: \_\_\_\_\_

DATE: 12/11/23

DATE: \_\_\_\_\_

**North River Ranch  
Improvement Stewardship District**

GeoPoint Surveying Proposal for  
NRR Phase 2 Misc. Staking



## PROPOSAL/AUTHORIZATION FOR WORK

To: North River Ranch ISD  
5824 Lakewood Ranch Boulevard  
Sarasota, Florida 34240

Date: December 5<sup>th</sup>, 2023

LANCDDGEN - SURVEYING

Attn: Andy Richardson

Re: North River Ranch, Phase 2

We hereby propose to do the following work:

| Task | Description:                      | Hourly Not to Exceed |
|------|-----------------------------------|----------------------|
| 1    | Miscellaneous Staking for Phase 2 | \$20,000             |

All work herein is subject to the conditions described in Exhibit "A" attached herewith and made a part of this "Authorization for Work". This proposal is valid for 30 days from today, December 5<sup>th</sup>, 2023.

GeoPoint Surveying, Inc.

A handwritten signature in blue ink, appearing to read "J. Brantley", is written over a horizontal line.

By: \_\_\_\_\_

Justin Brantley P.S.M.  
Vice President, Owner

ACCEPTANCE: North River Ranch  
ISD

A handwritten signature in blue ink, appearing to read "Pete Williams", is written over a horizontal line.

By: \_\_\_\_\_

(Authorized Signature)

Date: 5 Dec 2023

Pete Williams, Chairman  
(Print Name & Title)

Please return one signed copy to: [proposals@geopointsurvey.com](mailto:proposals@geopointsurvey.com)

File Name: J:\North River Ranch\Contracts\Nealland\ phase 2 misc staking lr.JOB 12.05.2023



## Attachment "A"

### Terms and Conditions

All fees stated in this Contract shall be payable in full, in monthly installments, based on the percentage of work completed in that month, as mutually agreed upon, or, if appropriate, on an hourly basis at GeoPoint Surveying, Inc.'s prevailing hourly rates, subject to any agreed upon limits.

In addition to the fees in this Contract, we charge all out-of-pocket expenses such as photocopying, long distance telephone calls, postage, etc. These expenses will be charged to the Client at GeoPoint Surveying, Inc.'s cost.

Work will be billed on the 20th of each month under the terms of this Contract or upon completion, and GeoPoint Surveying, Inc. shall expect payment by the tenth of the following month. Client shall pay the invoice and statement in accordance with the terms of this Contract and the terms of said statement and invoice. If Client fails to make any payment due GeoPoint Surveying, Inc. for services within 30 days of the invoice date, the amount(s) due shall accrue interest at the rate of 1 ½ percent per annum, and shall be calculated from the first day that the payment is deemed late pursuant to this Section.

In the event this Contract is terminated prior to completion, GeoPoint Surveying, Inc. shall be entitled to payment for services performed as of the date of termination, plus all out-of-pocket expenses.

Client shall indemnify, defend and hold harmless GeoPoint Surveying, Inc., from and against any claims, liabilities, damages, penalties and/or costs (including, without limitation, reasonable attorney's fees and expenses) GeoPoint Surveying, Inc., may incur as a result of claims in any form by third parties (including, without limitation, governmental agencies and departments) relating to or arising out of this Contract, except to the extent such claims arise from the gross negligence or intentional misconduct of GeoPoint Surveying, Inc.

The prevailing party in any litigation between the parties relating to or arising out of this Contract (including, without limitation, trial, appellate and bankruptcy proceedings) shall recover its reasonable attorney's fees and costs from the non-prevailing party.

The Client, upon executing this Contract authorizes the work described within the Scope of Services Section of this Contract and does so on behalf of the owner of the subject property, and warrants that the Client has authority to sign the Contract.

All documents, including but not limited to drawings, reports, and electronic data which have been or will be prepared, designed, written or developed by GeoPoint Surveying, Inc., in any form or fashion while rendering services to Client or that pertain to the work performed under this Contract (the "**Documents**") are the sole property of GeoPoint Surveying, Inc. Client may not use or modify such Documents on other projects or extensions of this project without the prior written approval of GeoPoint Surveying, Inc. Client agrees that GeoPoint Surveying, Inc. shall be considered the author of the Documents for all purposes and the owner of all the rights comprised in the undivided copyright (and all reissues, renewals and extensions thereof) in and to the Documents and of any and all corresponding intellectual property rights. Notwithstanding any provision in this Contract to the contrary, in the event of a default by Client including, without limitation, any failure to pay amounts due within 30 days of invoice date, GeoPoint Surveying, Inc., shall be entitled to exclusive possession of any and all of the Documents prepared pursuant to this Contract and Client shall have no rights in the Documents.

## **Attachment "A"**

### **Terms and Conditions**

This Contract and the rights of the signers under this Contract shall be governed by the laws of the State of Florida, without reference to the choice of law principles thereof. The exclusive venue for all actions to enforce or interpret the provisions of this Contract will be courts of the State of Florida or of the United States having jurisdiction over Hillsborough County, Florida. All parties irrevocably waive any objection they may have to the laying of venue of any suit, action or proceeding arising out of or relating hereto brought in any such court, irrevocably waives any claim that any such suit, action or proceeding so brought has been brought in an inconvenient forum, and further waives the right to object that such court does not have jurisdiction over such party.

Your acceptance of this proposal shall constitute a Contract between the Client and GeoPoint Surveying, Inc.

Client agrees not to assign this Contract or any part hereof without the prior written consent of GeoPoint Surveying, Inc. which consent may be withheld by GeoPoint Surveying, Inc. for any reason it deems appropriate in its sole discretion. GeoPoint Surveying, Inc. may assign or transfer this Contract or any of its rights or obligations hereunder without the prior written consent of Client. This Contract shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.

Each provision of this Contract will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Contract is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of this Contract.

GeoPoint Surveying, Inc., in furnishing the services under this Contract, is acting only as an independent contractor and shall have the exclusive control of the manner and means of performing the work contracted for hereunder. GeoPoint Surveying, Inc. does not undertake by this Contract or otherwise to perform any obligations of Client, whether regulatory or contractual, or to assume any responsibility for Client's business or operations. Nothing contained in this Contract shall be construed to create a joint venture or partnership between the parties.

The exhibits and other attachments to this Contract are hereby incorporated by reference and made part hereof. This Contract constitutes the entire understanding of the parties with respect to the subject matter hereof and there are no restrictions, warranties, covenants or undertakings other than those expressly set forth or referred to herein. This Contract may not be modified or amended except by an instrument in writing signed by the party against whom enforcement of any such modification or amendment is sought.

The waiver by either of the parties of breach or violation of any provision of this Contract shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provisions hereof.



## Attachment "B" Hourly Rates Schedule (Affective January 2022)

### Personnel Hourly Rates:

#### Surveying & Mapping

|                            |       |               |
|----------------------------|-------|---------------|
| Project Manager, P.S.M.    | ----- | \$ 190 / hour |
| Project Surveyor, S.I.T.   | ----- | \$ 150 / hour |
| Project Surveyor           | ----- | \$ 140 / hour |
| Chief of Field Crews       | ----- | \$ 135 / hour |
| Sr. Survey Technician      | ----- | \$ 130 / hour |
| Survey Technician          | ----- | \$ 100 / hour |
| Sr. Survey Crew Chief      | ----- | \$ 110 / hour |
| Survey Crew Chief          | ----- | \$ 95 / hour  |
| Survey Jr. Crew Chief      | ----- | \$ 75 / hour  |
| Survey Instrument Operator | ----- | \$ 65 / hour  |
| Survey Crew Member         | ----- | \$ 55 / hour  |

#### Remote Sensing

|                            |       |               |
|----------------------------|-------|---------------|
| Project Lead Analyst       | ----- | \$ 185 / hour |
| Sr. Remote Sensing Analyst | ----- | \$ 150 / hour |
| Remote Sensing Analyst     | ----- | \$ 110 / hour |

#### Subsurface Utility Exploration

|                            |       |               |
|----------------------------|-------|---------------|
| S.U.E. Project Manager     | ----- | \$ 180 / hour |
| S.U.E. Manager             | ----- | \$ 150 / hour |
| S.U.E. Technician (Office) | ----- | \$ 120 / hour |
| Sr. S.U.E. Designator      | ----- | \$ 95 / hour  |
| S.U.E. Designator          | ----- | \$ 85 / hour  |
| Jr. S.U.E. Designator      | ----- | \$ 75 / hour  |
| S.U.E. Crew Member         | ----- | \$ 70 / hour  |

### Equipment Hourly Rates:

#### Remote Sensing

|                                 |       |               |
|---------------------------------|-------|---------------|
| UAS – LiDAR & Photogrammetry    | ----- | \$ 300 / hour |
| Mobile LiDAR                    | ----- | \$ 275 / hour |
| Terrestrial LiDAR               | ----- | \$ 250 / hour |
| USV – Hydrographic Echo Sounder | ----- | \$ 200 / hour |

#### Subsurface Utility Exploration

|                           |       |               |
|---------------------------|-------|---------------|
| Vacuum Excavation Truck   | ----- | \$ 150 / hour |
| Pipe/Conduit Video Camera | ----- | \$ 100 / hour |

Expenses – Including Consultants: ----- **Cost Plus 15%**

**North River Ranch  
Improvement Stewardship District**

Payment Authorizations  
Nos. 052 – 054

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Payment Authorizations 052 - 054

| PA # | Description                                | Amount      | Total |
|------|--|-------------|-------|
|      |  |             |       |
| 52   | Advanced Aquatic Services                  | \$ 5,578.00 |       |
|      |  |             |       |
|      | Ballenger Irrigation                       | \$ 750.00   |       |
|      |  |             |       |
|      | Clean Sweep Parking Lot Maintenance        | \$ 85.00    |       |
|      |  |             |       |
|      | Florida Department of Economic Opportunity | \$ 175.00   |       |
|      |  |             |       |
|      | Doody Free 941                             | \$ 390.00   |       |
|      |  |             |       |
|      | Eastern Funding                            | \$ 695.00   |       |
|      |  |             |       |
|      | Jan-Pro of Manasota                        | \$ 820.70   |       |
|      |  | \$ 1,342.50 |       |
|      |  |             |       |
|      | McClatchy                                  | \$ 80.73    |       |
|      |  |             |       |
|      | Manatee County Utilities Department        | \$ 929.32   |       |
|      |  | \$ 365.64   |       |
|      |  | \$ 301.15   |       |
|      |  | \$ 438.33   |       |
|      |  | \$ 579.86   |       |
|      |  | \$ 199.92   |       |
|      |  | \$ 268.64   |       |
|      |  | \$ 570.85   |       |
|      |  | \$ 566.00   |       |
|      |  | \$ 453.49   |       |
|      |  | \$ 50.96    |       |
|      |  | \$ (81.72)  |       |
|      |  | \$ 8.00     |       |
|      |  | \$ 79.38    |       |
|      |  | \$ 50.00    |       |
|      |  |             |       |
|      | Peace River Electric Cooperative           | \$ 447.40   |       |
|      |  | \$ 745.68   |       |
|      |  | \$ 559.05   |       |
|      |  | \$ 931.76   |       |

|  |  |             |  |
|--|--|-------------|--|
|  |  | \$ 11.56    |  |
|  |  | \$ 19.28    |  |
|  |  | \$ 27.94    |  |
|  |  | \$ 46.58    |  |
|  |  | \$ 431.06   |  |
|  |  | \$ 718.43   |  |
|  |  | \$ 17.36    |  |
|  |  | \$ 28.93    |  |
|  |  | \$ 19.04    |  |
|  |  | \$ 31.74    |  |
|  |  | \$ 20.25    |  |
|  |  | \$ 33.76    |  |
|  |  | \$ 36.29    |  |
|  |  | \$ 60.48    |  |
|  |  | \$ 18.52    |  |
|  |  | \$ 30.87    |  |
|  |  | \$ 251.38   |  |
|  |  | \$ 418.97   |  |
|  |  | \$ 16.06    |  |
|  |  | \$ 26.77    |  |
|  |  | \$ 283.99   |  |
|  |  | \$ 473.32   |  |
|  |  | \$ 348.54   |  |
|  |  | \$ 580.90   |  |
|  |  | \$ 12.91    |  |
|  |  | \$ 21.51    |  |
|  |  | \$ 296.90   |  |
|  |  | \$ 494.84   |  |
|  |  | \$ 516.35   |  |
|  |  | \$ 860.58   |  |
|  |  | \$ 8.09     |  |
|  |  | \$ 35.08    |  |
|  |  | \$ 632.53   |  |
|  |  | \$ 1,054.22 |  |
|  |  | \$ 11.48    |  |
|  |  | \$ 19.13    |  |
|  |  | \$ 11.43    |  |
|  |  | \$ 19.06    |  |
|  |  | \$ 11.65    |  |
|  |  | \$ 19.42    |  |
|  |  | \$ 11.48    |  |
|  |  | \$ 19.13    |  |
|  |  | \$ 20.60    |  |
|  |  | \$ 34.33    |  |
|  |  | \$ 420.44   |  |
|  |  | \$ 1,261.31 |  |
|  |  |             |  |

|           |  |                     |                    |
|-----------|--|---------------------|--------------------|
|           | <b>Robertson Billard Supplies</b>          | <b>\$ 8,796.99</b>  |                    |
|           |  |                     |                    |
|           | <b>Spectrum Business</b>                   | <b>\$ 132.77</b>    |                    |
|           |  |                     |                    |
|           | <b>Steadfast Contractors Alliance</b>      | <b>\$ 4,500.00</b>  |                    |
|           |  |                     |                    |
|           | <b>Sunrise Landscape</b>                   | <b>\$ 41,057.24</b> |                    |
|           |  | <b>\$ 522.00</b>    |                    |
|           |  |                     |                    |
|           | <b>Verizon Wireless</b>                    | <b>\$ 115.26</b>    |                    |
|           |  |                     |                    |
|           | <b>VGlobalTech</b>                         | <b>\$ 150.00</b>    |                    |
|           |  | <b>\$ 150.00</b>    |                    |
|           |  |                     |                    |
|           | <b>WTS International</b>                   | <b>\$ 2,031.25</b>  |                    |
|           |  | <b>\$ 682.50</b>    |                    |
|           |  | <b>\$ 2,544.58</b>  |                    |
|           |  | <b>\$ 1,166.66</b>  |                    |
|           |  |                     |                    |
|           |  |                     | <b>\$88,974.38</b> |
|           |  |                     |                    |
|           |  |                     |                    |
| <b>53</b> | <b>Bliss Products and Services</b>         | <b>\$ 2,995.00</b>  |                    |
|           |  |                     |                    |
|           | <b>Daystar Exterior Cleaning</b>           | <b>\$ 1,790.00</b>  |                    |
|           |  |                     |                    |
|           | <b>Frontier</b>                            | <b>\$ 728.20</b>    |                    |
|           |  |                     |                    |
|           | <b>Jan-Pro of Manasota</b>                 | <b>\$ 194.80</b>    |                    |
|           |  | <b>\$ 39.68</b>     |                    |
|           |  |                     |                    |
|           | <b>Jones &amp; Sons</b>                    | <b>\$ 80.00</b>     |                    |
|           |  | <b>\$ 145.00</b>    |                    |
|           |  |                     |                    |
|           | <b>Manatee County Tax Collector</b>        | <b>\$ 127.43</b>    |                    |
|           |  |                     |                    |
|           | <b>Manatee County Utilities Department</b> | <b>\$ 50.00</b>     |                    |
|           |  |                     |                    |
|           | <b>S&amp;G Pools</b>                       | <b>\$ 1,500.00</b>  |                    |
|           |  | <b>\$ 1,166.00</b>  |                    |
|           |  |                     |                    |
|           | <b>Securiteam</b>                          | <b>\$ 1,740.00</b>  |                    |
|           |  | <b>\$ 450.00</b>    |                    |
|           |  | <b>\$ 450.00</b>    |                    |
|           |  |                     |                    |
|           | <b>Sunrise Landscape</b>                   | <b>\$ 662.15</b>    |                    |
|           |  | <b>\$ 574.30</b>    |                    |

|           |                                    |              |                     |
|-----------|------------------------------------|--------------|---------------------|
|           |                                    | \$ 639.65    |                     |
|           |                                    | \$ 1,017.65  |                     |
|           |                                    |              |                     |
|           | <b>Supervisor Fees</b>             |              |                     |
|           | Dale Weidemiller                   | \$ 200.00    |                     |
|           | John Leinaweaver                   | \$ 200.00    |                     |
|           | Pete Williams                      | \$ 200.00    |                     |
|           | Janice Snow                        | \$ 200.00    |                     |
|           | John Blakley                       | \$ 200.00    |                     |
|           |                                    |              |                     |
|           | <b>Trimmers Holiday Décor</b>      | \$ 6,312.50  |                     |
|           |                                    |              |                     |
|           | <b>Valley National Bank</b>        | \$ 2,803.34  |                     |
|           |                                    |              |                     |
|           | <b>WTS International</b>           | \$ 3,436.78  |                     |
|           |                                    |              |                     |
|           |                                    |              | \$27,902.48         |
|           |                                    |              |                     |
| <b>54</b> | <b>Clearview Land Design</b>       | \$ 1,757.64  |                     |
|           |                                    |              |                     |
|           | <b>PFM Group Consulting</b>        | \$ 6,416.67  |                     |
|           |                                    | \$ 2,083.33  |                     |
|           |                                    |              |                     |
|           | <b>Premier Portables</b>           | \$ 1,000.00  |                     |
|           |                                    |              |                     |
|           | <b>Stantec Consulting Services</b> | \$ 4,226.50  |                     |
|           |                                    |              |                     |
|           | <b>US Bank</b>                     | \$ 5,423.16  |                     |
|           |                                    | \$ 501.84    |                     |
|           |                                    |              |                     |
|           |                                    |              | \$21,409.14         |
|           |                                    |              |                     |
|           |                                    | <b>Total</b> | <b>\$138,286.00</b> |



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 052**

11/3/2023

| Item No.  | Vendor  | Invoice Number  | General Fund  | Fiscal Year   |
|-----------|---|---|---|---|
| <b>1</b>  | <b>Advanced Aquatic Services</b><br>November Lake Maintenance   | 10550594  | \$ 5,578.00   | FY 2024   |
| <b>2</b>  | <b>Ballenger Irrigation</b><br>November Irrigation Consulting   | 23555   | \$ 750.00   | FY 2024   |
| <b>3</b>  | <b>Clean Sweep Parking Lot Maintenance</b><br>Power Sweeping on 10/02/2023  | 53006   | \$ 85.00  | FY 2024   |
| <b>4</b>  | <b>Florida Department of Economic Opportunity</b><br>FY 2024 Special District Fee   | 89413   | \$ 175.00   | FY 2024   |
| <b>5</b>  | <b>Doody Free 941</b><br>November Dog Station Maintenance   | 26171   | \$ 390.00   | FY 2024   |
| <b>6</b>  | <b>Eastern Funding</b><br>October Lease Installment   | 29458111523   | \$ 695.00   | FY 2024   |
| <b>7</b>  | <b>Jan-Pro of Manasota</b><br>November Riverfield Verandah Janitorial Services<br>November Brightwood Pavilion Janitorial Services  | 78870<br>78911  | \$ 820.70<br>\$ 1,342.50  | FY 2024<br>FY 2024  |
| <b>8</b>  | <b>McClatchy</b><br>Legal Advertising on 10/04/2023 (Ad: IPL01402480)   | 220442  | \$ 80.73  | FY 2024   |
| <b>9</b>  | <b>Manatee County Utilities Department</b><br>11510 Little River Way ; Service 09/21/2023 - 10/18/2023<br>8905 Grand River Parkway<br>11539 Little River Way<br>8410 Arrow Creek Drive<br>8475 Fort Hamer Road<br>11706 Sawyer Lane<br>8414 Arrow Creek Drive ; Service 09/20/2023 - 10/18/2023<br>11812 Camp Creek Trail<br>9903 Cross River Trail<br>11775 Little River Way<br>9545 Weymouth Terrace<br>10023 Cross River Trail<br>10148 Spruce River Trail<br>10024 Plum River Dr<br>11870 Richmond Trl  | Acct: 338845-162425<br>Acct: 338845-164615<br>Acct: 338845-164711<br>Acct: 338845-168938<br>Acct: 338845-169394<br>Acct: 338845-169395<br>Acct: 338845-170584<br>Acct: 342099-178426<br>Acct: 342099-178427<br>Acct: 342099-178473<br>Acct: 342099-179510<br>Acct: 342099-180539<br>Acct: 342099-180541<br>Acct: 342099-180544<br>Acct: 342099-182170 | \$ 929.32<br>\$ 365.64<br>\$ 301.15<br>\$ 438.33<br>\$ 579.86<br>\$ 199.92<br>\$ 268.64<br>\$ 570.85<br>\$ 566.00<br>\$ 453.49<br>\$ 50.96<br>\$ (81.72)<br>\$ 8.00<br>\$ 79.38<br>\$ 50.00 | FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024<br>FY 2024 |
| <b>10</b> | <b>Peace River Electric Cooperative</b><br>11510 Little River Way ; Service 09/19/2023 - 09/30/2023<br>11510 Little River Way ; Service 10/01/2023 - 10/20/2023<br>Grande River Parkway ; Service 09/19/2023 - 09/30/2023<br>Grande River Parkway ; Service 10/01/2023 - 10/20/2023<br>11539 Little River Way ; Service 09/19/2023 - 09/30/2023<br>11539 Little River Way ; Service 10/01/2023 - 10/20/2023<br>8905 Grand River Pkwy ; Service 09/19/2023 - 09/30/2023<br>8905 Grand River Pkwy ; Service 10/01/2023 - 10/20/2023<br>Lot Decorative Lights ; Service 09/19/2023 - 09/30/2023<br>Lot Decorative Lights ; Service 10/01/2023 - 10/20/2023 | Acct: 168751001<br>Acct: 168751001<br>Acct: 168751003<br>Acct: 168751003<br>Acct: 168751004<br>Acct: 168751004<br>Acct: 168751005<br>Acct: 168751005<br>Acct: 168751007<br>Acct: 168751007  | \$ 447.40<br>\$ 745.68<br>\$ 559.05<br>\$ 931.76<br>\$ 11.56<br>\$ 19.28<br>\$ 27.94<br>\$ 46.58<br>\$ 431.06<br>\$ 718.43  | FY 2023<br>FY 2024<br>FY 2023<br>FY 2024<br>FY 2023<br>FY 2024<br>FY 2023<br>FY 2024<br>FY 2023<br>FY 2024  |

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 052**

11/3/2023

| Item No.   | Vendor | Invoice Number  | General Fund | Fiscal Year |
|--|--------|-----------------|--------------|-------------|
| <b>Peace River Electric Cooperative (continued)</b>                      |        |                 |              |             |
| 8410 Arrow Creek Dr ; Service 09/19/2023 - 09/30/2023                    |        | Acct: 168751008 | \$ 17.36     | FY 2023     |
| 8410 Arrow Creek Dr ; Service 10/01/2023 - 10/20/2023                    |        | Acct: 168751008 | \$ 28.93     | FY 2024     |
| 11705 Sawyer Ln ; Service 09/19/2023 - 09/30/2023                        |        | Acct: 168751009 | \$ 19.04     | FY 2023     |
| 11705 Sawyer Ln ; Service 10/01/2023 - 10/20/2023                        |        | Acct: 168751009 | \$ 31.74     | FY 2024     |
| 8404 Canyon Creek Trl ; Service 09/19/2023 - 09/30/2023                  |        | Acct: 168751011 | \$ 20.25     | FY 2023     |
| 8404 Canyon Creek Trl ; Service 10/01/2023 - 10/20/2023                  |        | Acct: 168751011 | \$ 33.76     | FY 2024     |
| 11712 Moccasin Wallow Rd ; Service 09/19/2023 - 09/30/2023               |        | Acct: 168751013 | \$ 36.29     | FY 2023     |
| 11712 Moccasin Wallow Rd ; Service 10/01/2023 - 10/20/2023               |        | Acct: 168751013 | \$ 60.48     | FY 2024     |
| 11750 Little River Way ; Service 09/19/2023 - 09/30/2023                 |        | Acct: 168751014 | \$ 18.52     | FY 2023     |
| 11750 Little River Way ; Service 10/01/2023 - 10/20/2023                 |        | Acct: 168751014 | \$ 30.87     | FY 2024     |
| 8414 Arrow Creek Dr ; Service 09/19/2023 - 09/30/2023                    |        | Acct: 168751015 | \$ 251.38    | FY 2023     |
| 8414 Arrow Creek Dr ; Service 10/01/2023 - 10/20/2023                    |        | Acct: 168751015 | \$ 418.97    | FY 2024     |
| 8010 Ft Hamer Rd ; Service 09/19/2023 - 09/30/2023                       |        | Acct: 168751016 | \$ 16.06     | FY 2023     |
| 8010 Ft Hamer Rd ; Service 10/01/2023 - 10/20/2023                       |        | Acct: 168751016 | \$ 26.77     | FY 2024     |
| Grande Reserve Ph1A-2 Lot Lights ; Service 09/19/2023 - 09/30/2023       |        | Acct: 168751017 | \$ 283.99    | FY 2023     |
| Grande Reserve Ph1A-2 Lot Lights ; Service 10/01/2023 - 10/20/2023       |        | Acct: 168751017 | \$ 473.32    | FY 2024     |
| Morgan's Glen Decorative Lights PH 1; Service 09/19/2023 - 09/30/2023    |        | Acct: 168751020 | \$ 348.54    | FY 2023     |
| Morgan's Glen Decorative Lights PH 1; Service 10/01/2023 - 10/20/2023    |        | Acct: 168751020 | \$ 580.90    | FY 2024     |
| Morgan's Glen Decorative Lighting Ph3A ; Service 09/19/2023 - 09/30/2023 |        | Acct: 168751021 | \$ 12.91     | FY 2023     |
| Morgan's Glen Decorative Lighting Ph3A ; Service 10/01/2023 - 10/20/2023 |        | Acct: 168751021 | \$ 21.51     | FY 2024     |
| Decorative Lighting NRR Ph1D East ; Service 09/19/2023 - 09/30/2023      |        | Acct: 168751023 | \$ 296.90    | FY 2023     |
| Decorative Lighting NRR Ph1D East ; Service 10/01/2023 - 10/20/2023      |        | Acct: 168751023 | \$ 494.84    | FY 2024     |
| Decorative Lighting NRR Ph1B2 ; Service 09/19/2023 - 09/30/2023          |        | Acct: 168751024 | \$ 516.35    | FY 2023     |
| Decorative Lighting NRR Ph1B2 ; Service 10/01/2023 - 10/20/2023          |        | Acct: 168751024 | \$ 860.58    | FY 2024     |
| 11362 Rolling Fork Trl ; Service 09/25/2023 - 09/30/2023                 |        | Acct: 168751025 | \$ 8.09      | FY 2023     |
| 11362 Rolling Fork Trl ; Service 10/01/2023 - 10/20/2023                 |        | Acct: 168751025 | \$ 35.08     | FY 2024     |
| Wildleaf Decorative Lighting ; Service 09/19/2023 - 09/30/2023           |        | Acct: 168751026 | \$ 632.53    | FY 2023     |
| Wildleaf Decorative Lighting ; Service 10/01/2023 - 10/20/2023           |        | Acct: 168751026 | \$ 1,054.22  | FY 2024     |
| 11812 Camp Creek Trail ; Service 09/19/2023 - 09/30/2023                 |        | Acct: 168751030 | \$ 11.48     | FY 2023     |
| 11812 Camp Creek Trail ; Service 10/01/2023 - 10/20/2023                 |        | Acct: 168751030 | \$ 19.13     | FY 2024     |
| 9903 Cross River Trail ; Service 09/19/2023 - 09/30/2023                 |        | Acct: 168751031 | \$ 11.43     | FY 2023     |
| 9903 Cross River Trail ; Service 10/01/2023 - 10/20/2023                 |        | Acct: 168751031 | \$ 19.06     | FY 2024     |
| 8699 Canyon Creek Trail ; Service 09/19/2023 - 09/30/2023                |        | Acct: 168751032 | \$ 11.65     | FY 2023     |
| 8699 Canyon Creek Trail ; Service 10/01/2023 - 10/20/2023                |        | Acct: 168751032 | \$ 19.42     | FY 2024     |
| 8806 Arrow Creek Dr ; Service 09/19/2023 - 09/30/2023                    |        | Acct: 168751033 | \$ 11.48     | FY 2023     |
| 8806 Arrow Creek Dr ; Service 10/01/2023 - 10/20/2023                    |        | Acct: 168751033 | \$ 19.13     | FY 2024     |
| 11854 Camp Creek Trail ; Service 09/19/2023 - 09/30/2023                 |        | Acct: 168751035 | \$ 20.60     | FY 2023     |
| 11854 Camp Creek Trail ; Service 10/01/2023 - 10/20/2023                 |        | Acct: 168751035 | \$ 34.33     | FY 2024     |
| NRR Ph1C & 1D Lighting ; 09/23/2023 - 09/30/2023                         |        | Acct: 199230001 | \$ 420.44    | FY 2023     |
| NRR Ph1C & 1D Lighting ; 10/01/2023 - 10/24/2023                         |        | Acct: 199230001 | \$ 1,261.31  | FY 2024     |
| <b>11 Robertson Billiard Supplies</b>                                    |        |                 |              |             |
| Game Tables  |        | 64531-B         | \$ 8,796.99  | FY 2024     |
| <b>12 Spectrum Business</b>  |        |                 |              |             |
| 11510 Little River Way Services 10/28/2023 - 11/27/2023                  |        | 125330102823    | \$ 132.77    | FY 2024     |
| <b>13 Steadfast Contractors Alliance</b>                                 |        |                 |              |             |
| November Landscape Maintenance   |        | SM-10217        | \$ 4,500.00  | FY 2024     |

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 052**

11/3/2023

| Item No.  | Vendor   | Invoice Number | General Fund | Fiscal Year |
|-----------|--|----------------|--------------|-------------|
| <b>14</b> | <b>Sunrise Landscape</b>                               |                |              |             |
|           | October Landscape Maintenance                          | 14159          | \$ 41,057.24 | FY 2024     |
|           | Irrigation Repairs                                     | 14164          | \$ 522.00    | FY 2024     |
| <b>15</b> | <b>Verizon Wireless</b>                                |                |              |             |
|           | Acct. 642468079-00001: Service 09/24/2023 - 10/23/2023 | 9947619439     | \$ 115.26    | FY 2024     |
| <b>16</b> | <b>VGlobalTech</b>                                     |                |              |             |
|           | October Website Maintenance                            | 5540           | \$ 150.00    | FY 2024     |
|           | November Website Maintenance                           | 5614           | \$ 150.00    | FY 2024     |
| <b>17</b> | <b>WTS International</b>                               |                |              |             |
|           | November Management                                    | 12382299       | \$ 2,031.25  | FY 2024     |
|           | November Benefits                                      | 12383986       | \$ 682.50    | FY 2024     |
|           | October Expenses 10/01/2023 - 10/27/2023               | 12384066       | \$ 2,544.58  | FY 2024     |
|           | October Expenses 10/01/2023 - 10/31/2023               | 12384157       | \$ 1,166.66  | FY 2024     |

**TOTAL \$ 88,974.38**

|              |         |
|--------------|---------|
| \$ 4,442.30  | FY 2023 |
| \$ 84,532.08 | FY 2024 |

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 053**

11/10/2023

| Item No.  | Vendor  | Invoice Number              | General Fund | Fiscal Year |
|-----------|---|-----------------------------|--------------|-------------|
| <b>1</b>  | <b>Bliss Products and Services</b>                              |                             |              |             |
|           | Playground Equipment Installation                               | 24843                       | \$ 2,995.00  | FY 2024     |
| <b>2</b>  | <b>Daystar Exterior Cleaning</b>                                |                             |              |             |
|           | November Riverfield Cleaning                                    | 19618                       | \$ 1,790.00  | FY 2024     |
| <b>3</b>  | <b>Frontier</b>   |                             |              |             |
|           | Pavilion Services 11/03/2023 - 12/02/2023                       | Acct: 941-776-0433-093021-5 | \$ 728.20    | FY 2024     |
| <b>4</b>  | <b>Jan-Pro of Manasota</b>                                      |                             |              |             |
|           | Brightwood Janitorial Supplies                                  | 1250                        | \$ 194.80    | FY 2024     |
|           | Riverfield Janitorial Supplies                                  | 1260                        | \$ 39.68     | FY 2024     |
| <b>5</b>  | <b>Jones &amp; Sons</b>   |                             |              |             |
|           | Riverfield Verandah Pest Control                                | 7696                        | \$ 80.00     | FY 2024     |
|           | Brightwood Pavilion Pest Control                                | 7697                        | \$ 145.00    | FY 2024     |
| <b>6</b>  | <b>Manatee County Tax Collector</b>                             |                             |              |             |
|           | Property Taxes  | Prop ID: 401910659          | \$ 127.43    | FY 2024     |
| <b>7</b>  | <b>Manatee County Utilities Department</b>                      |                             |              |             |
|           | 9901 Laurel Fork Trl - Deposit                                  | Acct: 342099-180543         | \$ 50.00     | FY 2024     |
| <b>8</b>  | <b>S&amp;G Pools</b>  |                             |              |             |
|           | November Brightwood Pool Service                                | NRR111223                   | \$ 1,500.00  | FY 2024     |
|           | November Riverfield Pool Service                                | RF112319                    | \$ 1,166.00  | FY 2024     |
| <b>9</b>  | <b>Securiteam</b>   |                             |              |             |
|           | Proximity/LF Key Fob (300)                                      | 17467                       | \$ 1,740.00  | FY 2024     |
|           | November Brightwood Security                                    | 17488                       | \$ 450.00    | FY 2024     |
|           | November Riverfield Security                                    | 17489                       | \$ 450.00    | FY 2024     |
| <b>10</b> | <b>Sunrise Landscape</b>  |                             |              |             |
|           | Irrigation Repairs - 9533 Weymouth Terr. Control 8              | 14060                       | \$ 662.15    | FY 2024     |
|           | Irrigation Repairs - Brightwood Controller and Little River Way | 14165                       | \$ 574.30    | FY 2024     |
|           | Irrigation Repairs - Control B Zone 24                          | 14166                       | \$ 639.65    | FY 2024     |
|           | Irrigation Repairs - Control D Zone 34                          | 14167                       | \$ 1,017.65  | FY 2024     |
| <b>11</b> | <b>Supervisor Fees - 11/08/2023 Meeting</b>                     |                             |              |             |
|           | Dale Weidemiller  | --                          | \$ 200.00    | FY 2024     |
|           | John Leinaweaver  | --                          | \$ 200.00    | FY 2024     |
|           | Pete Williams   | --                          | \$ 200.00    | FY 2024     |
|           | Janice Snow   | --                          | \$ 200.00    | FY 2024     |
|           | John Blakley  | --                          | \$ 200.00    | FY 2024     |

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 053**

11/10/2023

| Item<br>No.  | Vendor   | Invoice<br>Number | General<br>Fund     | Fiscal<br>Year |
|--------------|--|-------------------|---------------------|----------------|
| 12           | <b>Trimmers Holiday Décor</b><br>Remaining Deposit for Holiday Decorations | 1189              | \$ 6,312.50         | FY 2024        |
| 13           | <b>Valley National Bank</b><br>VISA Statement Closing Date 10/31/2023      | Acct. 9466        | \$ 2,803.34         | FY 2024        |
| 14           | <b>WTS International</b><br>Payroll - Pay Period Ending 10/31/2023         | 12384874          | \$ 3,436.78         | FY 2024        |
| <b>TOTAL</b> |  |                   | <b>\$ 27,902.48</b> |                |
|              |  |                   | \$                  | FY 2023        |
|              |  |                   | \$ 27,902.48        | FY 2024        |

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Payment Authorization No. 054**  
11/17/2023

| Item No.     | Vendor   | Invoice Number | General Fund        | Fiscal Year |
|--------------|--|----------------|---------------------|-------------|
| 1            | <b>Clearview Land Design</b><br>NRR Reimbursables Through 11/06/2023                   | 23-06131       | \$ 1,757.64         | FY 2024     |
| 2            | <b>PFM Group Consulting</b><br>November DM Fee   | DM-11-2023-35  | \$ 6,416.67         | FY 2024     |
|              | November Field Services Fee  | DM-11-2023-36  | \$ 2,083.33         | FY 2024     |
| 3            | <b>Premier Portables</b><br>Holding Tank Rental 10/26/2023 - 11/22/2023                | A-173444       | \$ 1,000.00         | FY 2024     |
| 4            | <b>Stantec Consulting Services</b><br>District Engineering Services Through 11/03/2023 | 2155596        | \$ 4,226.50         | FY 2024     |
| 5            | <b>US Bank</b><br>FY 2024 Series 2023A Trustee Fees 11/01/2023 - 09/30/2024            | 7124892        | \$ 5,423.16         | FY 2024     |
|              | FY 2025 Series 2023A Trustee Fees 10/01/2024 - 10/31/2024                              | 7124892        | \$ 501.84           | FY 2024     |
| <b>TOTAL</b> |  |                | <b>\$ 21,409.14</b> |             |

|              |         |
|--------------|---------|
| \$           | FY 2023 |
| \$ 21,409.14 | FY 2024 |

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**North River Ranch  
Improvement Stewardship District**

Funding Requests  
Nos. 361 – 369

| Funding Requests 361 - 369                           |                               |               |              |
|--|-------------------------------|---------------|--------------|
| FR #   | Description                   | Amount        | Total        |
|  |                               |               |              |
| 361  |                               |               |              |
| Phase 4  | Bay Area Bobcat               | \$ 1,000.00   |              |
|  |                               |               |              |
|  | Driggers Engineering Services | \$ 6,845.00   |              |
|  |                               | \$ 642.00     |              |
|  |                               | \$ 2,918.25   |              |
|  |                               |               |              |
|  | GeoPoint Surveying            | \$ 65.00      |              |
|  |                               |               |              |
|  |                               |               | \$11,470.25  |
|  |                               |               |              |
| 362  |                               |               |              |
| AMENITY (Paid from Series 2023 Construction Account) | Diggers Engineering Services  | \$ 429.00     |              |
|  |                               | \$ 83.00      |              |
|  |                               | \$ 4,338.50   |              |
|  |                               | \$ 953.00     |              |
|  |                               |               |              |
|  | GeoPoint Surveying            | \$ 1,662.50   |              |
|  |                               |               |              |
|  |                               |               | \$7,466.00   |
|  |                               |               |              |
| 363  |                               |               |              |
| Phase Ft Hamer                                       | Steadfast Environmental       | \$ 89,350.00  |              |
|  |                               |               |              |
|  | Stewart's Tree Service        | \$ 9,325.00   |              |
|  |                               |               |              |
|  |                               |               | \$98,675.00  |
|  |                               |               |              |
| 364  |                               |               |              |
| Phase 4  | RIPA & Associates             | \$ 53,754.60  |              |
|  |                               | \$ 81,302.05  |              |
|  |                               |               |              |
|  |                               |               | \$135,056.65 |
|  |                               |               |              |
| 365  |                               |               |              |
| Amenity (Paid through Sereis 2023 bonds)             | Armorock                      | \$ 24,170.00  |              |
|  |                               | \$ (96.00)    |              |
|  |                               | \$ 4,059.00   |              |
|  |                               | \$ (2,243.00) |              |
|  |                               |               |              |
|  | Avid Trails                   | \$ 5,360.00   |              |
|  |                               |               |              |
| (CDD eligible through Riverfield - Morgan Glen FR)   | Discount Awnings              | \$ 12,000.00  |              |
|  |                               |               |              |
|  |                               |               | \$43,250.00  |
|  |                               |               |              |
| 366  |                               |               |              |
| Phase Ft Hamer                                       | Florida Premier Turf Farms    | \$ 16,432.00  |              |
|  |                               |               |              |
|  | Stewart's Tree Service        | \$ 23,725.00  |              |
|  |                               | \$ 4,875.00   |              |
|  |                               |               |              |
|  | Terracon Consultants          | \$ 4,618.75   |              |
|  |                               |               |              |
|  | Woodruff & Sons               | \$ 685,405.98 |              |
|  |                               |               |              |
|  |                               |               | \$735,056.73 |
|  |                               |               |              |
| 367  |                               |               |              |
| Phase Ft Hamer                                       | Clearview Land Design         | \$ 2,500.00   |              |
|  |                               |               |              |
|  | Mike Armstrong Landscaping    | \$ 125,000.34 |              |
|  |                               |               |              |
|  | Steadfast Environmental       | \$ 78,520.00  |              |
|  |                               |               |              |
|  | Stewart's Tree Service        | \$ 16,950.00  |              |
|  |                               |               |              |
|  |                               |               | \$222,970.34 |



|         |                             |              |                |
|---------|-----------------------------|--------------|----------------|
|         |                             |              |                |
| 368     |                             |              |                |
| Phase 4 | Bliss Products and Services | \$ 7,940.00  |                |
|         |                             | \$ 9,484.00  |                |
|         |                             |              |                |
|         | Clearview Land Design       | \$ 2,947.50  |                |
|         |                             |              |                |
|         | SignPro Studios             | \$ 5,950.00  |                |
|         |                             | \$ 5,925.00  |                |
|         |                             |              |                |
|         |                             |              | \$32,246.50    |
|         |                             |              |                |
| 369     |                             |              |                |
| Phase 2 | Stantec Consulting Services | \$ 43,190.50 |                |
|         |                             |              |                |
|         |                             |              | \$43,190.50    |
|         |                             |              |                |
|         |                             | Grand Total  | \$1,329,381.97 |

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 361**

11/3/2023

| Item No.       | Vendor  | Invoice Number | Construction Fund | Fiscal Year |
|----------------|---|----------------|-------------------|-------------|
| <b>PHASE 4</b> |   |                |                   |             |
| 1              | <b>Bay Area Bobcat</b><br>Parking Area Cleanup                                | 86             | \$ 1,000.00       | FY 2024     |
| 2              | <b>Driggers Engineering Services</b><br>Phase 4B Services Through 09/30/2022  | SAL16164       | \$ 6,845.00       | FY 2023     |
|                | Phase 4A Services Through 09/30/2022  | SAL16175       | \$ 642.00         | FY 2023     |
|                | Phase 4B Services Through 12/30/2022  | SAL16245       | \$ 2,918.25       | FY 2023     |
| 3              | <b>GeoPoint Surveying</b><br>Wildleaf Phase 4A/4B Services Through 10/31/2023 | 82901 - 6      | \$ 65.00          | FY 2024     |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 11,470.25**

|    |           |         |
|----|-----------|---------|
| \$ | 10,405.25 | FY 2023 |
| \$ | 1,065.00  | FY 2024 |

  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

**Funding Request No. 362**


11/3/2023

| Item No.              | Vendor   | Invoice Number       | Construction Fund      | Fiscal Year        |
|-----------------------|--|----------------------|------------------------|--------------------|
| <b><u>AMENITY</u></b> |  |                      |                        |                    |
| <del>1</del>          | <del><b>Driggers Engineering Services</b></del>                          |                      |                        |                    |
|                       | <del>Wild Leaf Monuments and Amenities Services Through 09/30/2022</del> | <del>SAL16172</del>  | <del>\$ 429.00</del>   | <del>FY 2023</del> |
|                       | <del>Amenities &amp; Pool Services Through 06/30/2023</del>              | <del>SAL16413</del>  | <del>\$ 83.00</del>    | <del>FY 2023</del> |
|                       | <del>Amenity Infrastructure Services Through 09/29/2023</del>            | <del>SAL16491</del>  | <del>\$ 4,338.50</del> | <del>FY 2023</del> |
|                       | <del>Amenities &amp; Pool Services Through 09/29/2023</del>              | <del>SAL16493</del>  | <del>\$ 953.00</del>   | <del>FY 2023</del> |
| <del>2</del>          | <del><b>GeoPoint Surveying</b></del>                                     |                      |                        |                    |
|                       | <del>Amenity Services Through 10/31/2023</del>                           | <del>83172 - 1</del> | <del>\$ 1,662.50</del> | <del>FY 2024</del> |

**Total - PAYABLE TO NORTH RIVER RANCH ISD** ~~\$ 7,466.00~~

|    |          |         |
|----|----------|---------|
| \$ | 5,803.50 | FY 2023 |
| \$ | 1,662.50 | FY 2024 |

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

\* pd from Series 2023 construction account (Nov. 2023 issuance)

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 363**

11/3/2023

| Item<br>No.                                     | Vendor  | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|---|---|-------------------|----------------------|----------------|
| <b><u>PHASE FT HAMER</u></b>                    |   |                   |                      |                |
| 1   | <b>Steadfast Environmental</b><br>Ft Hamer 2nd Ext. Landscape Maintenance | SE-23003          | \$ 89,350.00         | FY 2024        |
| 2   | <b>Stewart's Tree Service</b><br>Ft Hamer 2nd Ext. Live Trees             | 18153             | \$ 9,325.00          | FY 2024        |
| <b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b> |   |                   | \$ 98,675.00         |                |

|    |           |         |
|----|-----------|---------|
| \$ | -         | FY 2023 |
| \$ | 98,675.00 | FY 2024 |

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 364**

11/10/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**PHASE 4**

**1 RIPA & Associates**

|   |               |    |           |         |
|---|---------------|----|-----------|---------|
| Phase 4B Pay Application 18 Through 10/31/2023    | 01-2083-18    | \$ | 53,754.60 | FY 2024 |
| Phase 4B Pay Application 19RET Through 10/31/2023 | 01-2083-19RET | \$ | 81,302.05 | FY 2024 |

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 135,056.65**

|    |            |         |
|----|------------|---------|
| \$ | -          | FY 2023 |
| \$ | 135,056.65 | FY 2024 |

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

## Funding Request No. 365

11/10/2023

| Item No.        | Vendor                                    | Invoice Number           | Construction Fund        | Fiscal Year        |
|-----------------|---|--------------------------|--------------------------|--------------------|
| <b>AMENITY</b>  |   |                          |                          |                    |
| <del>** 1</del> | <del><b>Armorock</b></del>                |                          |                          |                    |
|                 | <del>Amenity Construction Invoices</del>  | <del>CXA-Add-On</del>    | <del>\$ 24,170.00</del>  | <del>FY 2023</del> |
|                 | <del>Amenity Construction Invoices</del>  | <del>CXA-Add-On-CR</del> | <del>\$ (96.00)</del>    | <del>FY 2023</del> |
|                 | <del>Amenity Construction Invoices</del>  | <del>CXA-09</del>        | <del>\$ 4,059.00</del>   | <del>FY 2023</del> |
|                 | <del>Amenity Construction Invoices</del>  | <del>CXA-09-CR</del>     | <del>\$ (2,243.00)</del> | <del>FY 2023</del> |
| 2               | <b>Avid Trails</b>                        |                          |                          |                    |
|                 | Trail Design Services                     | CD Track/Bike-03         | \$ 5,360.00              | FY 2024            |
| <del>*</del>    | <del><b>Discount Awnings</b></del>        |                          |                          |                    |
| <del>3</del>    | <del>Brightwood Awning Installation</del> | <del>--</del>            | <del>\$ 12,000.00</del>  | <del>FY 2023</del> |

**Total - PAYABLE TO NORTH RIVER RANCH ISD** ~~\$ 43,250.00~~

|    |           |         |
|----|-----------|---------|
| \$ | 37,890.00 | FY 2023 |
| \$ | 5,360.00  | FY 2024 |

**\$31,250.00**

*Vivian Carvalho*

Secretary / Assistant Secretary

  
Board Member

\* 11/16/2023: per Kris Watts, this is "CDD eligible, but thru Riverfield (Series 2019 A-1, A-2 Fieldstone CDD Morgan's Glen 2019)" and should be removed from this Amenity funding request and put on its own Morgan's Glen funding request.

\*\* 11/16/2023: per Kris Watts, these should be paid from the new Series 2023 bond series.

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

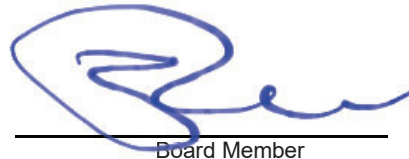
**Funding Request No. 366**

11/10/2023

| Item<br>No.                                     | Vendor  | Invoice<br>Number | Construction<br>Fund        | Fiscal<br>Year     |
|---|---|-------------------|-----------------------------|--------------------|
| <b><u>PHASE FT HAMER</u></b>                    |   |                   |                             |                    |
| 1   | <b>Florida Premier Turf Farms</b><br>Sod Installation   | 32133             | \$ 16,432.00                | FY 2024            |
| 2   | <b>Stewart's Tree Service</b><br>Ft Hamer 2nd Ext Landscaping<br>Ft Hamer 2nd Ext Landscaping | 18159<br>18166    | \$ 23,725.00<br>\$ 4,875.00 | FY 2024<br>FY 2024 |
| 3   | <b>Terracon Consultants</b><br>Bella Lago to Road FF Services Through 10/21/2023              | TK23802           | \$ 4,618.75                 | FY 2024            |
| 4   | <b>Woodruff &amp; Sons</b><br>Pay Application 17 Through 09/030/2023                          | 2763-17           | \$ 685,405.98               | FY 2023            |
| <b>Total - PAYABLE TO NORTH RIVER RANCH ISD</b> |   |                   | \$ 735,056.73               |                    |
|   |   |                   | \$ 685,405.98               | FY 2023            |
|   |   |                   | \$ 49,650.75                | FY 2024            |

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**RECEIVED**

By Amanda Lane at 10:39 am, Nov 13, 2023

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 367**

11/17/2023

| Item No.                     | Vendor   | Invoice Number | Construction Fund | Fiscal Year |
|------------------------------|--|----------------|-------------------|-------------|
| <b><u>PHASE FT HAMER</u></b> |  |                |                   |             |
| 1                            | <b>Clearview Land Design</b><br>Ft. Hamer 2nd Ext. Services Through 11/03/2023               | 23-06128       | \$ 2,500.00       | FY 2024     |
| 2                            | <b>Mike Armstrong Landscaping</b><br>Ft. Hamer 2nd Ext. Pay Application 3 Through 10/10/2023 | --             | \$ 125,000.34     | FY 2024     |
| 3                            | <b>Steadfast Environmental</b><br>Landscaping - Invasive Vegetation Removal                  | SE-23178       | \$ 78,520.00      | FY 2024     |
| 4                            | <b>Stewart's Tree Service</b><br>Landscaping - Live Tree Installation                        | 18139          | \$ 16,950.00      | FY 2024     |

**Total - PAYABLE TO NORTH RIVER RANCH ISD** \$ 222,970.34

|               |         |
|---------------|---------|
| \$            | FY 2023 |
| \$ 222,970.34 | FY 2024 |

  
Secretary / Assistant Secretary

  
Board Member



**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 368**


11/17/2023

| Item No.              | Vendor                               | Invoice Number | Construction Fund | Fiscal Year |
|-----------------------|--------------------------------------|----------------|-------------------|-------------|
| <b><u>PHASE 4</u></b> |                                      |                |                   |             |
| <b>1</b>              | <b>Bliss Products and Services</b>   |                |                   |             |
|                       | Phase 4B Slide Installation          | 24889          | \$ 7,940.00       | FY 2024     |
|                       | Phase 4B Additional PIP              | 24890          | \$ 9,484.00       | FY 2024     |
| <b>2</b>              | <b>Clearview Land Design</b>         |                |                   |             |
|                       | Phase 4A Services Through 11/03/2023 | 23-06130       | \$ 2,947.50       | FY 2024     |
| <b>3</b>              | <b>SignPro Studios</b>               |                |                   |             |
|                       | Phase 4B Miscellaneous Signs         | 428-2023       | \$ 5,950.00       | FY 2024     |
|                       | Phase 4A Trailhead Signs             | 429-2023       | \$ 5,925.00       | FY 2024     |

**Total - PAYABLE TO NORTH RIVER RANCH ISD    \$    32,246.50**

|    |           |         |
|----|-----------|---------|
| \$ | -         | FY 2023 |
| \$ | 32,246.50 | FY 2024 |

  
Secretary / Assistant Secretary

  
Board Member

**NORTH RIVER RANCH  
IMPROVEMENT STEWARDSHIP DISTRICT**

**Funding Request No. 369**

11/17/2023

| Item<br>No. | Vendor | Invoice<br>Number | Construction<br>Fund | Fiscal<br>Year |
|-------------|--------|-------------------|----------------------|----------------|
|-------------|--------|-------------------|----------------------|----------------|

**PHASE 2**

|          |   |         |              |         |
|----------|---|---------|--------------|---------|
| <b>1</b> | <b>Stantec Consulting Services</b><br>Phase 2 Engineering Services Through 11/03/2023 | 2156001 | \$ 43,190.50 | FY 2024 |
|----------|---|---------|--------------|---------|

**Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 43,190.50**

|    |           |         |
|----|-----------|---------|
| \$ |           | FY 2023 |
| \$ | 43,190.50 | FY 2024 |

Venessa Ripoll  
Secretary / Assistant Secretary

  
Board Member

**North River Ranch  
Improvement Stewardship District**

Series 2023 Neighborhood Infrastructure  
Requisitions Nos. 049 – 054

North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 49-51

| <u>Requisition</u> | <u>Vendor</u>                 | <u>Amount</u> | <u>Special Instructions</u>  | <u>Submit Payment</u>  |
|--------------------|-------------------------------|---------------|--|--|
| 49                 | Driggers Engineering Services | \$ 19,386.50  | Please reference invoice(s) SAL16248, SAL16393ame, SAL16482 and SAL16492 on the payment. | Driggers Engineering Services Inc.<br>PO Box 17839<br>Clearwater, FL 33762 |
| 50                 | GeoPoint Surveying            | \$ 195.00     | Please reference invoice(s) 83173 1 on the payment.                                      | GeoPoint Surveying, Inc.<br>213 Hobbs Street<br>Tampa, FL 33619            |
| 51                 | Maverick Building Solutions   | \$ 44,430.00  | Please reference invoice(s) 28 on the payment.   | Maverick Building Solutions<br>805 Charles Boulevard<br>Oldsmar, FL 34677  |
| <b>Total</b>       |                               | \$ 64,011.50  |  |  |

North River Ranch ISD  
Series 2023 - Neighborhood Infrastructure  
Summary of Requisition(s): 52-54

| <u>Requisition</u> | <u>Vendor</u>      | <u>Amount</u> | <u>Special Instructions</u>   | <u>Submit Payment</u>  |
|--------------------|--------------------|---------------|---|--|
| 52                 | Booth Design Group | \$ 5,000.00   | Please reference invoice(s) 3739 on the payment.  | Booth Design Group Inc.<br>146 2nd Street N, Suite 302<br>St. Petersburg, FL 33701 |
| 53                 | Lester M Neely III | \$ 14,062.47  | Please reference invoice(s) 2023 267 and 2023-269 on the payment.   | Lester M Neely III, LLC<br>9107 68th Ave E<br>Bradenton, FL 34202                  |
| 54                 | RIPA & Associates  | \$ 462,417.75 | Please wire the funds per the instructions on page 12 of the .pdf file and reference invoices 01-2119-12RET and 01-2136-09 with the wire. | Via wire   |
| <b>Total</b>       |                    | \$ 481,480.22 |   |  |

**North River Ranch  
Improvement Stewardship District**

Series 2023 Neighborhood Amenity Center  
Requisitions Nos. 001 – 002

North River Ranch ISD  
Series 2023 - Neighborhood Amenity Center  
Summary of Requisition(s): 1-2

| <u>Requisition</u> | <u>Vendor</u>                 | <u>Amount</u>   | <u>Special Instructions</u>   | <u>Submit Payment</u> |
|--------------------|-------------------------------|-----------------|---|-----------------------|
| 1                  | Fortress Investors Management | \$ 1,535,206.94 | Please wire the funds per the instructions on page 5 of the .pdf file.  | Via wire              |
| 2                  | Haval Farms                   | \$ 3,778,416.22 | Please wire the funds per the instructions on page 11 of the .pdf file. | Via wire              |
| <b>Total</b>       |                               | \$ 5,313,623.16 |   |                       |

**North River Ranch  
Improvement Stewardship District**

District Financial Statements  
*(provided under separate cover)*



**North River Ranch  
Improvement Stewardship District**

Resolution 2024-06,  
Election of Officers

## RESOLUTION 2024-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the North River Ranch Improvement Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2020-191, Laws of Florida, and situated within Manatee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to elect the officers of the District

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT:**

Section 1. \_\_\_\_\_ is elected Chair.

Section 2. \_\_\_\_\_ is elected Vice Chair.

Section 3. \_\_\_\_\_ is elected Secretary.  
 \_\_\_\_\_ is elected Assistant Secretary.  
 \_\_\_\_\_ is elected Assistant Secretary.  
 \_\_\_\_\_ is elected Assistant Secretary.  
 \_\_\_\_\_ is elected Assistant Secretary.  
 \_\_\_\_\_ is elected Assistant Secretary.

Section 4.     Jennifer Glasgow is elected Treasurer.

Section 5.      Amanda Lane is elected Assistant Treasurer.  
                      Rick Montejano is elected Assistant Treasurer.  
                      Verona Griffith is elected Assistant Treasurer.  
                      Amy Champagne is elected Assistant Treasurer.

**Section 6.** All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY of \_\_\_\_\_, 2023.**

**ATTEST:**

# NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

---

Chair/Vice Chair

**North River Ranch  
Improvement Stewardship District**

Resolution 2024-07,  
Designating Authorized Signatories for the  
District's Bank Account(s)

**RESOLUTION 2024-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT AUTHORIZING THE DISTRICT MANAGER TO DESIGNATE THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the North River Ranch Improvement Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2020-191, Laws of Florida, being situated within Manatee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") has previously established a checking account on behalf of the District; and

**WHEREAS**, the District Board desires to authorize signatories for the operating bank accounts(s).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT:**

1. The Chair, Secretary, Treasurer and Assistant Treasurer(s) are hereby designated as authorized signatories for the operating bank account(s) of the District.
2. This Resolution shall take effect immediately upon its adoption and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of December 2023.

**ATTEST:**

**NORTH RIVER RANCH IMPROVEMENT  
STEWARDSHIP DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**North River Ranch  
Improvement Stewardship District**

Securiteam Proposal  
for New Amenity Center

HAVCDDGEN - Amenities Non- Entry



North River Ranch New Amenity Center

North River Ranch Improvement Stewardship District

3501 Quadrangle Blvd., Ste. 270  
Orlando,, FL 34219  
(407) 723-5900

**Prepared by:**

Frank Prete  
Vice President  
Frank@mysecuriteam.com  
813-978-1630

## Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

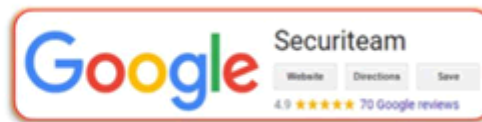
Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

## What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service



## Summary of Qualifications

### Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

## Key Personnel

### Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

### Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

### Technical Team

- 25+ Years technical industry experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience



## Advanced Analytics & Surveillance



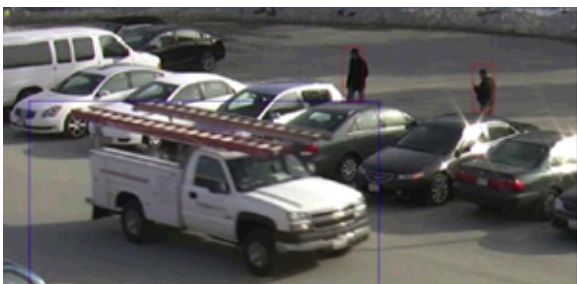
Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

## Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



## Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.

**North River Ranch  
North River Ranch New Amenity Center**

**Amenity Center Access Control System**

**\$15,719.00**

- |   |  |
|---|--|
| 1 | Protege GX Pre-Wired Kit - 8 Doors   |
| 1 | Surge Protector  |
| 1 | Misc. Cable and Hardware   |
| 2 | 12-Volt 7AH Battery with F2 Connector  |
| 8 | tSec 13.56MHz/125kHz/BT Reader Wall Switch Black   |
| 2 | HES 5000 Series Door Strikes 'Included for interior doors Business Support & Restroom Hallway"                           |
| 6 | NOTE: Customer to supply electronic door hardware for Securiteam to connect to for locking and unlocking exterior doors. |
| 1 | Composit Wire Yellow Jacket  |
| 1 | 8-Door access power controller   |

**Amenity Center Audio System with Control 4**

**\$29,696.00**

- |   |  |
|---|--|
|   | Audio Equipment  |
| 1 | Episode® 70V IP-Enabled Amplifier  |
| 1 | Episode® 70V IP-Enabled Amplifier x 2 channels   |
| 8 | Episode 800 Commercial Series 70-Volt In-Ceiling Speaker with 6 Woofer                               |
| 4 | Labor On Item  |
| 4 | Episode® In-Ceiling Speaker Brackets (Pair)  |
| 4 | Episode Landscape Series Satellite Speaker 6   |
|   | Control4 Interface Equipment   |
| 1 | Control4® CORE 5 Controller  |
| 1 | Triad AMS Audio Matrix Switch  |
|   | TV Interface with Control4 Equipment   |
| 2 | Atlona® Omega™ Single Gang Wall Transmitter + HDBaseT Extender Kit * Use in Business Center & Retail |
| 1 | Strong™ Vertical MoIP Shelf - 10 Transmitters   6U   |
| 1 | Binary 900 Series 4K Media over IP Controller  |
| 7 | Binary 900 Series 4K Media over IP Transmitter   |
| 8 | Binary 900 Series 4K Media over IP Receiver  |
|   | Cable  |
| 1 | 16 AWG 2 Conductor, 65x34 Strand, Oxygen Free Bare Copper  |

*\* Recurring service charges not included in the total install price.*

## Amenity Center Surveillance with Event-Based Video

**\$9,476.00**

- |    |   |
|----|---|
| 1  | SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge |
| 12 | SMART 4MP TwilightVision IR Turret IP Camera 2.8mm              |
| 12 | SMART Series Turret & Fixed Dome Junction Box, White            |
| 1  | All-In-One Network Cabinet Speaker, White                       |
| 1  | 23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket       |

## Amenity Center TVs, Installation & Cabling

**\$15,723.00**

- |   |  |
|---|--|
| 5 | Samsung BE75C-H BEC-H Series 75" 4K Class Ultra HD Commercial LED TV   |
| 3 | Samsung BE65C-H BEC-H Series 65" 4K Class Ultra HD Commercial LED TV   |
| 8 | MOUNTUP UL Listed TV Wall Mount, Tilting TV Mount Bracket for Most 37-75 Inch Flat Screen/Curved TV Low Profile Wall Mount Saving Space Max VESA 600x400mm Hold up to 99 lbs Fit 16" 18" 24" Stud MU0008 |
| 1 | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Yellow Jacket   |
| 8 | Multi-Port Data Jack and Faceplate   |

## Amenity Center Network Equipment & Wall Jacks

**\$11,926.00**

- |    |  |
|----|--|
| 1  | Strong Custom Series Floor Standing Rack                       |
| 1  | Araknis Networks® 310-Series Gigabit VPN Router                |
| 1  | Araknis Networks 210 Series Websmart Gigabit Switch 48-POE     |
| 1  | Araknis Networks 210 Series PoE 24 port                        |
| 3  | 24 Port Cat6 Patch Panel                                       |
| 3  | 1U A V Rack Shelf  |
| 2  | Minuteman rack mount UPS                                       |
| 27 | Multi-Port Data Jack and Faceplate                             |
| 2  | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Orange Jacket |

## Game Room Access Control Equipment

**\$6,004.00**

- |     |  |
|-----|--|
| 1   | ProtegeGX DIN Rail System 2 door Controller  |
| 1   | Protege DIN Rail 12V 4A Offline Intelligent Battery Backup PSU with Isolated Comms |
| 2   | tSec 13.56MHz/125kHz/BT Reader Wall Switch Black                                   |
| 2   | Electric Door Strike, Slim Line, Outdoor Rated Surface Mounted, Stainless Steel    |
| 0.5 | Composit Wire Yellow Jacket  |

*\* Recurring service charges not included in the total install price.*

## Game Rooome Surveillance with Event-Based Video

**\$5,874.50**

|     |   |
|-----|---|
| 1   | SMART Series 8-Channel 8 PoE 2TB NVR Bundle with Turing Bridge  |
| 7   | SMART 4MP TwilightVision IR Turret IP Camera 2.8mm              |
| 7   | SMART Series Turret & Fixed Dome Junction Box, White (Optional) |
| 0.5 | 23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket       |
| 1   | All-In-One Network Cabinet Speaker, White                       |

## Game Room Control4, Audio Equipment & TVs

**\$18,373.75**

|      |  |
|------|--|
|      | Control4 Equipment   |
| 1    | Control4® CORE 3 Controller  |
| 1    | Episode® 70V IP-Enabled Amplifier x 2 channels   |
| 4    | Episode 800 Commercial Series 70-Volt In-Ceiling Speaker with 6 Woofer   |
| 2    | Labor On Item  |
| 2    | Episode® In-Ceiling Speaker Brackets (Pair)  |
| 0.25 | 16 AWG 2 Conductor, 65x34 Strand, Oxygen Free Bare Copper  |
| 1    | Binary 900 Series 4K Media over IP Controller  |
| 2    | Binary 900 Series 4K Media over IP Transmitter   |
| 3    | Binary 900 Series 4K Media over IP Receiver  |
| 0.5  | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Yellow Jacket   |
| 3    | Multi-Port Data Jack and Faceplate   |
|      | TVs  |
| 3    | Samsung BE75C-H BEC-H Series 75" 4K Class Ultra HD Commercial LED TV   |
| 3    | MOUNTUP UL Listed TV Wall Mount, Tilting TV Mount Bracket for Most 37-75 Inch Flat Screen/Curved TV Low Profile Wall Mount Saving Space Max VESA 600x400mm Hold up to 99 lbs Fit 16" 18" 24" Stud MU0008 |
|      | Outdoor Enclosure  |
| 1    | Network system cabinet or enclosure, wall mount  |
| 2    | 1U A V Rack Shelf  |

## Game Room Network Equipment

**\$2,245.00**

|   |   |
|---|---|
|   | Network Equipment                               |
| 1 | Araknis Networks® 310-Series Gigabit VPN Router |
| 1 | Araknis Networks 210 Series PoE 24 port         |
| 1 | 24 Port Cat6 Patch Panel                        |
| 1 | Minuteman rack mount UPS                        |

*\* Recurring service charges not included in the total install price.*

## Pool Cabanna Access Control System

**\$12,377.00**

|     |   |
|-----|---|
| 1   | Protege GX Pre-Wired Kit - 6 Doors  |
| 1   | Surge Protector   |
| 1   | Misc. Cable and Hardware  |
| 2   | 12-Volt 7AH Battery with F2 Connector   |
| 6   | tSec 13.56MHz/125kHz/BT Reader Wall Switch Black                                |
| 4   | HES 5000 Series Door Strikes  |
| 2   | Electric Door Strike, Slim Line, Outdoor Rated Surface Mounted, Stainless Steel |
| 0.5 | Composit Wire Yellow Jacket   |

## Pool Cabanna Surveillance with Event-based video

**\$14,551.00**

|    |   |
|----|---|
| 1  | SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge                               |
| 12 | SMART 4MP TwilightVision IR Turret IP Camera 2.8mm  |
| 12 | SMART Series Turret & Fixed Dome Junction Box, White  |
| 1  | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial Network Equipment |
| 1  | NavePoint 12U Wall Mount 19" Rack   |
| 1  | Araknis Networks® 310-Series Gigabit VPN Router   |
| 1  | Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports          |
| 1  | 1U A V Rack Shelf   |
| 1  | Minuteman rack mount UPS  |
|    | Outdoor Post  |
| 2  | 15 Aluminum Mounting Post - Black Powder Coat includes footer                                 |
|    | Voice Down Speakers   |
| 3  | Network Horn Speaker  |

## System Programming

**\$3,014.75**

|   |                    |
|---|--------------------|
| 1 | System Programming |
|---|--------------------|

*\* Recurring service charges not included in the total install price.*

## Project Summary

**TOTAL: \$144,980.00**

**50% down and balance upon substantial completion**

**Event-based Video Monitoring:**

**\*Amenity Center "Includes Game Room": \$500 monthly**

**\*Pool Cabanna: \$500 monthly**

**\*Total Video Monitoring \$1,000 monthly**

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**Securiteam ONE Plan Option: \$1,449.80**

**Securiteam ONE Plan Includes:**

**\*Repair Service Labor**

**\*Defective parts replaced**

**\*Remote diagnostics & troubleshooting**

**\*Repairs due to normal wear & tear**


**\*Average response time 48 hours**


**Internet service required for remote connection**


**\*Installation and/or service tax not included\***

*\* Recurring service charges not included in the total install price.*

|  |   |
|--|---|
|  | <b>Protege GX Pre-Wired Kit - 8 Doors</b> |
|--|---|

|   |   |
|---|---|
|  | <b>Surge Protector</b><br>120 VAC<br>Surface or conduit mounting<br>Diagnostic indicator light<br>Self restoring<br>3 wire device<br>ELOCK Circuit Breaker Lockout Kit included |
|---|---|

|  |                                 |
|--|---------------------------------|
|  | <b>Misc. Cable and Hardware</b> |
|--|---------------------------------|

|   |  |
|---|--|
|  | <b>12-Volt 7AH Battery with F2 Connector</b> |
|---|--|





**tSec 13.56MHz/125kHz/BT Reader Wall Switch Black**



**HES 5000 Series Door Strikes 'Included for interior doors Business Support & Restroom Hallway'**



**Composit Wire Yellow Jacket**



**8-Door access power controller**

The most important part of the access control system the power controller determines which doors are locked and which ones are unlocked. A faulty power controller can restrict emergency egress from the building in the event of a fire. Backup batteries maintain lock functionality in the event of a power outage. 6 amp output.



**Episode® 70V IP-Enabled Amplifier**

These 70-volt, 2-channel digital amplifiers are OvrC enabled for easy remote management, while popular control drivers, IR, IP, and RS-232 allow you to customize audio in commercial environments. It fits perfectly in restaurants, bars, or small conference rooms, and can maximize the sound of an outdoor speaker system. With four inputs and a loop out, it provides all the flexibility needed for a professional installation.





### Episode® 70V IP-Enabled Amplifier x 2 channels

These 70-volt, 2-channel digital amplifiers are OvrC enabled for easy remote management, while popular control drivers, IR, IP, and RS-232 allow you to customize audio in commercial environments. It fits perfectly in restaurants, bars, or small conference rooms, and can maximize the sound of an outdoor speaker system. With four inputs and a loop out, it provides all the flexibility needed for a professional installation.

### Episode 800 Commercial Series 70-Volt In-Ceiling Speaker with 6 Woofer

Top-notch components a wide frequency response two-way design and dual voltage support for 70V 100V with 8-ohm bypass provides exceptional sound clarity and dynamic highs and lows.

### Episode® In-Ceiling Speaker Brackets (Pair)



### Episode Landscape Series Satellite Speaker 6

Episode Landscape Series Satellite Speakers expertly blend into outdoor environments minimizing visual impact and maximizing performance. Premium components deliver a full natural sound and crystal-clear highs for a superior performance that's unmatched by the competition and at a fraction of the cost they only sound expensive. Wide dispersion ensures a more uniform coverage area with fewer hot spots and for added versatility a hidden tap switch allows the speaker to be configured for 70V or 8-ohm system



### Control4® CORE 5 Controller

Advanced multi-core processor delivers a new level of speed and performance for instantaneous, interactive on-screen control and access to lighting, security, music, and video libraries.


High-resolution audio delivered with high-quality DACs, exceptional signal-to-noise ratio and ultra-low distortion for multiple simultaneous streams of fantastic-sounding music.


Integrated music server with native support for Pandora®, Spotify Connect, TIDAL, Deezer, TuneIn, and Napster® streaming services.

Elegant on-screen experience for easy access to entertainment and the entire home.

Low-profile design features an integrated power supply for flexible, simple installation and long-term reliability.


|  |  |
|--|--|
|  | <p>Pre-installed rack ears and 1U rack size for convenient rack mounting.</p> <p>Incredibly fast, intuitive control from a tablet, smart phone, touch screen, remote, or TV On-Screen Navigator.</p> <p>Built-in five-port gigabit network switch simplifies installation for your network-connected devices around the television.</p> <p>Integrated Zigbee radio with external antennas adds high-performance connectivity.</p> <p>USB and eSATA ports enable connections to external hard drives for easy access to music content.</p> <p>Control4 App license enables in-home control from multiple iOS—including Apple Watch—and Android mobile devices. Connect to your home remotely with an optional 4Sight subscription.</p> <p>Video/Audio Intercom license for whole-home communications with Control4 touch screens and door stations.</p> <p>Supports Communication Server software for MDU applications.</p> <p>OvrC Pro built-in for advanced remote management and monitoring.</p> |
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|   |   |
|---|---|
|  | <p><b>Triad AMS Audio Matrix Switch</b></p> |
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|--|--|
|  | <p><b>Strong™ Vertical MoIP Shelf - 10 Transmitters   6U</b></p> |
|--|--|

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|  | <p><b>Binary 900 Series 4K Media over IP Controller</b></p> <p>There are a host of things that make Binary Media over IP special but the MoIP Controller is at the top of the list. To deliver the easiest and most seamless experience possible our in-house development team created a sophisticated MoIP management platform. This custom software lies at the heart of every MoIP system enabling easy setup simple switching control integration and OvrC remote access.</p> |
|--|---|

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|  | <p><b>Binary 900 Series 4K Media over IP Receiver</b></p> <p>Binary 900 Series 4K Media over IP Transmitters when joined in a system with a MoIP Receivers B-900-MOIP-4K-RX and one MoIP Controller B-900-MOIP-4K-CTRL create a highly scalable flexible IP media distribution system delivering visually lossless 4K HDR HDR 30Hz and HDCP 2.2 compatible video and all multichannel formats including Dolby Atmos and DTS-X.</p> |
|--|--|

|   |  |
|---|--|
|  | <p><b>16 AWG 2 Conductor, 65x34 Strand, Oxygen Free Bare Copper</b></p> <p>16 AWG 2 Conductor, 65x34 Strand, Oxygen Free Bare Copper</p> |
|---|--|



### **SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge**

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud  
First-Year Free Turing Vision Cloud AI Feature Access  
Support Ultra265/H.265/H.264 video formats  
32-channel input; 16 POE Ports  
Up to 8MP input and 4K output  
8TB Included; 4 SATA Max, up to 10TB for each HDD  
Best used with Turing SMART series IP Cameras  
Turing cloud-ready with Smart NVR series and Turing bridge/servers  
Support cloud upgrade



### **SMART 4MP TwilightVision IR Turret IP Camera 2.8mm**

People and Vehicle Search with SMART series NVR and Turing Vision Cloud  
Max. 4MP(2688x1520) resolution @30/25fps  
2.8mm fixed lens  
TwilightVision allows for optimal image clarity in low light  
Smart IR up to 30m (98ft)  
Support 256 G microSD card  
IP67, WDR, PoE



### **SMART Series Turret & Fixed Dome Junction Box, White**

Turing TP-EFDJB SMART Series Turret & Fixed Dome Junction Box, White



### **All-In-One Network Cabinet Speaker, White**

All-in-one speaker system  
Connects to standard IT network  
Simple installation with PoE  
Remote health testing  
Scalable and easy to integrate  
SD card slot allows you to play your songs without the need of any other electronic gadget  
Multimedia Speaker System offers 6 W of RMS power and crystal clear audio  
Features an active subwoofer for booming & powerful tones



### **23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket**

23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket



### **Samsung BE75C-H BEC-H Series 75" 4K Class Ultra HD Commercial LED TV**

Outdoor Optimized QLED Picture with Direct-Sun Protection\* | Enjoy TV outdoors with built-in direct-sun protection.\* | \*Panel protected up to 6 hours in sunlight at 700 watts and 104 degrees Fahrenheit; brightness may decrease to protect panel with other high temperature and sunlight conditions.

Ultra Bright Picture Quality | Experience vivid picture quality in your favorite outdoor spaces with QLED 4K and 1,500+ nit brightness levels.\* | \*Nit level capability may decrease in certain high temperature and sunlight conditions.

Smart TV Powered by Tizen | Access your favorite apps and streaming services right from your TV.



### **Samsung BE65C-H BEC-H Series 65" 4K Class Ultra HD Commercial LED TV**

Outdoor Optimized QLED Picture with Direct-Sun Protection\* | Enjoy TV outdoors with built-in direct-sun protection.\* | \*Panel protected up to 6 hours in sunlight at 700 watts and 104 degrees Fahrenheit; brightness may decrease to protect panel with other high temperature and sunlight conditions.

Ultra Bright Picture Quality | Experience vivid picture quality in your favorite outdoor spaces with QLED 4K and 1,500+ nit brightness levels.\* | \*Nit level capability may decrease in certain high temperature and sunlight conditions.

Smart TV Powered by Tizen | Access your favorite apps and streaming services right from your TV.



### **MOUNTUP UL Listed TV Wall Mount, Tilting TV Mount Bracket for Most 37-75 Inch Flat Screen/Curved TV Low Profile Wall Mount Saving Space Max VESA 600x400mm Hold up to 99 lbs Fit 16" 18" 24" Stud MU0008**



### **23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Yellow Jacket**

23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Yellow Jacket

### **Multi-Port Data Jack and Faceplate**

Includes Jack and Faceplate

### **Strong Custom Series Floor Standing Rack**

4-Post customizable with casters



### **Araknis Networks® 310-Series Gigabit VPN Router**

For high-traffic networks with up to 500 devices choose the Araknis Networks 310-series router. It features four Gigabit LAN interfaces with full Gigabit LAN-LAN speed as well as a Gigabit WAN interface. An embedded firewall helps keep your network secure while support of numerous VPN technologies allow remote access to your client's network. Plus every Araknis router is fully embedded with OvrC Pro giving you full network visibility and intuitive troubleshooting tools.



### **Araknis Networks 210 Series Websmart Gigabit Switch 48-POE**

For installs that require PoE on a budget opt for the Araknis Networks 210-series switch. With it you get a sizable power budget and full PoE capability on all ports up to 30W. You can also take advantage of Websmart which allows you to control PoE and IP settings via OvrC. When it comes to operation this switch has it all including plug and play capability multiple mounting options and a sleek 1U.





### **Araknis Networks 210 Series PoE 24 port**

For installs that require PoE on a budget opt for the Araknis Networks 210-series switch. With it you get a sizable power budget and full PoE capability on all ports up to 30W. You can also take advantage of Websmart which allows you to control PoE and IP settings via OvrC. When it comes to operation this switch has it all including plug and play capability multiple mounting options and a sleek 1U.



### **24 Port Cat6 Patch Panel**

IDC Terminal block for 110 and Krone  
1U Size  
Accepts 22-26 AWG. Solid Or Stranded Wire  
Supports T568A/B Wiring Guide Lines  
Color Coded  
Includes Screws and Punchdown Tool

|   |   |
|---|---|
|   | <b>1U A V Rack Shelf</b>  |
|  | <b>Minuteman rack mount UPS</b><br>The Minuteman PRO1000RT is a versatile rich-featured 1000VA 700W 120 VAC line-interactive UPS. It s specially designed to support servers telecom or VoIP systems security systems plus many other applications. |
|   | <b>Multi-Port Data Jack and Faceplate</b><br>Includes Jack and Faceplate  |
|  | <b>23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Orange Jacket</b><br>23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Orange Jacket   |
|   | <b>ProtegeGX DIN Rail System 2 door Controller</b>  |
|   | <b>Protege DIN Rail 12V 4A Offline Intelligent Battery Backup PSU with Isolated Comms</b>   |



**tSec 13.56MHz/125kHz/BT Reader Wall Switch Black**



**Electric Door Strike, Slim Line, Outdoor Rated Surface Mounted, Stainless Steel**

Fail-secure operation door remains locked in the event of power failure . 630 Finish



**Composit Wire Yellow Jacket**



**SMART Series 8-Channel 8 PoE 2TB NVR Bundle with Turing Bridge**

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud  
First-Year Free Turing Vision Cloud AI Feature Access  
Support Ultra265/H.265/H.264 video formats  
8-channel input; 8 POE Ports  
Up to 8MP input and 4K output  
2TB Included; 2 SATA Max, up to 10TB for each HDD  
Best used with Turing SMART series IP Cameras  
Turing cloud-ready with Smart NVR series and Turing bridge/servers  
Support cloud upgrade



### **SMART 4MP TwilightVision IR Turret IP Camera 2.8mm**

People and Vehicle Search with SMART series NVR and Turing Vision Cloud  
Max. 4MP(2688x1520) resolution @30/25fps  
2.8mm fixed lens  
TwilightVision allows for optimal image clarity in low light  
Smart IR up to 30m (98ft)  
Support 256 G microSD card  
IP67, WDR, PoE



### **SMART Series Turret & Fixed Dome Junction Box, White**

Turing TP-EFDJB SMART Series Turret & Fixed Dome Junction Box, White



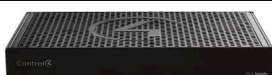
### **23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket**

23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket



### **All-In-One Network Cabinet Speaker, White**

All-in-one speaker system  
Connects to standard IT network  
Simple installation with PoE  
Remote health testing  
Scalable and easy to integrate  
SD card slot allows you to play your songs without the need of any other electronic gadget  
Multimedia Speaker System offers 6 W of RMS power and crystal clear audio  
Features an active subwoofer for booming & powerful tones




### **Control4® CORE 3 Controller**

Three audio outputs—one HDMI, one stereo analog, and one digital coax—distribute up to three simultaneous, high-resolution audio streams from native streaming services, AirPlay-enabled devices, and local music.  
Integrated music server with native support for popular streaming services, including Deezer, Pandora, Rhapsody, Tidal, and TuneIn.  
Elegant on-screen experience for easy access to entertainment and the entire home.  
Low-profile design features an integrated power supply for flexible, simple installation and long-term reliability.  
PoE+ provides power and network connectivity over a single CAT5/CAT6 cable.  
Built-in two-port Ethernet switch simplifies installation by connecting an additional device to the home network.  
Optional mounting bracket allows easy mounting to the back of your TV, on the wall, or to a standard wall box.




|  |   |
|--|---|
|  | <p>Integrated Zigbee radio with external antennas simplify installation while delivering high-performance connectivity.</p> <p>USB port enables connection to external hard drives for easy access to music content.</p> <p>Control4 App license enables in-home control from multiple iOS—including Apple Watch—and Android mobile devices. Connect to your home remotely with an optional 4Sight subscription.</p> <p>Video/Audio Intercom for whole-home communications with Control4 touch screens and door stations.</p> <p>OvrC Pro built-in for advanced remote management and monitoring.</p> |
|--|---|

|   |  |
|---|--|
|  | <p><b>Episode® 70V IP-Enabled Amplifier x 2 channels</b></p> <p>These 70-volt, 2-channel digital amplifiers are OvrC enabled for easy remote management, while popular control drivers, IR, IP, and RS-232 allow you to customize audio in commercial environments. It fits perfectly in restaurants, bars, or small conference rooms, and can maximize the sound of an outdoor speaker system. With four inputs and a loop out, it provides all the flexibility needed for a professional installation.</p> |
|---|--|

|  |  |
|--|--|
|  | <p><b>Episode 800 Commercial Series 70-Volt In-Ceiling Speaker with 6 Woofer</b></p> <p>Top-notch components a wide frequency response two-way design and dual voltage support for 70V 100V with 8-ohm bypass provides exceptional sound clarity and dynamic highs and lows.</p> |
|--|--|

|  |   |
|--|---|
|  | <p><b>Episode® In-Ceiling Speaker Brackets (Pair)</b></p> |
|--|---|

|   |  |
|---|--|
|  | <p><b>16 AWG 2 Conductor, 65x34 Strand, Oxygen Free Bare Copper</b></p> <p>16 AWG 2 Conductor, 65x34 Strand, Oxygen Free Bare Copper</p> |
|---|--|

|  |   |
|--|---|
|  | <p><b>Binary 900 Series 4K Media over IP Controller</b></p> <p>There are a host of things that make Binary Media over IP special but the MoIP Controller is at the top of the list. To deliver the easiest and most seamless experience possible our in-house development team created a sophisticated MoIP management platform. This custom software lies at the heart of every MoIP system enabling easy setup simple switching control integration and OvrC remote access.</p> |
|--|---|

|  |  |
|--|--|
|  | <p><b>Binary 900 Series 4K Media over IP Receiver</b></p> <p>Binary 900 Series 4K Media over IP Transmitters when joined in a system with a MoIP Receivers B-900-MOIP-4K-RX and one MoIP Controller B-900-MOIP-4K-CTRL create a highly scalable flexible IP media distribution system delivering visually lossless 4K HDR HDR 30Hz and HDCP 2.2 compatible video and all multichannel formats including Dolby Atmos and DTS-X.</p> |
|--|--|



### **23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Yellow Jacket**

23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Yellow Jacket

### **Multi-Port Data Jack and Faceplate**

Includes Jack and Faceplate



### **Samsung BE75C-H BEC-H Series 75" 4K Class Ultra HD Commercial LED TV**

Outdoor Optimized QLED Picture with Direct-Sun Protection\* | Enjoy TV outdoors with built-in direct-sun protection.\* | \*Panel protected up to 6 hours in sunlight at 700 watts and 104 degrees Fahrenheit; brightness may decrease to protect panel with other high temperature and sunlight conditions.

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Smart TV Powered by Tizen | Access your favorite apps and streaming services right from your TV.



### **MOUNTUP UL Listed TV Wall Mount, Tilting TV Mount Bracket for Most 37-75 Inch Flat Screen/Curved TV Low Profile Wall Mount Saving Space Max VESA 600x400mm Hold up to 99 lbs Fit 16" 18" 24" Stud MU0008**



### **Network system cabinet or enclosure, wall mount**

24x24x24 Grey, Steel, Wall Mounted Network System Cabinet Enclosure.

### 1U A V Rack Shelf



### Araknis Networks® 310-Series Gigabit VPN Router

For high-traffic networks with up to 500 devices choose the Araknis Networks 310-series router. It features four Gigabit LAN interfaces with full Gigabit LAN-LAN speed as well as a Gigabit WAN interface. An embedded firewall helps keep your network secure while support of numerous VPN technologies allow remote access to your client's network. Plus every Araknis router is fully embedded with OvrC Pro giving you full network visibility and intuitive troubleshooting tools.



### Araknis Networks 210 Series PoE 24 port

For installs that require PoE on a budget opt for the Araknis Networks 210-series switch. With it you get a sizable power budget and full PoE capability on all ports up to 30W. You can also take advantage of Websmart which allows you to control PoE and IP settings via OvrC. When it comes to operation this switch has it all including plug and play capability multiple mounting options and a sleek 1U.



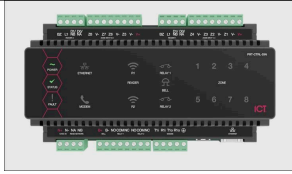
### 24 Port Cat6 Patch Panel

IDC Terminal block for 110 and Krone  
1U Size  
Accepts 22-26 AWG. Solid Or Stranded Wire  
Supports T568A/B Wiring Guide Lines  
Color Coded  
Includes Screws and Punchdown Tool



### Minuteman rack mount UPS

The Minuteman PRO1000RT is a versatile rich-featured 1000VA 700W 120 VAC line-interactive UPS. It's specially designed to support servers telecom or VoIP systems security systems plus many other applications.



### Protege GX Pre-Wired Kit - 6 Doors



### Surge Protector

120 VAC  
Surface or conduit mounting  
Diagnostic indicator light  
Self restoring  
3 wire device  
ELOCK Circuit Breaker Lockout Kit included



### Misc. Cable and Hardware



### 12-Volt 7AH Battery with F2 Connector



**tSec 13.56MHz/125kHz/BT Reader Wall Switch Black**



**HES 5000 Series Door Strikes**



**Electric Door Strike, Slim Line, Outdoor Rated Surface Mounted, Stainless Steel**

Fail-secure operation door remains locked in the event of power failure . 630 Finish



**Composit Wire Yellow Jacket**



**SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge**

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud  
First-Year Free Turing Vision Cloud AI Feature Access  
Support Ultra265/H.265/H.264 video formats  
32-channel input; 16 POE Ports  
Up to 8MP input and 4K output  
8TB Included; 4 SATA Max, up to 10TB for each HDD  
Best used with Turing SMART series IP Cameras  
Turing cloud-ready with Smart NVR series and Turing bridge/servers  
Support cloud upgrade



### **SMART 4MP TwilightVision IR Turret IP Camera 2.8mm**

People and Vehicle Search with SMART series NVR and Turing Vision Cloud  
Max. 4MP(2688x1520) resolution @30/25fps  
2.8mm fixed lens  
TwilightVision allows for optimal image clarity in low light  
Smart IR up to 30m (98ft)  
Support 256 G microSD card  
IP67, WDR, PoE



### **SMART Series Turret & Fixed Dome Junction Box, White**

Turing TP-EFDJB SMART Series Turret & Fixed Dome Junction Box, White



### **23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial**

23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial



### **NavePoint 12U Wall Mount 19" Rack**

Wall mount your AV or networking equipment using this swing gate wall rack by NavePoint. The hinged front panel provides easy access to equipment and comes complete with the rack screws and cage nuts needed to mount your equipment easily. Made of high-quality 1.5 mm Cold Rolled Steel with a powdered coated finish for durability. Flat Packed for easy shipment. Available in a variety heights.



### **Araknis Networks® 310-Series Gigabit VPN Router**

For high-traffic networks with up to 500 devices choose the Araknis Networks 310-series router. It features four Gigabit LAN interfaces with full Gigabit LAN-LAN speed as well as a Gigabit WAN interface. An embedded firewall helps keep your network secure while support of numerous VPN technologies allow remote access to your client's network. Plus every Araknis router is fully embedded with OvrC Pro giving you full network visibility and intuitive troubleshooting tools.



### Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports

For installs that require PoE on a budget opt for the Araknis Networks 210-series switch. With it you get a sizable power budget and full PoE capability on all ports up to 30W. You can also take advantage of Websmart which allows you to control PoE and IP settings via OvrC. When it comes to operation this switch has it all including plug and play capability multiple mounting options and a sleek 1U.

### 1U A V Rack Shelf



### Minuteman rack mount UPS

The Minuteman PRO1000RT is a versatile rich-featured 1000VA 700W 120 VAC line-interactive UPS. It's specially designed to support servers telecom or VoIP systems security systems plus many other applications.



### 15 Aluminum Mounting Post - Black Powder Coat includes footer

15 Foot Mounting Post installations



### Network Horn Speaker

AXIS C1310-E Network Horn Speaker is perfect for outdoor environments in most climates. It allows users to remotely warn off intruders before they commit a crime to deliver instructions during an emergency or to make general voice messages. Built-in memory supports pre-recorded messages or security personal can respond to notifications with live speak. Digital signal processing DSP ensures clear sound. Open standards support easy integration with network video access control analytics and VoIP supporting SIP. AXIS C1310-E is a standalone unit that can be placed almost anywhere which supports a flexible scalable and cost-effective approach to system design.

|  |                           |
|--|---------------------------|
|  | <b>System Programming</b> |
|--|---------------------------|



## Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!  
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date

\_\_\_\_\_  
Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. \_\_\_\_\_

**North River Ranch  
Improvement Stewardship District**

Driggers Engineering Proposal  
for NRR Phase 4F Infrastructure

**FORCDD - GEOTECH**

November 14th, 2023

North River Ranch ISD  
5824 Lakewood Ranch Blvd.  
Lakewood Ranch, Florida 34240

ATTN: Mr. Andy Richardson

**RE: Estimated Cost for Various Testing, Engineering and  
Inspection Services for  
North River Ranch Phase 4 F Infrastructure  
construction (does not include homesite construction)  
Manatee County, Florida  
Our Proposal No. SAL232046P**

Dear Mr. Richardson:

**DRIGGERS ENGINEERING SERVICES, INC.** is pleased to provide you with an estimated cost for budgeting purposes for the aforementioned project. We have reviewed the plans and specifications provided to assemble a basic scope of services needed for the project. This scope of work is based on several factors including specifications and testing frequencies developed by the engineer of record, governing agencies, and owner specifications. In addition, contractor performance and usual factors such as weather and material changes or substitutions will control our scope of work and can only be estimated based on prior history and general practices.

As with any project any reduction in estimated services would be a cost savings to you. Any testing services beyond the estimated amounts would be billed at the agreed upon rates and processed through change orders. We feel a budget of **\$ 75,030.00** should be anticipated for this project's needs. Attached you will find a list of services for this project. In this list may be services that may not apply to the project at the time of submission but maybe needed during the course of the project based on design or contractual changes. This is done to reduce the number of change order request during the course of the project and thereby controlling cost.

**DRIGGERS ENGINEERING SERVICES, INC.** appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don't hesitate to contact us at your convenience. Attached you will also find a standard contract to be completed, should you decide to go forward.

Respectfully Submitted,

**DRIGGERS ENGINEERING SERVICES, INC.**



Robert L. Iliff

Construction Services Manager

Sarasota Office

RLI/bi

LAB-SAR\PROPOSALS\2023\OCT\SAL222046P

Copies submitted: (1) NRR ISD – Attn: Mr. Richardson

**NORTH RIVER RANCH PHASE 4 F INFRASTRUCTURE (DOES NOT INCLUDE  
HOMESITES)  
MANATEE COUNTY, FLORIDA**

|  |   |
|--|---|
| <b>SOILS TESTING SERVICES</b>                                  |   |
| <b>LABORATORY TEST:</b>  |   |
| <b>Description</b>   |   |
| <b>A</b>   | Modified Proctor  |
| <b>B</b>   | Standard Proctor  |
| <b>C</b>   | Limerock Bearing Ratio  |
| <b>D</b>   | Grainsize Analysis  |
| <b>E</b>   | % Passing #200 Sieve  |
| <b>F</b>   | % Organic Content   |
| <b>G</b>   | % Carbonates  |
| <b>H</b>   | Atterburg Limits of Soil  |
| <b>I</b>   | Compression Test Cement Treated Base Samples                            |
| <b>J</b>   | Deleterious Materials Assessment (Crushed Concrete)                     |
| <b>K</b>   | Laboratory Moisture Determination                                       |
| <b>Laboratory Testing Services Soils: \$ 4,980.00</b>          |   |
| <b>FIELD TESTING SERVICES SOILS:</b>                           |   |
| <b>Description</b>   |   |
| <b>A</b>   | Technician Time: Sampling , Travel, Inspection, Standby                 |
| <b>B</b>   | Field Density Test Nuclear Method                                       |
| <b>C</b>   | Field Density Test Sand Cone Method                                     |
| <b>D</b>   | Field Moisture Content (Speedy Method)                                  |
| <b>E</b>   | Soil Bearing Test (SBT)   |
| <b>F</b>   | Subgrade Thickness Determination  |
| <b>G</b>   | Core Base Materials for Thickness Determination (includes mobilization) |
| <b>Laboratory Testing Services Field Testing: \$ 61,500.00</b> |   |

LAB-SAR\PROPOSALS\2023\NOV\SAL222046P

**NORTH RIVER RANCH PHASE 4 F INFRASTRUCTURE**  
**MANATEE COUNTY, FLORIDA**  
**“Continued”**

|   |  |
|---|--|
| <b>CONCRETE TESTING SERVICES</b>                              |  |
| <b>CURB / SIDEWALK / BOX CULVERTS / WALLS / MISCELLANEOUS</b> |  |
| <b>Description</b>  |  |
| <b>A</b>  | Slump, Temperature, Mold Set of 4 Cylinders, Cure, Compression Test, Report      |
| <b>B</b>  | Technician Time: Pick-up / Standby Waiting for Concrete in Excess of 30 minutes. |
| <b>Concrete Testing Services: \$ 4,080.00</b>                 |  |
| <b>ASPHALT TESTING SERVICES:</b>                              |  |
| <b>Description</b>  |  |
| <b>A</b>  | Sample Asphalt for Laboratory Testing  |
| <b>B</b>  | Inspect Placement of Asphalt During Paving Operations                            |
| <b>C</b>  | Mobilize and Core Asphalt for Thickness and or Density                           |
| <b>D</b>  | Measure Cores for Thickness  |
| <b>E</b>  | Test Cores for Density   |
| <b>F</b>  | Perform Extraction and Gradation on Asphalt Sample                               |
| <b>G</b>  | Perform Gyratory Compaction and Rice Gravity on Superpave Mix                    |
| <b>H</b>  | Perform Punch List Inspections and Attend Pre-Pave Meeting                       |
| <b>Asphalt Testing Services: \$ 4,330.00</b>                  |  |

LAB-SAR\PROPOSALS\2023\NOV\SAL232046P

| <b>MISCELLANEOUS TESTING AND INSPECTION SERVICES (Includes ENGINEERING AND SECRETARIAL SERVICES)</b> |   |
|--|---|
| <b>Description</b>   |   |
| <b>A</b>   | Underdrain Study for Engineer of Record as required           |
| <b>B</b>   | Project Engineer for Meetings and Consultation                |
| <b>C</b>   | Lab Director / Division Manager for Meetings and Consultation |
| <b>D</b>   | Establishment and data entry into Drop Box file share         |
| <b>E</b>   | Additional Secretarial Service for Copy / Search of Reports   |
| <b>F</b>   | Project Roadway Assessment                                    |
| <b>G</b>   | Specialized Testing such as Radon or Heavy Metals             |
| <b>H</b>   | Turbidity Testing of Water from Flowing Stream                |
| <b>Miscellaneous Testing Services: \$ 140.00</b>   |   |

**TOTAL ESTIMATED COST FOR PROJECT TESTING / INSPECTION / ENGINEERING AND SPECIALTY SERVICES\*:**

**\$ 75,030.00**

**\*Although presented as a lump sum these services may vary based on contractor performance, weather, and changes in design or variation from plans. Engineer of Record and / or Governmental Agency may also request additional services during the course of project.**

**North River Ranch  
Improvement Stewardship District**

Driggers Engineering Proposal  
for NRR Phase 2 Site Mass Grading



MAY 16<sup>TH</sup> 2023

NORTH RIVER RANCH ISD  
5824 Lakewood Ranch Blvd.  
Lakewood Ranch, Florida 34240

ATTN: Mr. Andy Richardson

**RE: Estimated Cost for Various Testing, Engineering and  
Inspection Services for  
North River Ranch Phase 2 SITE MASS GRADING  
Limited Infrastructure Construction  
(misc. storm sewer for pond penetrations)  
Manatee County, Florida  
Our Proposal No. SAL 232018P**

Dear Mr. Richardson:


**DRIGGERS ENGINEERING SERVICES, INC.** is pleased to provide you with an estimated cost for budgeting purposes for the aforementioned project. We have reviewed the plans and specifications provided to assemble a basic scope of services needed for the project. This scope of work is based on several factors including specifications and testing frequencies developed by the engineer of record, governing agencies, and owner specifications. In addition, contractor performance and usual factors such as weather and material changes or substitutions will control our scope of work and can only be estimated based on prior history and general practices.

As with any project any reduction in estimated services would be a cost savings to you. Any testing services beyond the estimated amounts would be billed at the agreed upon rates and processed through change orders. We feel a budget of \$ 74,650.00 should be anticipated for this project's needs. Attached you will find a list of services for this project. In this list may be services that may not apply to the project at the time of submission but maybe needed during the course of the project based on design or contractual changes. This is done to reduce the number of change order request during the course of the project and thereby controlling cost. This proposal includes testing based on general commercial standards for frequencies of test at 1 per lift every 10,000 ft square.

**DRIGGERS ENGINEERING SERVICES, INC.** appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don't hesitate to contact us at your convenience. Attached you will also find a standard contract to be completed, should you decide to go forward.

Respectfully Submitted,

**DRIGGERS ENGINEERING SERVICES, INC.**



Robert L. Iliff

Construction Services Manager

Sarasota Office

RLI/RJ/rs

LAB-SAR\PROPOSALS\2023\MAY\SAL232018P

Copies submitted: (1) NRR ISD – Attn: Mr. Richardson

**NORTH RIVER RANCH PHASE 2 SITE MASS GRADING CONSTRUCTION**  
**LIMITED INFRASTRUCTURE CONSTRUCTION**

**MANATEE COUNTY, FLORIDA**

| <b>SOILS TESTING SERVICES</b>                                  |   |
|--|---|
| <b>LABORATORY TEST:</b>  |   |
| <b>Description</b>   |   |
| <b>A</b>   | Modified Proctor  |
| <b>B</b>   | Standard Proctor  |
| <b>C</b>   | Limerock Bearing Ratio  |
| <b>D</b>   | Grainsize Analysis  |
| <b>E</b>   | % Passing #200 Sieve  |
| <b>F</b>   | % Organic Content   |
| <b>G</b>   | % Carbonates  |
| <b>H</b>   | Atterburg Limits of Soil  |
| <b>I</b>   | Compression Test Cement Treated Base Samples                            |
| <b>J</b>   | Deleterious Materials Assessment (Crushed Concrete)                     |
| <b>K</b>   | Laboratory Moisture Determination                                       |
| <b>Laboratory Testing Services Soils: \$ 1,150.00</b>          |   |
| <b>FIELD TESTING SERVICES SOILS:</b>                           |   |
| <b>Description</b>   |   |
| <b>A</b>   | Technician Time: Sampling , Travel, Inspection, Standby                 |
| <b>B</b>   | Field Density Test Nuclear Method                                       |
| <b>C</b>   | Field Density Test Sand Cone Method                                     |
| <b>D</b>   | Field Moisture Content (Speedy Method)                                  |
| <b>E</b>   | Soil Bearing Test (SBT) NOT INCLUDED IN THIS WORK                       |
| <b>F</b>   | Subgrade Thickness Determination  |
| <b>G</b>   | Core Base Materials for Thickness Determination (includes mobilization) |
| <b>Laboratory Testing Services Field Testing: \$73,320 .00</b> |   |

**NORTH RIVER RANCH PHASE 2 SITE MASS GRADING CONSTRUCTION**  
**LIMITED INFRASTRUCTURE CONSTRUCTION**

**MANATEE COUNTY, FLORIDA**  
**"Continued"**

|   |  |
|---|--|
| <b>CONCRETE TESTING SERVICES</b>                              |  |
| <b>CURB / SIDEWALK / BOX CULVERTS / WALLS / MISCELLANEOUS</b> |  |
| <b>Description</b>  |  |
| <b>A</b>  | Slump, Temperature, Mold Set of 4 Cylinders, Cure, Compression Test, Report      |
| <b>B</b>  | Technician Time: Pick-up / Standby Waiting for Concrete in Excess of 30 minutes. |
| <b>Concrete Testing Services: \$ N/A</b>                      |  |
| <b>ASPHALT TESTING SERVICES:</b>                              |  |
| <b>Description</b>  |  |
| <b>A</b>  | Sample Asphalt for Laboratory Testing  |
| <b>B</b>  | Inspect Placement of Asphalt During Paving Operations                            |
| <b>C</b>  | Mobilize and Core Asphalt for Thickness and or Density                           |
| <b>D</b>  | Measure Cores for Thickness  |
| <b>E</b>  | Test Cores for Density   |
| <b>F</b>  | Perform Extraction and Gradation on Asphalt Sample                               |
| <b>G</b>  | Perform Gyratory Compaction and Rice Gravity on Superpave Mix                    |
| <b>H</b>  | Perform Punch List Inspections and Attend Pre-Pave Meeting                       |
| <b>Asphalt Testing Services: \$ N/A</b>                       |  |

**NORTH RIVER RANCH PHASE 2 SITE MASS GRADING CONSTRUCTION**  
**LIMITED INFRASTRUCTURE CONSTRUCTION**

**MANATEE COUNTY, FLORIDA**  
**"Continued"**

| <b>MISCELLANEOUS TESTING AND INSPECTION SERVICES (Includes<br/>ENGINEERING AND SECRETARIAL SERVICES</b> |   |
|---|---|
| <b>Description</b>  |   |
| <b>A</b>  | Underdrain Study for Engineer of Record as required           |
| <b>B</b>  | Project Engineer for Meetings and Consultation                |
| <b>C</b>  | Lab Director / Division Manager for Meetings and Consultation |
| <b>D</b>  | Compendium Book and USB for Project Closeout                  |
| <b>E</b>  | Additional Secretarial Service for Copy / Search of Reports   |
| <b>F</b>  | Project Roadway Assessment                                    |
| <b>G</b>  | Specialized Testing such as Radon or Heavy Metals             |
| <b>H</b>  | Turbidity Testing of Water from Flowing Stream                |
| <b>Miscellaneous Testing Services: \$ 180.00</b>  |   |

**TOTAL ESTIMATED COST FOR PROJECT TESTING / INSPECTION /  
ENGINEERING AND SPECIALTY SERVICES\*:**

**\$ 74,650.00**

**\*Although presented as a lump sum these services may vary based on contractor performance, weather, and changes in design or variation from plans. Engineer of Record and / or Governmental Agency may also request additional services during the course of project.**

# **North River Ranch Improvement Stewardship District**

Driggers Engineering Proposal  
for NRR Phase 2 Infrastructure

MAY 16<sup>TH</sup> 2023

NORTH RIVER RANCH ISD  
5824 Lakewood Ranch Blvd.  
Lakewood Ranch, Florida 34240

ATTN: Mr. Andy Richardson

**RE: Estimated Cost for Various Testing, Engineering and  
Inspection Services for  
North River Ranch PHASE 2 INFRASTRUCTURE  
Master Infrastructure Construction  
(storm, sanitary, water conduits, roads)  
Manatee County, Florida  
Our Proposal No. SAL 232019P**

Dear Mr. Richardson:

**DRIGGERS ENGINEERING SERVICES, INC.** is pleased to provide you with an estimated cost for budgeting purposes for the aforementioned project. We have reviewed the plans and specifications provided to assemble a basic scope of services needed for the project. This scope of work is based on several factors including specifications and testing frequencies developed by the engineer of record, governing agencies, and owner specifications. In addition, contractor performance and usual factors such as weather and material changes or substitutions will control our scope of work and can only be estimated based on prior history and general practices.

As with any project any reduction in estimated services would be a cost savings to you. Any testing services beyond the estimated amounts would be billed at the agreed upon rates and processed through change orders. We feel a budget of \$ 64,896.00 should be anticipated for this project's needs. Attached you will find a list of services for this project. In this list may be services that may not apply to the project at the time of submission but maybe needed during the course of the project based on design or contractual changes. This is done to reduce the number of change order request during the course of the project and thereby controlling cost. This proposal includes testing based on plans provided by STANTEC dated 2/10/23.



**DRIGGERS ENGINEERING SERVICES, INC.** appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don't hesitate to contact us at your convenience. Attached you will also find a standard contract to be completed, should you decide to go forward.

Respectfully Submitted,

**DRIGGERS ENGINEERING SERVICES, INC.**



Robert L. Iliff

Construction Services Manager

Sarasota Office

RLI//BI

LAB-SAR\PROPOSALS\2023\MAY\SAL232019P

Copies submitted: (1) NRRISD – Attn: Mr. Richardson



**NORTH RIVER RANCH PHASE 2 MASTER INFRASTRUCTURE CONSTRUCTION**

**MANATEE COUNTY, FLORIDA**

| <b>SOILS TESTING SERVICES</b>                                  |   |
|--|---|
| <b>LABORATORY TEST:</b>  |   |
| <b>Description</b>   |   |
| <b>A</b>   | Modified Proctor  |
| <b>B</b>   | Standard Proctor  |
| <b>C</b>   | Limerock Bearing Ratio  |
| <b>D</b>   | Grainsize Analysis  |
| <b>E</b>   | % Passing #200 Sieve  |
| <b>F</b>   | % Organic Content   |
| <b>G</b>   | % Carbonates  |
| <b>H</b>   | Atterburg Limits of Soil  |
| <b>I</b>   | Compression Test Cement Treated Base Samples                            |
| <b>J</b>   | Deleterious Materials Assessment (Crushed Concrete)                     |
| <b>K</b>   | Laboratory Moisture Determination                                       |
| <b>Laboratory Testing Services Soils: \$ 3,540.00</b>          |   |
| <b>FIELD TESTING SERVICES SOILS:</b>                           |   |
| <b>Description</b>   |   |
| <b>A</b>   | Technician Time: Sampling , Travel, Inspection, Standby                 |
| <b>B</b>   | Field Density Test Nuclear Method                                       |
| <b>C</b>   | Field Density Test Sand Cone Method                                     |
| <b>D</b>   | Field Moisture Content (Speedy Method)                                  |
| <b>E</b>   | Soil Bearing Test (SBT) NOT INCLUDED IN THIS WORK                       |
| <b>F</b>   | Subgrade Thickness Determination  |
| <b>G</b>   | Core Base Materials for Thickness Determination (includes mobilization) |
| <b>Laboratory Testing Services Field Testing: \$54,160 .00</b> |   |

**NORTH RIVER RANCH PHASE 2 MASTER INFRASTRUCTURE CONSTRUCTION**

**MANATEE COUNTY, FLORIDA**

**"Continued"**

| <b>CONCRETE TESTING SERVICES</b>                              |  |
|---|--|
| <b>CURB / SIDEWALK / BOX CULVERTS / WALLS / MISCELLANEOUS</b> |  |
| <b>Description</b>  |  |
| <b>A</b>  | Slump, Temperature, Mold Set of 4 Cylinders, Cure, Compression Test, Report      |
| <b>B</b>  | Technician Time: Pick-up / Standby Waiting for Concrete in Excess of 30 minutes. |
| <b>Concrete Testing Services: \$ 3,616.00</b>                 |  |
| <b>ASPHALT TESTING SERVICES:</b>                              |  |
| <b>Description</b>  |  |
| <b>A</b>  | Sample Asphalt for Laboratory Testing  |
| <b>B</b>  | Inspect Placement of Asphalt During Paving Operations                            |
| <b>C</b>  | Mobilize and Core Asphalt for Thickness and or Density                           |
| <b>D</b>  | Measure Cores for Thickness  |
| <b>E</b>  | Test Cores for Density   |
| <b>F</b>  | Perform Extraction and Gradation on Asphalt Sample                               |
| <b>G</b>  | Perform Gyratory Compaction and Rice Gravity on Superpave Mix                    |
| <b>H</b>  | Perform Punch List Inspections and Attend Pre-Pave Meeting                       |
| <b>Asphalt Testing Services: \$ 3,400.00</b>                  |  |

**NORTH RIVER RANCH PHASE 2 MASTER INFRASTRUCTURE CONSTRUCTION**  
**MANATEE COUNTY, FLORIDA**

**“Continued”**

|   |  |
|---|--|
| <b>MISCELLANEOUS TESTING AND INSPECTION SERVICES (Includes<br/>ENGINEERING AND SECRETARIAL SERVICES</b> |  |
|---|--|

| Description                               |   |
|---|---|
| A   | Underdrain Study for Engineer of Record as required           |
| B   | Project Engineer for Meetings and Consultation                |
| C   | Lab Director / Division Manager for Meetings and Consultation |
| D   | Compendium Book and USB for Project Closeout                  |
| E   | Additional Secretarial Service for Copy / Search of Reports   |
| F   | Project Roadway Assessment                                    |
| G   | Specialized Testing such as Radon or Heavy Metals             |
| H   | Turbidity Testing of Water from Flowing Stream                |
| Miscellaneous Testing Services: \$ 180.00 |   |

**TOTAL ESTIMATED COST FOR PROJECT TESTING / INSPECTION /  
ENGINEERING AND SPECIALTY SERVICES\*:**

**\$ 64,896.00**

**\*Although presented as a lump sum these services may vary based on contractor performance, weather, and changes in design or variation from plans. Engineer of Record and / or Governmental Agency may also request additional services during the course of project.**

# **North River Ranch Improvement Stewardship District**

Field Report



**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River Ranch November

---

(1)



Brightwood

(2)



Pond

(3)



Fire Pit Area

Work Order # 3207 for fire pit maintenance.  
Bryan is working with the vendor to provide new firepits.

(4)



Brightwood Pool

---





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River Ranch November

---

(5)



Work Order # 3734 for Electrical issues at brightwood pool. Charles has contacted a vendor to come out and provide a quote to repair.

(6)



Work Order # 3706 For broken sprinkler/ stuck valve. Sunrise has been notified and advised they would have fixed.

(7)



#### Game Room Area

Work Order # 1199 For broken Window. Vendor ordered the wrong size, Bryan is working with the Vendor to schedule a new day to install.

Work Order # 3590 for cap pulled from foosball bar. Bryan was notified and asked to replace the cap.

(8)



#### Womens bathroom

Work Order # 1403 For stained Tile. Vendor came and cleaned tile on 11-30-2023, will inspect on next inspection.

---



**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River Ranch November

---

(9)



Gym

(10)



Playground

(11)



Playground

Work Order # 2154 for Playground Maintenance. one quote has been received, Bryan or Andy is to contact a different vendor for proposal.

(12)



Pond

---





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River Ranch November

---

(13)



Pond

(14)



Soccer Field

(15)



Fit Pod

(16)



Riverfield townhomes monument

---





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River Ranch November

---

(17)



Pond

Work order # 3499 For declining grass area.  
Requested a proposal from sunrise to have area reseeded.

(18)



Townhomes play area

(19)



Swingset

(20)



Pond

---



**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldServices@TRIADassocmgmt.com  
**Title:** North River Ranch November

---

(21)



Pond

(22)



Pond

(23)



Pond

(24)



Pond

---





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMFieldservices@TRIADassocmgmt.com  
**Title:** North River Ranch November

---

(25)



Pond

(26)



Riverfield monument

(27)



Work Order # 1867 For dead bushes at Riverfield entrance.  
Bushes have been removed and new one will be installed soon.

Work Order # 3465 for Soil Erosion in common area.  
Sunrise has provided a proposal to repair. Charles is contacted  
Steadfast for a proposal.

(28)





**Company:** PFM Field Services  
**Contact:** Nova Hicks  
**Phone:** 352-602-4803

**Email:** PFMfieldservices@TRIADassocmgmt.com  
**Title:** North River Ranch November

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(29)



Seating Area

Work Order # 1368 for cushion cleaning.  
Vendor had to reschedule cleaning for December 4th

(30)



(31)



Riverfield Verandah Pool

(32)







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(33)



Pond

(34)



Dog Park

Work Order # 3631 For flea and tick treatment.  
Proposal has been recieved from vendor and set to Jorge and Venessa.

(35)



Dog Park

(36)



Dog Park

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**Title:** North River Ranch November

(37)



Parking lot

# **North River Ranch Improvement Stewardship District**

## **Lifestyle Report**





**NORTH RIVER**  
RANCH

## Monthly Summary Report November 2023



ARCH  
AMENITIES  
GROUP

**Submitted by:**  
Crystal Scherer, Lifestyle Director  
Alex Murphy, Senior Regional Director



# PROGRAMMING

## Tons of Fun Touch a Truck



Fun For All Ages!  
Free Admission and  
Free Parking with Ticket!

Title Sponsor **RIPA**

**NRR**  
NORTH RIVER RANCH

Get Your **FREE** Ticket For The Ultimate  
**NRR FunDay**  
Saturday, November 4, 2023 • 11am - 2pm  
North River Ranch Trail & Ft. Hamer Road, Parrish  
Tons of Vehicles to Touch, Sit In, and Play With  
Dj • Food Trucks • Face Painting • Train Rides • Carnival Games • Prize Giveaways\*  
• Trolley Rides • Kid's Zone with Inflatables

\*Must have ticket for entry

**oneblood**  
share your power.

Over 2,000 attendees joined us for our Ultimate FunDay that included more than 30 vehicles, food trucks, carnival games, bounce houses, train rides, facepainting and giveaways!

## Community Camp Out



**NRR**  
NORTH RIVER RANCH

**Community  
CAMP OUT**

SATURDAY, NOVEMBER 18-19TH, 2023  
4:00PM - 10:00AM

Camp Overnight on the Brightwood Event Lawn!  
Food Trucks • Sidewalk Science Center Telescopes  
Movie on the Lawn: Free Birds (PG 2013)

4pm Begin Setting up Tents  
5-8pm Wingz & Thingz, Jaime's Cake Creations, Mondy's Marshmallows  
6pm Movie Starts; Sidewalk Science Center Telescopes  
7:30-10:30am Kruse'n Smoothies & Acai  
10:00am Remove Tents from Event Lawn

Our first Community Camp Out allowed residents to pitch a tent on the Brightwood lawn, watch a movie on the big screen, enjoy crafts, look through telescopes and grab dinner/dessert from food trucks!

## Turkey Tabata



**NRR Fitness**

**Turkey  
TABATA**

Tuesday, November 21st  
10:00 - 11:00am  
Brightwood Pavilion Fit Pod

This workout hits all your muscles groups and is sure to get you and your neighbors feeling festive before you feast! Michelle has strength training, cardio and bodyweight moves to get your metabolism boosted for the holiday!

**FREE CLASS FOR RESIDENTS!  
PRE-REGISTRATION REQUIRED  
REGISTER ON MINDBODY OR  
NORTHRIVERRANCH.COM/FUNGUIDE**

In preparation for holiday feasting, residents joined an instructor for a complimentary high intensity interval training workout at the Brightwood FitPod.

## Field Day



**NRR**  
NORTH RIVER RANCH

**FIELD Day**

Saturday, November 25th  
10:00am-12:00pm  
Brightwood Pavilion Event Lawn  
10am Soccer with Bryan Lopes & Kickball with Jake  
11am Flag Football with Kb Belton; Ages 16+  
Nas Philly Steaks, Ryan's Coffee House & KONA Ice will be available for purchase

Neighbors joined each other for family friendly games like kickball, soccer and flag football on the lawn. Spectators cheered the players on and enjoyed food trucks.

# EVENTS & PROGRAMMING

| PROGRAM                              | DATE                                    | ATTENDANCE          |
|--------------------------------------|---|---------------------|
| Fitness Classes & Yoga               | 4x /Week & Monthly 1st Sunday Yoga      | Average 4 attendees |
| NRR Connects                         | Wednesdays 8:00-9:30am                  | ~5 attendees        |
| Tons of Fun Touch a Truck            | Saturday, November 4th 11:00am-2:00pm   | ~2,100 attendees    |
| BINGO                                | Friday, November 10th 6:00-8:00pm       | ~12 attendees       |
| Fire Friday & Food Truck             | Friday, November 17th 6:00-8:00pm       | ~60 attendees       |
| Community Camp Out                   | Saturday, November 18-19th 4pm-10am     | ~75 attendees       |
| Turkey Tabata (Fitness Pop Up Class) | Tuesday, November 21st 10:00-11:00am    | 7 attendees         |
| Sports Trivia                        | Friday, November 24th 6:00-8:00pm       | 6 attendees         |
| Field Day & Food Trucks              | Saturday, November 25th 10:00am-12:00pm | ~90 attendees       |
| New Resident Orientation             | Wednesday, November 29th 6:00-6:45pm    | 6 attendees         |



# EVENTS & PROGRAMMING HIGHLIGHTS



# FEEDBACK

| POSITIVE OR NEGATIVE | COMMENT   | ACTION TAKEN   |
|----------------------|---|--|
| POSITIVE             | “Great event! We had so much fun!”<br>- Kelley Martin Perez (resident re: Community Camp Out)   | N/A  |
| POSITIVE             | “Our kids and many neighbor kids had SO much fun! Lots of men were playing flag football and everyone had a great time.”<br>-Susan Hart (resident re: Field Day)  | N/A  |
| NEGATIVE             | “Any update on the bicycles? I see there are 2 new ones at the Brightwood facility. I could not unlock any of the 4 today.”<br>- Patrick Heslin (Resident)  | Emailed Resident: “We send a weekly email with updates regarding amenities (every Sunday at 9am). There have been no changes in the past two weeks – The maintenance and getting the new bikes completed and to NRR is still in progress.”   |
| NEGATIVE             | “Every time we’ve been to the park its open. Are there any plans to ensure it’s only for members? Last Sunday a woman got bit by her dog who was been chased by an aggressive dog. I don’t know if the aggressive dog is from the community and it’s a free for all. I would prefer it is only for NRR residents.”<br>-Martha Embry (Resident re: dog park)         | Emailed Resident: “Yes - The dog park is under lifestyle and the district. HOA is only responsible for matters with your homes.<br>The dog park is for residents use only. There is not electricity on that site to add key fob access. Dog behavior is the owner’s responsibility.” |
| NEGATIVE             | “Hi, I often run the paths and almost daily I run into people who are driving golf carts on them or scooters or electric bikes, and I have to move to the side so that they can pass. Today in between 230 to 330 there were two golf carts on his path. My recommendation is to put signs that say reminder no golf carts allowed.”<br>-Joshua Melançon (Resident) | Emailed Resident: “Hi Joshua, I understand your concerns. A couple weeks ago, I put a reminder in our weekly email and passed this on to the district.. I have cc:ed the district here so they can see your suggestion. Thank you for bringing this to our attention.”               |

# REQUESTS

| REQUEST                     | JUSTIFICATION   |
|-----------------------------|---|
| Bike Quarterly Maintenance  | As the bikes are used and more are incoming, quarterly maintenance needs to be implemented to ensure safety.  |
| Large Battery Operated Fans | To be used at Brightwood FitPod to provide safer environment for the fitness classes that take place in direct sunlight due to no shade structure.  |
| Squat Rack with Plates      | We have a very active neighborhood and a fitness center that is heavily used. Residents have recently been requesting we invest in more equipment. A squat rack with plates is a versatile training tool for every level. |
| Low Noise Generator         | To be used for events at locations without power such as the dog park, Wildleaf Park, Riverfield Pocket Park to run stereo, etc.  |



# FORECAST

| DESCRIPTION OF UPCOMING PROGRAM OR EVENT   | DATE(S)                             |
|--|-------------------------------------|
| Fitness Circuit Classes: Zumba, Circuit, Pilates, Yoga   | Monday - Thursday 6-7pm; 1st Sunday |
| NRR Connects: Networking with Coffee Truck   | Wednesdays 7:30-10am                |
| NRR Clubs: Resident Social Clubs including Soccer, Book, Football, Frisbee, Moms, Fishing and Homeschool | Varies                              |
| BINGO & Food Trucks  | 12/1 6-8pm                          |
| Food Truck Fridays   | 12/8, 12/15, 12/29 5-8pm            |
| Winterfest   | 12/9 11am-2pm                       |
| NRR Day Out at Florida RR Museum: North Pole Express   | 12/13 5:15-8:15pm                   |
| Movie on the Lawn: GRINCH & Food Trucks  | 12/16 5-8pm                         |
| Holiday themed Trivia & Food Trucks  | 12/22 6-8pm                         |
| Noon Years Eve   | 12/31 10am-12pm                     |

| CURRENT ACTION ITEMS  | STATUS      |
|---|-------------|
| Planning January-March events & programming, including Trail Run 5k | In Progress |

**THANK YOU.**

