3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 Phone 407-723-5900; Fax 407-723-5901 http://northriverranchisd.com/

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 **January 10, 2024, at 1:15 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 December 13, 2023, Board of Supervisors' Meeting
 - 2) Rayco Electric Service to Trailers
 - 3) GeoPoint Surveying Stake Lot Corners NRR 4C-1
 - 4) SLS Pump Track Remaining Wall
 - 5) Sunrise WO 8651 Irrigation Repairs
 - 6) Sunrise WO 8669 Irrigation Repairs
 - 7) Sunrise WO 8671 Irrigation Repairs
 - 8) Maverick CBU and Pad
 - 9) Maverick Mail Kiosk Shade
 - **10)** Payment Authorizations Nos. 055 058
 - 11) Funding Requests Nos. 370 378
 - 12) Series 2023 Neighborhood Infrastructure Requisitions Nos. 055 062
 - 13) Series 2023 Neighborhood Amenity Center Nos. 003 014
 - 14) Series 2023B No. 001
 - **15)** District Financial Statements (provided under separate cover)

Business Matters

- 2. Consideration of Clearview Land Design Inspection & Certification Proposal NRR 4EF
- 3. Consideration of RIPA CO No. 12 for NRR 4B

Other Business



Staff Reports District Counsel District Engineer District Manager Field Manager Lifestyle Manager

Supervisor Requests and Comments

Adjournment



Consent Agenda

Minutes of the December 13, 2023 Board of Supervisors' Meeting

MINUTES OF MEETING

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES Wednesday, December 13, 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	(via phone)
John Leinaweaver	Assistant Secretary	
John Blakley	Assistant Secretary	
Dale Weidemiller	Assistant Secretary	(joined 1:11 pm)

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)
Andy Richardson	Neal Land & Neighborhoods	(via phone)
John McKay	J.H. McKay LLC	
Jeff Ramer	Neal Land & Neighborhoods	(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 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) JanPro Amended Agreement for Riverfield Verandah

20) Mend & Manage – Stain Removal

21) Sunrise WO 8151 – Sod Replacement22) 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) Stand Out Pool Proposal for New Pool Motor 27)Mike Armstrong Landscaping Proposal for Buffer 28) Maverick Solutions – Sign Repair 29) Payment Authorizations Nos. 052 -054 30) Funding Requests Nos. 361 – 369 31) Neighborhood Series 2023 Infrastructure Reguisitions Nos. 049 – 054 32) Series 2023 Neighborhood Amenity Center Nos. 001 – 002 33) District Financial **Statements** (provided under separate cover)

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Consent Agenda, Items 1 - 33.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2024-06, Election of Officers

Ms. Carvalho explained that additional Assistant Treasurers will be added to the slate.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2024-06, Election of Officers, with Pete Williams as Chair, Janice Snow as Vice Chair, Vivian Carvalho as Secretary, Dale Weidemiller, John Leinaweaver, John Blakley, and Venessa Ripoll as Assistant Secretaries, Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

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

Ms. Carvalho noted that this would add the Assistant Treasurers as authorized signatories for the District.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2024-07, Designating Authorized Signatories for the District's Bank Account(s).

Consideration of Securiteam Proposal for New Amenity Center

Ms. Snow mentioned that the proposal from SecuriTeam from \$144,980 for equipment and installation of monitoring services.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Securiteam Proposal for New Amenity Center.

Consideration of Driggers Engineering Proposal for NRR Phase 4F Infrastructure

Mr. Engel stated that this is a testing proposal for a total \$75,030. It was noted that if the amount needed to be increased a Change Order would be presented to the Board.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Driggers Engineering Proposal for NRR Phase 4F Infrastructure.

Consideration of Driggers Engineering Proposal for NRR Phase 2 Site Mass Grading

Mr. Engel stated that the budget for this project is \$74,650.

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Driggers Engineering Proposal for NRR Phase 4F Infrastructure.

Consideration of Driggers Engineering Proposal for NRR Phase 2 Infrastructure

Mr. Engel stated that this is for the building of the road and utilities in that area with an anticipated budget of \$64,896.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Driggers Engineering Proposal for NRR Phase 2 Infrastructure.

Consideration of Everglades Equipment Proposal for Work Cart and Blower

Ms. Snow noted that this is for improved equipment for maintenance.

ON MOTION by Mr. Williams, seconded by Ms. Snow, with all in favor, the Board approved the Everglades Equipment Proposal for Work Cart and Blower.

Consideration of Boxhub Proposal for Storage Container

Mr. Jimenez stated that this is for the storage of the work cart and blower.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Boxhub Proposal for Storage Container.

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 January 10,
2024. Mr. Williams suggested changing the meeting time to 1:15
p.m. so that everyone can arrive to the meeting on time.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved changing the meeting time to 1:15 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. Williams, seconded by Mr. Blakley, with all in favor, the December 13, 2023, Board of Supervisor's Meeting for the North River Ranch Improvement Stewardship District was adjourned at 1:19 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

Rayco Electric – Service to Trailers

NRR ISD - TEMP UTIL

Rayco Electric, Inc.

Proudly serving Manatee, Sarasota and surrounding counties since 1979

Rayco Electric, Inc. is honored to provide an electrical quote for the following project:

Contractor/Owner Contact Info

North River Ranch Improvement Stewardship District 5824 Lakewood Ranch Blvd. Sarasota, FL 34240 941-724-2819 Andy Richardson's cell arichardson@nealland.com jramer@nealland.com

941-747-1968 603 18th Ave West Bradenton, FL 34205 License # EC13001486

Job Information North River Ranch Community Service to Trailers Parrish, FL 34219

Project Description

Disconnect existing 400amp service to (4) construction trailers and re-use gear at new location. Directional bore from transformer location, across the road, to new service location. Pull new service wire from transformer location across the road to new service location. Reconstruct 400amp service at new location. Install new conduit and service wire to (5) trailers.

NOTES:

Permit included. Boring included.

Total Base Bid \$29,575.00 Draws due based upon percentage of completion. Proposal prepared by Tom Aiosa.

Please sign, initial, and return all pages for pricing, notes and an itemized list of material. Contract will NOT be complete until both parties have signed and initialed all pages. Contract price is only valid 30 days from bid date. Rayco has the right to cancel any bid prior to signing proposal.

Pete Williams CHarc

Rayco / Title

Rayco Signature / Date

Initials ____/___

TERMS AND CONDITIONS

Change Orders. Deviation or alterations to the scope of this agreement, including plans or specifications, shall be executed on receipt of written orders. A written change order must be emailed to Rayco Electric, Inc.; PO@raycoelectricinc.com.

Davis-Bacon Wages. Unless stated otherwise on this proposal, Davis-Bacon labor rates were NOT considered or included.

Payment. Unless stated otherwise on this proposal, CUSTOMER shall pay the contract price plus additional charges for changed or extra

work. Payment is to be made at the time services are rendered. If payment is NOT received according to an approved payment schedule,

shall be considered past due. Rayco will NOT perform any work until all past due invoices are paid.

Non-Payment. If CUSTOMER does NOT make payment, Rayco shall be entitled to recover from CUSTOMER all costs of collection incurred by Rayco, including attorney fees, costs, and expenses. Collection matters may be processed through litigation or arbitration at sole discretion of Rayco. The failure of CUSTOMER to make proper payment to Rayco when due shall entitle Rayco, at its discretion, to suspend all future work, shipments and/or warranties until full payment is made or termination of this contract.

Retainage. Retainage, based on original contract amount, to be paid to Rayco within 90 days of certificate of occupancy (CO). No retainage will be held on additional work that has been requested through a written change order.

Working Hours. Proposal is based upon the performance of all work being completed during Rayco's regular working hours. All work performed outside of Rayco's regular working hours, due to general contractor request or a delay of work by others, will result in additional charges.

Insurance. Rayco shall carry worker's compensation, automobile liability, commercial general liability and such other insurance as required by law. Rayco will furnish a Certificate of Insurance, evidencing the types and amounts of its coverage, upon request. Customer shall purchase and maintain builder's risk and property insurance upon the full value of the entire project, including labor, material and equipment furnished by Rayco, covering fire, extended coverage, malicious mischief, vandalism and theft on the premises to protect against loss or damage to material and equipment and partially completed work until the job is completed and inspected and Rayco's equipment is removed from the premises.

Repairs. Rayco shall NOT be responsible for any work associated with the repair of concrete or drywall, including painting, patching, and sealing of roof penetrations as required for the installation of electrical wiring, equipment and devices.

Damages and Delays. Rayco will NOT be responsible for damage done to Rayco's work by others. Any repairing of the same by Rayco will be billed to customer at our regularly scheduled rates. Rayco shall NOT be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but NOT limited to, acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; strikes, jurisdiction disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the scope of work and delays caused by others. In the event of these occurrences, Rayco's time for performance under this proposal shall be extended for a time sufficient to permit completion of the work.

Availability of Material and Site. If material supplied by others such as light fixtures, lamps, switches, and ceiling fans, etc., is NOT on the jobsite when Rayco has been scheduled to perform installation, additional charges will result and be based upon the number of additional trips to and from the jobsite to complete the job.

Light Fixture Installation. Unless stated otherwise on this proposal, light fixture installation is NOT included. Installation of fixtures would be performed on a time and material basis at our current hourly rate. It is at Rayco's discretion whether or NOT a fixture will be installed by our electricians.

Equipment and Material supplied by others. Rayco shall NOT be responsible for the installation, damage, theft, vandalism, storage or warranty of equipment and material supplied by others.

Trenching. Any obstacle encountered during trenching including, but NOT limited to, large rocks, roots, water, and unmarked conduits will result in additional charges.

Plans and Specifications. Electrical work requested by others NOT indicated on plans and/or specifications will NOT be performed without a written change order.

airman

Code and Installation Practices. Material and equipment supplied by Rayco shall be in accordance with the 2014 National Electrical Code, local electrical building code, and standard electrical practices.

Fees. Utility & Power Company fees are NOT included.

Proposal Expiration. Material quotes obtained for this proposal are valid for 30 days. Therefore, this proposal expires after 30 days.

Terms and Condition Agreement. Rayco terms and conditions supersedes any contractual agreement with the contractor or client.

Price Volatility. Electrical material quotes from suppliers are sometimes subject to unusual price volatility due to conditions beyond the control or anticipation of Rayco. If there is a substantial increase in these or other materials between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to Rayco, will be passed onto to the CUSTOMER through a written change order.

Choice of Law, Venue and Attorney's Fees. This Agreement shall be governed by the laws of State of Florida. It is agreed that the sole and exclusive jurisdiction and venue of any proceeding arising out of or relating to this Agreement shall be the Circuit Court in and for Manatee County, Florida. Should Rayco employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect the interest in any matter arising out of or related to this Agreement, Rayco shall be entitled to recover from the CUSTOMER, in addition to the amount of any judgment, all of its attorney's fees and cost/expenses incurred therein, including attorney's fees, and costs/expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.

Warranty. All material to be guaranteed to be as specified. Warranty of material and equipment supplied by Rayco shall be for a period of one year from date of final inspection. A warranty will NOT be provided for material and equipment supplied by others.

Severance Clause. If any provision (or part thereof) of this Agreement is or becomes invalid, illegal or unenforceable, the provision shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is NOT practical, the relevant provision shall be deemed deleted. Any such modification or deletion of a provision shall NOT affect the validity, legality and enforceability of the rest of this Agreement. If a Party gives notice to another Party of the possibility that any provision of this Agreement is invalid, illegal or unenforceable, the Parties shall negotiate to amend such provision so that, as amended, it is legal, valid and enforceable and achieves the intended commercial result of the original provision.

Arbitration. If a dispute shall arise between Rayco and CUSTOMER with respect to any matters or questions arising out of or relating to this Agreement or breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. In the event there is litigation based upon a collection lawsuit, the parties KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.

Approved and accepted	
by:	
	Pete Williams, Ch
Date:12/13/2023	

Initials _____/____

GeoPoint Surveying – Stake Lot Corners NRR 4C-1



PROPOSAL/AUTHORIZATION FOR WORK

FORCDD- SURVEYING

To: North River Ranch ISD 5824 Lakewood Ranch Boulevard Sarasota, Florida 34240 Date: December 19th, 2023

Attn: Andy Richardson

Re: North River Ranch, Phase 4C-1

We hereby propose to do the following work:

Task	Description:	Lump Sum
1	Stake Lot Corners and Right-of-Way with Grades for Power	\$12,550

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 19th, 2023.

GeoPoint Surveying, Inc.

By:

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

ACCEPTANCE:	North River Ranch
ISD	,
	$\overline{\mathcal{N}}$

(Authorized Signature)

Date: 12/19/23

Pete Williams - Chairman

(Print Name & Title)

Please return one signed copy to:

Proposals@geopointsurvey.com

File Name: J:\North River Ranch\Contracts\Nealland\Phase 4C-1 Stake Lot Corners & ROW with Grades for Power aw.JOB 12.19.2023

213 Hobbs Street, Tampa, FL 33619 Tel: (813) 248 8888 • Fax (813) 248 2266 www.geopointsurvey.com

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.

SLS Pump Track Retaining Wall

Southern Land Services of Southwest Florida, Inc. 15511 N. Florida Ave, Suite A3

Tampa, Fl 33613

FORCDD- FENCING/WALLS

Date Proposal # 122223-1

PROPOSAL

12/22/2023

То NRR ISD 5824 Lakewood Ranch Blvd Sarasota, FL 34240

Job Location

North River Ranch Pump Track

Quantity	Unit	Job Description	Additional Description	n	Unit Price	Total
Quantity 265		Job Description Build wooden retaining wall.	Additional Description Timber Retaining Wall built with 6x6 I center with tiebacks and 6x6 PT horizo Includes 4 rows of Timbers (22" High) Includes 5-6 rows of Timbers (30" May 32 LF Includes mirafi and backfill if dirt is pr Does not include engineering or permit	PT Posts 8' on ntal timbers. for 233 LF (c) in corner for ovided on site.	Unit Price 150.00	Total 39,750.00
hank you fo	or the oppo	Da	proved and accepted by:		ams, Chairman	
name you fe	si ule oppe	strainty.		Total		\$39,750.00

Signature					
	Phone #	Fax #	E-mail		
	813-269-0012	813-269-0014	info@southernlandsvc.com	Signature	

Sunrise WO 8651 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 15308

	12/11/2023
Tom Bryant	Net 30

Property Address North River Ranch Grand River Parkway Parrish, FL 34219

Item	Qty / UOM	Rate	Ext. Price	Amount
#8651 - Irrigation Repairs 2023				

This is a work order to repair the following: (Control B front of Brightwood Pool)

Zone 24 - Replace failed valve that was stuck in the on position.

Parts listing:

(1) 1" Hunter IVC valve.

Price listed includes all labor and materials to complete the above listed scope of work.

Irrigation Repairs - 12/01/2023

\$449.39

12/27/23

 Total
 \$449.39

 Credits/Payments
 (\$0.00)

 Balance Due
 \$449.39

Phone 813-985-9381 www.sunriselandscape.com

Sunrise WO 8669 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 15309

	12/11/2023
Tom Bryant	Net 30

Property Address North River Ranch Grand River Parkway Parrish, FL 34219

Item	Qty / UOM	Rate	Ext. Price	Amount
#8669 - Irrigation Repairs 2023				

This is a work order to repair the following: Control D - Near Brightwood sign.

Zone 29 - Replace damaged decoder.

Zone 33 - Replace damaged decoder.

Parts listing:

- (2) Single zone decoder.
- (8) DBRY connector.
- (8) wire connector.

Price listed includes all labor and materials to complete the above listed scope of work.

Irrigation Repairs - 12/01/2023

12/27/23

\$607.20

Phone 813-985-9381 www.sunriselandscape.com

Total	\$607.20
Credits/Payments	(\$0.00)
Balance Due	\$607.20

Sunrise WO 8671 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 15310

	12/11/2023
Tom Bryant	Net 30

Property Address North River Ranch Grand River Parkway Parrish, FL 34219

Item	Qty / UOM	Rate	Ext. Price	Amount
#8671 - Irrigation Repairs 2023				

This is a work order to repair the following: Control G -Riverfield TH common areas.

Zone 37 - Replace damaged solenoid.

Zone 39 - Replace damaged solenoid.

Parts listing:

- (2) Hunter solenoid.
- (4) DBRY connector.
- (4) wire connector.

Price listed includes all labor and materials to complete the above listed scope of work.

Irrigation Repairs - 12/01/2023

sze راز (رار

\$288.12

Phone 813-985-9381 www.sunriselandscape.com

Total	\$288.12
Credits/Payments	(\$0.00)
Balance Due	\$288.12

Maverick CBU and Pad

CBU AND PAD ESTIMATE

Estimate Total (USD) \$47,228.00

FORCDD - Mailboxes			
BILL TO		Estimate Number: 155	
North River Ranch Improvement Stewardship District		Estimate Date: Jan	uary 1, 2024
Jeff Ramer		Valid Until: Jan	uary 31, 2024
9413768496 Jramer@nealland.com			
ITEMS	QUANTITY	PRICE	AMOUNT
Concrete Pad This covers all materials and Labor needed for framing, pouring, dressing for 13ft x 28ft CBU Pad. This covers all equipment, rebar matts, foam boards, formboards, and prepping needed for framing, pouring of 6 yds of concrete with 3500 psi Concrete.	1	\$2,500.00	\$2,500.00
Cbu mailbox This covers all materials and labor for installation of Custom Made 4c recessed CBU 3" Square post steel/aluminum framed Cage for Qty 14 Recessed Mount 4C Mailbox 56-3/4" DBL-COL-20 Front Load UPS with 8-unit Parcel 4C recessed Front Load CBU. Full Turnkey Post office dealings as well as resident key labeling. Will Surface mount CBU enclosure directly to Concrete pad centered with 6"x 6" plates.	1	\$43,528.00	\$43,528.00
Permitting fees Covers all engineering stamping, and permitting fees associated with project for city/municipality.	1	\$1,200.00	\$1,200.00

Maverick Building Solutions

MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard Oldsmar, Florida 34677 **United States**

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



Subtotal:	\$47,228.00
Total:	\$47,228.00
Estimate Total (USD):	\$47,228.00

Notes / Terms

To initiate the project, a 60% invoice payment is required upon proposal approval, with the remaining 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.

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MAVERICK BUILDING SOLUTIONS

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Maverick Mailbox Kiosk Shade

CBU AND SHELTER ESTIMATE North River Ranch Phase 4C-1

Estimate Total (USD) \$18,950.00

FORCDD - Mailboxes BILL TO North River Ranch Improvement Stewardship District Jeff Ramer 9413768496 Jramer@nealland.com		Estimate Number: 156 Estimate Date: Janu Valid Until: Janu	
ITEMS	QUANTITY	PRICE	AMOUNT
CBU Shelter This covers all materials and labor needed to install Apollo Sunguard T-Style 14'x 31' Shade structure. Direct Embedment style with Structured Steel frame Epoxy Mounted and Quick Easy Turnbuckle Systems. River Gum Fabric Color to match previous phases. 2- 4ft x 4ft 28" deep footers and #6 rebar matts for footers, foam boards, formboards, and prepping needed for framing. Pricing includes shipping and Engineers Stamped plans as well as installation of the Shelter.	1	\$18,950.00	\$18,950.00

Subtotal:	\$18,950.00
Total:	\$18,950.00
Estimate Total (USD):	\$18,950.00

Notes / Terms

To initiate the project, a 60% invoice payment is required upon proposal approval, with the remaining 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.



~ 1/3/23



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

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

Payment Authorizations Nos. 055 – 058

NORTH RIVER RANCH IMPROVEMENT STEWARDSHIP DISTRICT

PA #	Description	Amount	Total
55	Bliss Products and Services	\$ 6,930.00	
	Clean Sweep Parking Lot Maintenance	\$ 85.00	
		.	
	CRS Building Corporation	\$ 2,750.00	
	Daystar Exterior Cleaning	\$ 315.00	
	Daystal Exterior Cleaning	φ 515.00	
	Frontier	\$ 678.64	
		• • • • • • • • • • • • • • • • • • •	
	Jan-Pro of Manasota	\$ 73.08	
	Kutak Rock	\$ 1,192.00	
	Manatee County Utilities Department	\$ 1,095.94	
		\$ 225.58	
		\$ 400.04	
		\$ 250.39	
		\$ 815.65	
		\$ 184.87	
		\$ 346.28	
		\$ 587.52	
		\$ 510.56	
		\$ 1,069.39 \$ 77.94	
		\$ (43.38)	
		\$ (43.38) \$ 10.74	
		\$ 50.00	
		\$ 50.96	
		÷ 00.00	
	Peace River Electric Cooperative	\$ 1,170.66	
		\$ 1,490.81	
		\$ 30.84	
		\$ 59.20	
		\$ 1,149.49	
		\$ 46.05	
		\$ 51.35	

Payment Authorizations 055 - 058

		\$	54.47	
		\$	97.69	
		\$	49.52	
		\$	704.82	
		\$	46.51	
		\$	757.31	
		\$	2,046.87	
		\$	34.42	
		\$	795.37	
		\$		
			1,376.93	
		\$	1,686.75	
		\$	31.07	
		\$	30.61	
		\$	30.49	
		\$	30.49	
		\$	58.62	
	Premier Portables	\$	1,000.00	
	RIPA & Associates	\$	8,487.80	
		Ŧ	0,101100	
	Santos USA Construction	\$	750.00	
	Santos USA Construction	ب \$		
		Þ	750.00	
	• K	-		
	Securiteam	\$	450.00	
		\$	450.00	
		\$	175.00	
		\$	350.00	
	Spectrum Business	\$	124.08	
	Sunrise Landscape	\$	41,057.24	
	•	\$	490.50	
		\$	9,981.02	
		\$	2,279.18	
		\$	1,171.10	
		ب \$	839.08	
		\$	2,860.00	
	Supervisor Fees - 11/30/2023 Meeting			
	Dale Weidemiller	\$	200.00	
	John Leinaweaver	\$	200.00	
	Pete Williams	\$	200.00	
	Janice Snow	\$	200.00	
	John Blakley	\$	200.00	
		-		
	Verizon Wireless	\$	115.26	
L		Ψ		

	WillScot	\$	1,273.20	
		Ŧ	-,	
	WTS International	\$	3,255.73	
		\$	531.13	
		\$	7,314.41	
				\$114,191.27
56	Advanced Aquatic Services	\$	5,578.00	
			750.00	
	Ballenger Irrigation	\$	750.00	
	Deedy Free 044	¢	200.00	
	Doody Free 941	\$	390.00	
	Eastern Funding	\$	764.50	
	Eastern Funding	φ	/04.50	
	Frontier	\$	728.20	
	Tonder	Ψ	120.20	
	Jan-Pro of Manasota	\$	318.98	
		\$	870.70	
		\$	1,342.50	
			.,	
	M & J Professional Cleaning	\$	825.00	
	U			
	McClatchy	\$	98.81	
	PFM Group Consulting	\$	6,250.00	
		\$	6,416.67	
		\$	2,083.33	
		\$	9.09	
	Peace River Electric Cooperative	\$	43.17	
		\$	1,686.75	
	S&G Pools	\$	1,500.00	
		\$	1,166.00	
├───	0	^	150.00	
├───┤──	Securiteam	\$	450.00	
<u>├</u> ──		\$	450.00	
	Spectrum Business	\$	132.77	
├	Spectrum Dusiliess	φ	132.11	
├	Steadfast Maintenance	\$	4,500.00	
<u>├</u> ──		Ψ	-,300.00	
├ <u></u>	US Bank	\$	3,886.59	
		Ψ	3,000.33	

		\$	359.66	
			000.00	
	WTS International	\$	2,031.25	
	Wio international	\$	682.50	
		φ	002.50	
				¢ 40 04 4 47
				\$43,314.47
			1 = 0 0 0 0	
57	Daystar Exterior Cleaning	\$	1,790.00	
	Jan-Pro of Manasota	\$	195.00	
		\$	195.00	
	Kathryn Fetzer	\$	100.00	
	PFM Financial Advisors	\$	250.00	
	PFM Group Consulting	\$	20,000.00	
		`	-,	
├ <u>-</u>	Stantec Consulting Services	\$	3,491.50	
	Stantee Sonsatting Schrees	Ψ	0,401.00	
	Sunrise Landscape	\$	41,057.24	
	Sullise Landscape	Ψ	41,037.24	
	Our and is an Ease A0/42/2022 Masting			
	Supervisor Fees - 12/13/2023 Meeting	-	000.00	
	Dale Weidemiller	\$	200.00	
	John Leinaweaver	\$	200.00	
	Pete Williams	\$	200.00	
	Janice Snow	\$	200.00	
	John Blakley	\$	200.00	
	Valley National Bank	\$	678.24	
	VGlobalTech	\$	150.00	
				\$68,906.98
				+,
58	Clearview Land Design	\$	3,694.75	
		\$	1,669.18	
		Ψ	1,000.10	
├──	Dovetor Exterior Cleaning	\$	325.00	
	Daystar Exterior Cleaning	φ	325.00	
┝───┤─	Kutali Disista		4.040.00	
	Kutak Rock	\$	1,648.00	
		$ \rightarrow $		
	PFM Group Consulting	\$	8.53	
	Peace River Electric Cooperative	\$	32.41	
	Spectrum Business	\$	124.08	

Stand Out Pool + Patio	\$	3,500.00	
 WillScot	e .	1,645.62	
WINSCOL	\$	1,045.02	
WTS International	\$	2,518.79	
	\$	4,155.19	
			\$19,321.55
			φ13,321.33
		Total	\$245,734.27

Payment Authorization No. 055

Item No.	Vendor	Invoice Number		General Fund	Fiscal Year
1	Bliss Products and Services				
	Playground Landscaping	24920	\$	6,930.00	FY 2024
2	Clean Sweep Parking Lot Maintenance November Power Sweeping	53280	\$	85.00	FY 2024
3	CRS Building Corporation Brightwood Pavilion Water Proofing	2022-04-11	\$	2,750.00	FY 2024
4	Daystar Exterior Cleaning Wildleaf Entrance Building Cleaning	19805	\$	315.00	FY 2024
5	Frontier Pavilion Services 11/23/2023 - 12/22/2023	Acct: 941-776-9088-032320-5	\$	678.64	FY 2024
6	Jan-Pro of Manasota Riverfield Verandah Additional Janitorial Services	79154	\$	73.08	FY 2024
7	Kutak Rock				
	General Counsel Through 10/31/2023	3312299	\$	1,192.00	FY 2024
8	Manatee County Utilities Department 11510 Little River Way ; Service 10/18/2023 - 11/20/2023 8905 Grand River Parkway 11539 Little River Way 8410 Arrow Creek Drive 8475 Fort Hamer Road 11706 Sawyer Lane 8414 Arrow Creek Drive ; Service 10/18/2023 - 11/17/2023 11812 Camp Creek Trail 9903 Cross River Trail 11775 Little River Way 9545 Weymouth Terrace 10023 Cross River Trail 10148 Spruce River Trail 9901 Laurel Fork Trl ; Deposit 9901 Laurel Fork Trl 10024 Plum River Dr 11870 Richmond Trl	Acct: 338845-162425 Acct: 338845-164615 Acct: 338845-164711 Acct: 338845-168938 Acct: 338845-169394 Acct: 338845-169395 Acct: 338845-170584 Acct: 342099-178426 Acct: 342099-178427 Acct: 342099-178473 Acct: 342099-179510 Acct: 342099-180539 Acct: 342099-180541 Acct: 342099-180543 Acct: 342099-180543 Acct: 342099-180543 Acct: 342099-180544 Acct: 342099-180544	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,095.94 225.58 400.04 250.39 815.65 184.87 346.28 587.52 510.56 1,069.39 77.94 (43.38) 10.74 50.00 - 50.96	FY 2024 FY 2024
9	Peace River Electric Cooperative 11510 Little River Way ; Service 10/20/2023 - 11/20/2023 Grande River Parkway ; Service 10/20/2023 - 11/20/2023 11539 Little River Way ; Service 10/20/2023 - 11/20/2023 8905 Grand River Pkwy ; Service 10/20/2023 - 11/20/2023 Lot Decorative Lights ; Service 10/20/2023 - 11/20/2023 8410 Arrow Creek Dr ; Service 10/20/2023 - 11/20/2023 11705 Sawyer Ln ; Service 10/20/2023 - 11/20/2023 8404 Canyon Creek Trl ; Service 10/20/2023 - 11/20/2023	Acct: 168751001 Acct: 168751003 Acct: 168751004 Acct: 168751005 Acct: 168751007 Acct: 168751008 Acct: 168751009 Acct: 168751011	\$ \$ \$ \$ \$ \$ \$	1,170.66 1,490.81 30.84 59.20 1,149.49 46.05 51.35 54.47	FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024 FY 2024

Payment Authorization No. 055

ltem No.	Vendor	Invoice Number	General Fund	Fiscal Year
9	Peace River Electric Cooperative (continued)			
	11712 Moccasin Wallow Rd ; Service 10/20/2023 - 11/20/2023	Acct: 168751013	\$ 97.69	FY 2024
	11750 Little River Way ; Service 10/20/2023 - 11/20/2023	Acct: 168751014	\$ 49.52	FY 2024
	8414 Arrow Creek Dr ; Service 10/20/2023 - 11/20/2023	Acct: 168751015	\$ 704.82	FY 2024
	8010 Ft Hamer Rd ; Service 10/20/2023 - 11/20/2023	Acct: 168751016	\$ 46.51	FY 2024
	Grande Reserve Ph1A-2 Lot Lights ; Service 10/20/2023 - 11/20/2023	Acct: 168751017	\$ 757.31	FY 2024
	Morgan's Glen Decorative Lights PH 1; Service 10/20/2023 - 11/20/2023	Acct: 168751020	\$ 2,046.87	FY 2024
	Morgan's Glen Decorative Lighting Ph3A ; Service 10/20/2023 - 11/20/2023	Acct: 168751021	\$ 34.42	FY 2024
	Decorative Lighting NRR Ph1D East ; Service 10/20/2023 - 11/20/2023	Acct: 168751023	\$ 795.37	FY 2024
	Decorative Lighting NRR Ph1B2 ; Service 10/20/2023 - 11/20/2023	Acct: 168751024	\$ 1,376.93	FY 2024
	Wildleaf Decorative Lighting ; Service 10/20/2023 - 11/20/2023	Acct: 168751026	\$ 1,686.75	FY 2024
	11812 Camp Creek Trail ; Service 10/20/2023 - 11/20/2023	Acct: 168751030	\$ 31.07	FY 2024
	9903 Cross River Trail ; Service 10/20/2023 - 11/20/2023	Acct: 168751031	\$ 30.61	FY 2024
	8699 Canyon Creek Trail ; Service 10/20/2023 - 11/20/2023	Acct: 168751032	\$ 30.49	FY 2024
	8806 Arrow Creek Dr ; Service 10/20/2023 - 11/20/2023	Acct: 168751033	\$ 30.49	FY 2024
	11854 Camp Creek Trail ; Service 10/20/2023 - 11/20/2023	Acct: 168751035	\$ 58.62	FY 2024
10	Premier Portables			
	Holding Tank Rental 11/23/2023 - 12/20/2023	A-175529	\$ 1,000.00	FY 2024
11	RIPA & Associates			
	Isabella Court Landscaping	RA231143	\$ 8,487.80	FY 2024
12	Santos USA Construction			
	Paver Repair at 8414 Arrow Creek Drive - Remainder	1217	\$ 750.00	FY 2024
	Paver Repair at 11510 Little River Way - Remainder	1218	\$ 750.00	FY 2024
13	Securiteam			
	October Brightwood Video Monitoring	17388	\$ 450.00	FY 2024
	October Riverfield Video Monitoring	17389	\$ 450.00	FY 2024
	Riverfield Service Labor	13928101123	\$ 175.00	FY 2024
	Brightwood Service Labor	13950102323	\$ 350.00	FY 2024
14	Spectrum Business			
	8414 Arrow Creek Dr Services 11/15/2023 - 12/14/2023	0126098111523	\$ 124.08	FY 2024
15	Sunrise Landscape			
	November Landscape Maintenance	14642	\$ 41,057.24	FY 2024
	Verandah Plant Replacement	14643	\$ 490.50	FY 2024
	Non-Contractual Landscaping During Week of 11/06/2023	14645	\$ 9,981.02	FY 2024
	Irrigation Repairs	14646	\$ 2,279.18	FY 2024
	Irrigation Repairs	14647	\$ 1,171.10	FY 2024
	Irrigation Repairs	14648	\$ 839.08	FY 2024
	Brightwood Sod Replacement	14769	\$ 2,860.00	FY 2024
16	Supervisor Fees - 11/30/2023 Meeting			
	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

Payment Authorization No. 055

11/30/2023

ltem No.	Vendor	Invoice Number	General Fund	Fiscal Year
17	Verizon Wireless Acct. 642468079-00001: Service 10/24/2023 - 11/23/2023	9950056720	\$ 115.26	FY 2024
18	WillScot			
	Fort Hammer Rd Mobile Office Rental: 11/22/2023 - 12/19/2023	9019500380	\$ 1,273.20	FY 2024
19	WTS International			
	Payroll - Pay Period Ending 11/15/2023	12385818	\$ 3,255.73	FY 2024
	401K Company Match	12386012	\$ 531.13	FY 2024
	November Expenses	12386134	\$ 7,314.41	FY 2024
		TOTAL	\$ 114,191.27	

Venessa Ripoll Secretary / Assistant Secretary

\$ \$

114,191.27

FY 2023

FY 2024

Board Member

Payment Authorization No. 056

12/8/2023

ltem No.	Vendor	Invoice	General Fund	Fiscal
INU.	Vendor	Number	Fullu	Year
1	Advanced Aquatic Services			
	December Lake Maintenance	10551819	\$ 5,578.00	FY 2024
2	Ballenger Irrigation			
	December Irrigation Consulting	23640	\$ 750.00	FY 2024
3	Doody Free 941			
	December Dog Station Maintenance	26566	\$ 390.00	FY 2024
4	Eastern Funding			
	November Lease Installment	29458121523	\$ 764.50	FY 2024
5	Frontier			
	Pavilion Services 12/03/2023 - 01/02/2024	Acct: 941-776-0433-093021-5	\$ 728.20	FY 2024
6	Jan-Pro of Manasota			
	Brightwood Pavilion Janitorial Supplies	1263	\$ 318.98	FY 2024
	December Riverfield Verandah Janitorial Services	79271	\$ 870.70	FY 2024
	December Brightwood Pavilion Janitorial Services	79312	\$ 1,342.50	FY 2024
7	M & J Professional Cleaning			
	Pool Chair Cleaning	1	\$ 825.00	FY 2024
8	McClatchy			
	Legal Advertising on 11/01/2023 (Ad: IPL01456230)	225936	\$ 98.81	FY 2024
9	PFM Group Consulting			
	Quarterly Disclosure 10/01/2023 - 12/31/2023	128234	\$ 6,250.00	FY 2024
	December DM Fee	DM-12-2023-36	\$ 6,416.67	FY 2024
	December Field Services Fee	DM-12-2023-37	\$ 2,083.33	FY 2024
	October Reimbursables	OE-EXP-11-2023-17	\$ 9.09	FY 2024
10	Peace River Electric Cooperative			
	11362 Rolling Fork Trl ; Service 10/26/2023 - 11/26/2023	Acct: 168751025	\$ 43.17	FY 2024
	NRR Ph1C & 1D Lighting; 10/24/2023 - 11/24/2023	Acct: 199230001	\$ 1,686.75	FY 2024
11	S&G Pools			
	December Brightwood Pool Service	NRR112223	\$ 1,500.00	FY 2024
	December Riverfield Pool Service	RF122319	\$ 1,166.00	FY 2024
12	Securiteam			
	December Brightwood Video Monitoring	17631	\$ 450.00	FY 2024
	December Riverfield Video Monitoring	17632	\$ 450.00	FY 2024
13	Spectrum Business			
	8414 Arrow Creek Dr Services 11/28/2023 - 12/27/2023	125330112823	\$ 132.77	FY 2024
14	Steadfast Maintenance			
	December Landscaping	SM-10596	\$ 4,500.00	FY 2024

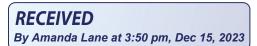
Payment Authorization No. 056

12/8/2023

Item		Invoice	General	
No.	Vendor	Number	Fund	
15	US Bank			
	FY 2024 Series 2019A1-A2 Trustee Fees 11/01/2023 - 09/30/2024	7135090	\$ 3,886.59	FY 202
	FY 2025 Series 2019A1-A2 Trustee Fees 10/01/2024 - 10/31/2024	7135090	\$ 359.66	FY 202
16	WTS International			
	December Management	12385509	\$ 2,031.25	FY 202
	December Benefits	12386333	\$ 682.50	FY 202
		TOTAL	\$ 43,314.47	

Venessa Ripoll Secretary / Assistant Secretary





Payment Authorization No. 057

12/15/2023

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ltem No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Daystar Exterior Cleaning			
1	December Riverfield Cleaning	19926	\$ 1,790.00	FY 2024
2	Jan-Pro of Manasota			
	November Janitorial Services for Ft Hamer Construction Lot	78771	\$ 195.00	FY 2024
	December Janitorial Services for Ft Hamer Construction Lot	79524	\$ 195.00	FY 2024
3	Kathryn Fetzer			
	Yoga Class on 12/03/2023		\$ 100.00	FY 2024
4	PFM Financial Advisors			
	Re-amortization Services for 11/01/2023	128378	\$ 250.00	FY 2024
5	PFM Group Consulting			
	FY 2024 Tax Roll Prep	128206	\$ 20,000.00	FY 2024
6	Stantec Consulting Services			
	Engineering Services Through 12/01/2023	2170730	\$ 3,491.50	FY 2024
7	Sunrise Landscape			
	December Landscaping	14952	\$ 41,057.24	FY 2024
8	Supervisor Fees - 12/13/2023 Meeting			
	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
9	Valley National Bank			
	VISA Statement Closing Date 11/30/2023	Acct. 9466	\$ 678.24	FY 2024
10	VGlobalTech			
	December Website Maintenance	5739	\$ 150.00	FY 2024

TOTAL

\$ 68,906.98

Board Member

Venessa Ripoll Secretary / Assistant Secretary

North River Ranch ISD c/o PFM Group Consulting 3501 Quadrangle Blvd. Ste. 270 Orlando, FL 32817 LaneA@ptm.com // (407) 723-5925



Payment Authorization No. 058

12/22/2023

Item No.	Vendor	Invoice Number		General Fund	Fiscal Year
1	Clearview Land Design NRR CDD Services Through 11/14/2023 NRR CDD Reimbursables	23-06446 23-06447	\$ \$	3,694.75 1,669.18	FY 2024 FY 2024
2	Daystar Exterior Cleaning Sidewalk Surface Cleaning	20114	\$	325.00	FY 2024
3	Kutak Rock General Counsel Through 11/30/2023	3327313	\$	1,648.00	FY 2024
4	PFM Group Consulting November Reimbursables	OE-EXP-12-2023-18	\$	8.53	FY 2024
5	Peace River Electric Cooperative 11362 Rolling Fork Trl ; Service 11/26/2023 - 12/15/2023	Acct: 168751025	\$	32.41	FY 2024
6	Spectrum Business 8414 Arrow Creek Dr Services 12/15/2023 - 01/14/2024	126098121523	\$	124.08	FY 2024
7	Stand Out Pool + Patio Pool Pump Motor Installation	48330	\$	3,500.00	FY 2024
8	WillScot Fort Hammer Rd Mobile Office Rental: 12/20/2023 - 01/16/2024	9019740645	\$	1,645.62	FY 2024
9	WTS International Payroll - Pay Period Ending 11/30/2023 December Expenses	12387428 12387603	\$ \$	2,518.79 4,155.19	FY 2024 FY 2024
			•		

TOTAL

\$ 19,321.55

Venessa Ripoll Secretary / Assistant Secretary

Board Member

North River Ranch Improvement Stewardship District

Funding Requests Nos. 370 – 378

FR #	Funding Requests 370 - 378 Description	Amount	Total
270			
370 Phase Ft Hamer	Booth Design Group	\$ 750.00	
		· · · · · · · · · · · · · · · · · · ·	
	Mike Armstrong Landscaping	\$ 238,503.88	
	MSB Services	\$ 7,069.50	
		φ 7,000.00	
	Stewart's Tree Service	\$ 4,350.00	
			\$250,673.38
			¥230,073.30
371			
Phase 4	CRS Building Corporation	\$ 851.00 \$ 5,954.00	
		\$ 5,954.00	
	Steadfast Environmental	\$ 4,320.00	
			\$11,125.00
372			
Jon M Hall Dispute	Kutak Rock	\$ 21,774.00	
			\$21,774.00
373			
Phase Morgan's Glen	Woodruff & Sons	\$ 132,049.72	
			\$132,049.72
374			
Phase 4	GeoPoint Surveying	\$ 4,205.00	
			<u> </u>
			\$4,205.00
375			
Phase Ft Hamer	Stewart's Tree Service	\$ 4,900.00	
	Weedruff 9 Cone	¢ 000 475 70	
	Woodruff & Sons	\$ 296,175.70	
			\$301,075.70
376	Otomtoo Computting Compisso	¢ 45.040.50	
Phase Morgan's Glen	Stantec Consulting Services	\$ 15,842.50 \$ 6,837.45	
		• • • •,••••	
			\$22,679.95
377			
Phase 2	Stantec Consulting Services	\$ 440.00	
		\$ 1,045.14	
			\$1,485.14
378			
Phase Ft Hamer	Clearview Land Design	\$ 5,000.00	
			\$5,000.00
		Grand Total	\$750,067.89

Funding Request No. 370

11/30/2023

Item No.	Vendor	Invoice Number	Construction Fund		Fiscal Year
PHASE FT	HAMER				
1	Booth Design Group				
	Ft. Hamer 2nd Ext. Design Services	3762	\$	750.00	FY 2024
2	Mike Armstrong Landscaping				
	Ft. Hamer 2nd Ext. Pay Application 4 Through 11/10/2023		\$	238,503.88	FY 2024
3	MSB Services				
	Fort Hamer 2nd Ext. Lighting Pay Application #11 Through 11/30/2023	22030-11	\$	7,069.50	FY 2024
4	Stewart's Tree Service				
	Fort Hamer 2nd Ext. Landscaping - Live Tree Installation	18174	\$	4,350.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 250,67

\$ 250,673.38

\$ -FY 2023 \$ 250,673.38 FY 2024

S.,

Venessa Ripoll Sei y

Board Member

Funding Request No. 371

Item No.	Vendor	Invoice Number	С	onstruction Fund	Fiscal Year
PHASE 4					
1	CRS Building Corporation 4A Entry Tower Wi-Fi Install 4B Stair Install	2022-04-10 2022-04-12	\$ \$	851.00 5,954.00	FY 2024 FY 2024
2	Steadfast Environmental Conservation Area Landscaping	SE-23190	\$	4,320.00	FY 2024
	Total - PAYABLE	TO NORTH RIVER RANCH ISD	\$	11,125.00	

\$ -	FY 2023
\$ 11,125.00	FY 2024

Venessa Ripoll Secretary / Assistant Secretary

Board Member

Funding Request No. 372

Item No.	Vendor	Invoice Number	С	onstruction Fund	Fiscal Year
JON M HA	LL DISPUTE				
1	Kutak Rock Jon M Hall Construction Dispute Counsel Through 10/31/2023	3312704	\$	21,774.00	FY 2024
	Total - PAYABLE TO NORT	H RIVER RANCH ISD	\$	21,774.00	
			\$ \$	- 21,774.00	FY 2023 FY 2024
	Venessa Ripoll Secretary / Assistant Secretary	Board Member			-

Secretary / Assistant Secretary

Funding Request No. 373

Item No.	Vendor	Invoice Number	С	Construction Fund	Fiscal Year
PHASE MO	ORGAN'S GLEN				
1	Woodruff & Sons Pay Application 16 Through 09/30/2023	2758-16	\$	132,049.72	FY 2023
	Total	PAYABLE TO NORTH RIVER RANCH ISD	\$	132,049.72	
			\$ \$	132,049.72	FY 2023 FY 2024

Venessa Ripoll Secretary / Assistant Secretary

Board Member

Funding Request No. 374

12/8/2023

Item No.	Vendor	Invoice Number	Co	onstruction Fund	Fiscal Year
PHASE 4					
1	GeoPoint Surveying Wildleaf Phase 4A/4B Services Through 11/30/2023	84825 - 7	\$	4,205.00	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 4,205.00

Venessa Ripoll Secretary / Assistant Secretary

Board Member

Funding Request No. 375

12/15/2023

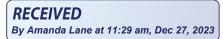
Item No.	Vendor	Invoice Number	C	Construction Fund	Fiscal Year
PHASE FT	HAMER				
1	Stewart's Tree Service Ft. Hamer 2nd Ext Live Trees	18201	\$	4,900.00	FY 2024
2	Woodruff & Sons Ft Hamer Rd 2nd Extension Pay Application 18 Through 10/31/2023	2763-18	\$	296,175.70	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 301,075.70

Venessa Ripoll Secretary / Assistant Secretary

Su

Board Member



Funding Request No. 376

12/15/2023

ltem No.	Vendor	Invoice Constructi Number Fund		onstruction Fund	Fiscal Year
ASE MO	DRGAN'S GLEN				
1	Stantec Consulting Services				
1	Stantec Consulting Services Phase 1C & 1B Engineering Services Through 06/28/2023	2098422	\$	15,842.50	FY 2023

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 22,679.95

Venessa Ripoll Secretary / Assistant Secretary

Board Member

Funding Request No. 377

12/15/2023

ltem No.	Vendor	Invoice Number	Co	nstruction Fund	Fiscal Year
PHASE 2					
1	Stantec Consulting Services				
	Phase 2 Engineering Services Through 12/01/2023	2170727	\$	440.00	FY 2024
	Phase 2 Roadway and Utility Infrastructure Engineering Services Through 12/01/2023	2170859	\$	1,045.14	FY 2024

Total - PAYABLE TO NORTH RIVER RANCH ISD \$ 1,485.14

Venessa Ripoll Secretary / Assistant Secretary

R Board Member

Funding Request No. 378

12/22/2023

		Invoice Vendor Number				
HASE FT HA	MER					
1 C	Clearview Land Design					
F	t Hamer 2nd Ext Services Through 12/08/2023	23-06448	\$	5,000.00	FY 2024	

Board Member

Venessa Ripoll Secretary / Assistant Secretary



North River Ranch Improvement Stewardship District

Series 2023 Neighborhood Infrastructure Requisitions Nos. 055 – 062

North River Ranch ISD Series 2023 - Neighborhood Infrastructure Summary of Requisition(s): 55-60

<u>Requisition</u>	Vendor		<u>Amount</u>	Special Instructions	Submit Payment
55	Booth Design Group	\$	1,110.86	Please reference invoice(s) 3763 on the payment.	Booth Design Group Inc. 146 2nd Street N, Suite 302 St. Petersburg, FL 33701
56	Clearview Land Design	\$	35,132.50	Please reference invoice(s) 23 06129, 23 06133, 23 06134 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
57	Driggers Engineering Services	\$	8,239.00	Please reference invoice(s) SAL16521 on the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
58	Fortiline	\$	4,597.00	Please wire the funds per the instructions on page 25 of the .pdf file.	Via wire
59	Peace River Electric Cooperative	\$	140,526.87	Please overnight the payment and reference invoice(s) 17793 on the payment.	Please overnight the payment to: Neal Land & Neighborhoods c/o Andy Richardson 5824 Lakewood Ranch Blvd Sarasota, FL 34240
60		¢	09 045 22	Please wire the funds per the instructions on page 46 of the .pdf file and reference invoice	Via wire
60	RIPA & Associates	\$	98,045.22	23 2187-01 with the wire.	

Total

\$ 287,651.45

North River Ranch ISD Series 2023 - Neighborhood Infrastructure Summary of Requisition(s): 61-62

Requisition	Payable To	<u>Amount</u>	Special Instructions	Submit Payment
61	Peace River Electric Cooperative	\$ 508,236.72	Please overnight the payment and reference invoice(s) 18160 on the payment.	Please overnight the payment to: Neal Land & Neighborhoods c/o Andy Richardson 5824 Lakewood Ranch Blvd Sarasota, FL 34240
62	RIPA & Associates	\$ 721,398.79	Please wire the funds per the instructions on pages 11-12 of the .pdf file and reference invoices 01-2136-10 and 23-2187-02 with the wire.	Via wire

Total

\$ 1,229,635.51

North River Ranch Improvement Stewardship District

Series 2023 Neighborhood Amenity Center Requisitions Nos. 003 – 014

North River Ranch ISD Series 2023 - Neighborhood Amenity Center Summary of Requisition(s): 3-10

<u>Requisition</u>	Vendor	<u>Amount</u>	Special Instructions	Submit Payment
3	Armorock	\$ 25,890.00	Please include a copy of page(s) 5 of the .pdf file with the payment.	Armorock, LLC PO BOX 530427 Henderson, NV 89053
4	Avid Trails	\$ 5,360.00	Please wire the funds per the instructions on page 13 of the . <u>p</u> df file and reference invoice(s) CD Track/Bike 03 with the wire.	Via wire
5	Clearview Land Design	\$ 1,250.00	Please reference invoice(s) 23 05539 and 23 06132 on the payment.	Clearview Land Design 3010 W. Azeele Street, Suite 150 Tampa, FL 33609
6	Driggers Engineering Services	\$ 25,462.00	Please include a copy of page(s) 21 of the .pdf file with the payment.	Driggers Engineering Services Inc. PO Box 17839 Clearwater, FL 33762
7	Fortiline Waterworks	\$ 72,398.10	Please wire the funds per the instructions on page 54 of the .pdf file.	Via wire
8	GeoPoint Surveying	\$ 1,662.50	Please reference invoice(s) 83172 1 on the payment.	GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, FL 33619
9	LRK	\$ 14,799.30	Please wire the funds per the instructions on page 82 of the .pdf file.	Via wire
10	Ron Litts	\$ 8,750.00	Please overnight the payment and reference invoice(s) 09105, 102556 and 11546 on the payment.	Please overnight the payment to: Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707

Total

\$ 155,571.90

North River Ranch ISD Series 2023 - Neighborhood Amenity Center Summary of Requisition(s): 11-14

<u>Requisition</u>	Payable To		<u>ount</u>	Special Instructions	Submit Payment	
11	Lewis Consulting Services	\$			Lewis Consulting Services 6118 64th Dr E Palmetto, FL 34221	
12	RIPA & Associates	\$ 1,75		Please wire the funds per the instructions on pages 10-11 of the .pdf file and reference "01-2137-9, 10, 11" with the wire.	Via wire	
13	Ron Litts	\$		payment and reference	Please overnight the payment to: Ron Litts 4996 Kensington Rd. Chickamauga, GA 30707	
14	Southern Land Services of Southwest Florida	\$ 34		Please reference invoice(s) 110223-52 on the payment.	Southern Land Services of Southwest Florida 15511 N. Florida Ave, Suite A3 Tampa, FL 33613	

Total

\$ 1,792,463.77

North River Ranch Improvement Stewardship District

Series 2023B Requisition No. 001

North River Ranch ISD Series 2023B Summary of Requisition(s): 1

<u>Requisition</u>	Payable To	<u>Amount</u>	Special Instructions	Submit Payment
1	Haval Farms		Please wire the funds per the instructions on page 5 of the .pdf file.	Via wire

Total

\$ 4,512,018.00

North River Ranch Improvement Stewardship District

District Financial Statements (provided under separate cover)

North River Ranch Improvement Stewardship District

Clearview Land Design Inspection & Certification Proposal – NRR 4EF



November 9, 2023 FORCDD - CONST ENG

North River Ranch Improvement Stewardship District 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817

RE: North River Ranch Phase IV-E and IV-F Inspection, Certification, FDEP Permitting and Platting Proposal

Dear Mr. Panaseny:

PROJECT DESCRIPTION:

This project will consist of inspection and certification services for North River Ranch Phase IV-E & IV-F.

A. CIVIL INSPECTIONS & CERTFICATIONS:

- 1. Current minimum required Manatee County and other governmental field construction observation and certifications of site work. No full-time inspection shall be provided on the project; however, the inspector will visit the site routinely when construction activities are taking place. Further, he will be on call for meetings as requested by Owner or Contractor.
- 2. Participate in pre-construction meeting.
- 3. Review and process Contractor's shop drawings and request for information (RFI's).
- 4. Review soils test reports to ensure compliance with Manatee County specifications.
- 5. Inspections Street and Drainage:
 - a. Inspect subgrade and soil cement base with County, Contractor and testing laboratory.
 - b. One final inspection with County, Contractor and Developer. One reinspection to insure completion of final punch list. Any reinspection to insure completion of final punch list. Any reinspection of a punch lost item shall be extra to this contract.
- 6. Inspections Water and Sewer:
 - a. Observe water main pressure test with Contractor and County.
 - b. Observe infiltration/exfiltration test of gravity sanitary sewer system with Contractor.
 - c. Schedule sanitary TV inspection when requested by the Contractor.
 - d. Final inspection of water and sewer lines with Contractor, County and Developer. One reinspection to insure completion of final punch list. Any reinspection of a punch list item shall be extra to this contract.

- 7. Review and process Contractor's monthly pay applications.
- 8. *Review as-built information provided by surveyor.

*This contract does not include additional drafting time to prepare Clearview Record Drawings from as-built information provided by the surveyor. Clearview can prepare Record Drawings using as-built information from any surveyor selected by the Owner. However, additional Clearview drafting time may be required.

- 9. Preparations and processing of necessary final certifications to Manatee County, SWFWMD, Environmental Protection Commission (sanitary), and Florida Department of Health (water).
- 10. Prepare and process necessary final certifications through SWFWMD

NOTE: INSPECTION ASSUMES SURVEYOR PREPARES THE RECORD DRAWINGS.

B. FDEP PERMITTING:

1. Prepare on-site water distribution system plans, including necessary details and process for approval by the Manatee County Building and Development Services Department and the Florida Department of Health and Rehabilitative Services.

C. RECORD PLAT PROCESSING SERVICES:

- 1. Provide Final Plat Processing Services:
 - a. Coordination with Client's Attorney & Amerritt, Inc.
 - b. Help coordinate all Owner/CDD /Title Company Signatures on plat along with Client's Attorney.
 - c. Prepare and Submit Plat package to Manatee County for review.
 - d. Attend meetings and hearings as necessary.
 - e. Provide coordination services with Manatee County Growth Management Department and Manatee County Real Estate Division (if any easement shows up on the plat that need releasing).
 - f. Coordinate Engineer's Cost Estimates for ordering bonds.
 - g. Prepare Sample Bonds.
 - h. Coordinate BOCC Date for Acceptance of Bonding & Agreements
 - i. Once approved, obtain recording information and copies for Client and Client's Attorney.
 - j. Once recorded coordinate with Manatee County 911 and Manatee County Property Appraiser for addresses and folio numbers.

D. WORK SPECIFICALLY EXCLUDED FROM THIS CONTRACT:

- 1. Any work not specifically included in this contract shall be presumed extra to this contract.
- 2. Landscape/Hardscape/Irrigation Design & Permitting Services
- 3. Zoning Modifications
- 4. FEMA LOMR's

- 5. Traffic studies
- 6. Structural Engineering
- 7. Environmental Engineering
- 8. Wetland setback encroachment variances or waivers.
- 9. Request for waivers from Manatee Land Development Code.
- 10. In the event the Client or contractor desires changes to the approved plans or specifications, all work connected therewith is extra to this contract.
- 11. Determination, report and/or permitting of invasive plant species.
- 12. Wetland survey or re-establishment of the SWFWMD/EPC line, if DEP does not accept the approved SWFWMD/EPC lines.
- 13. Offsite Improvements along Fort Hamer, Moccasin Wallow Roads and extensions to North River Ranch Trail.

FEE SUMMARY:

Description	Job No.	Billing Type	Amount
Inspections	CDD-NR-080	Lump Sum	\$30,000.00
Certifications	CDD-NR-081	Lump Sum	\$25,000.00
FDEP Permitting	CDD-NR-082	Hourly NTE	\$3,500.00
Plat Processing	CDD-NR-083	Lump Sum	\$ 7,500.00

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

If the foregoing meets with your approval, please execute the acceptance below and return one copy for our files. We certainly look forward to working with you on this project and trust you will find our services satisfactory.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

275

Christopher Fisher, P.E. Project Manager CMF

P:\North River Ranch\Master Plan\Contracts\Drafted\2023.11.09 CDD-NR-080-083 NRR PH IV-E and IV-F Inspection Cert Eng Sup and Platting.doc

cc: Mary Robin Thiele File



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 ¹/₂ 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



2023 Fee Schedule

Effective 4/1/23

Description - Employee Type	2023 Hourly Rate
Principal	\$ 260.00
Senior Professional Engineer	\$ 215.00
Professional Engineer	\$ 190.00
Design Engineer	\$ 175.00
Senior Field Engineer	\$ 155.00
Field Engineer	\$ 125.00
Senior Landscape Architect	\$ 205.00
Landscape Architect	\$ 170.00
Senior Environmental Scientist	\$ 205.00
Environmental Scientist	\$ 130.00
Senior Entitlement Planner	\$ 195.00
Entitlement Planner	\$ 135.00
Senior Professional Surveyor & Mapper	\$ 175.00
GIS Specialist	\$ 180.00
Senior CADD Designer	\$ 160.00
CADD Designer	\$ 140.00
Senior Project Coordinator	\$ 155.00
Project Coordinator	\$ 135.00
Graphic Designer	\$ 130.00
Project CPA	\$ 190.00
Administrative Assistant	\$ 85.00

North River Ranch Improvement Stewardship District

RIPA CO No. 12 for NRR 4B

Change Order No. <u>12</u>

Date of Issuance: September 28, 26	023	Effective Date:	October 11, 2023
Project: North River Ranch 4B		orth River Ranch Improvement wardship District	Owner's Contract No.:
Contract:			Date of Contract:
Contractor: RIPA & Associates, LLC			Engineer's Project No.:215616746
The Contract Documents are modified	as follows up	on execution of this Change Orde	r:
Description:			
Park Flat Work; April Fuel Su	rcharge		
Attachments: (List documents supporting	change):		
RIPA CO-1 (21-052A/ 20-			
CHANGE IN CONTRACT PRI	CE:	CHANGE IN C	ONTRACT TIMES:
Driginal Contract Price:		Original Contract Times: 🔲 Work	
\$ <u>4,265,000.00</u>			date):
Increase] [Decrease] from previously app Drders No0to No0		[Increase] [Decrease] from previous No0 to No0 Substantial completion (days):	
\$			
Contract Price prior to this Change Order:		Contract Times prior to this Change Substantial completion (days or da	e Order: ate):
\$ <u>4,265,000.00</u>		Ready for final payment (days or	date):
Increase] [Decrease] of this Change Ord	er:	[Increase] [Decrease] of this Chang Substantial completion (days or d	
\$55,132.92	-	Ready for final payment (days or	date):
Contract Price incorporating this Change	Order:	Contract Times with all approved C Substantial completion (days or d	hange Orders: ate):
\$ <u>4,320,132.92</u>		Ready for final payment (days or	date):
RECOMMENDED:	ACCEPTED:	AC	CEPTED:
Зу:	Ву:	Ву:	
Engineer (Authorized Signature)		ner (Authorized Signature)	Contractor (Authorized Signature)
Date:	Date:	, Dat	e:
Approved by Funding Agency (if applicable): ^\2156\active\215616746\eivii\construction_phase_documents\ch.			
FJCDC No. C-941 (2002 Edition)			Pag

EJCDC No. C-941 (2002 Edition) Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.



CIVIL | UTILITY CONSTRUCTORS

To:		NE Construction		Contact:		
Addres	is:	420 Southfork Drive		Phone:	972-221-0095	
		Lewisville, TX 75057		Fax:	972-221-0098	
Project	t Name:	North River Ranch Phase 4B		Bid Number:	21-052A	
Project	t Location:	Moccasin Wallow Road & Fort Hamer Road, Palm	etto, FL	Bid Date:	4/13/2023	
Line #	Item Descr	ption	Estimated Quantity	Unit	Unit Price	Total Price
Line # 001		E SIDEWALK W/ FIBER	Estimated Quantity 6,753.00		Unit Price \$6.75	Total Price \$45,582.75
		E SIDEWALK W/ FIBER		SF		
001	4" CONCRET RIBBON CUR	E SIDEWALK W/ FIBER	6,753.00 170.00 1.00	SF	\$6.75	\$45,582.75

Total Bid Price: \$49,282.75

Notes:

• 4B Park Flat Work

ACCEPTED:	CONFIRMED:
The above prices, specifications and conditions are satisfactory and are hereby accepted.	Ripa & Associates
Buyer:	
Signature:	Authorized Signature:
Date of Acceptance:	Estimator: Tim Badyk
	727-389-7344 tbadyk@ripaconstruction.com



CIVIL | UTILITY CONSTRUCTORS

То:		Neal Corr	munities		Contact:	Chris Fisher	
Addres	5:	5800 Lak	ewood Ranch Boulevard		Phone:	941-328-1075	
		Lakewood	Ranch, FL 34240		Fax:	(941) 713-3780	
Project	Name:	NRR Phas	e 4A & 4B COR #015 - APRIL	FUEL SURCHARGE	Bid Number:	20-375A	
Project	Location:	Moccasin	Wallow Road & Fort Hamer Ro	oad, Palmetto, FL	Bid Date:	5/5/2022	
Line #	Item Descr	iption		Estimated Quantity	v Unit	Unit Price	Total Price
	April Fuel Su	rcharge	EARTHWORK	1.00) LS	\$5,850.17	\$5,850.17
			AJR 13 DEC 2	023 To	otal Price for al	ove Items:	\$5,850.17

Total Bid Price: \$5,850.17

Notes:

APRIL FUEL SURCHARGE 2022

ACCEPTED:	CONFIRMED:
The above prices, specifications and conditions are satisfactory and are hereby accepted.	Ripa & Associates
Buyer:	
Signature:	Authorized Signature:
Date of Acceptance:	PM: Tim Badyk
	727-389-7344 tbadyk@ripaconstruction.com

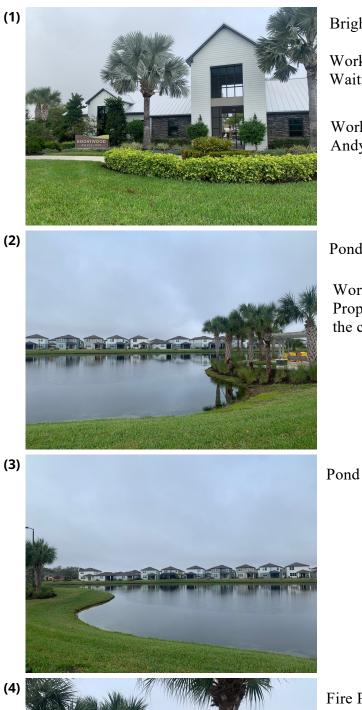
Current Month	Yes
PM	(All)
Job #	01-2022
Years	(All)
Months	(All)

Row Labels	Sum of QTY Delivered	Average of Unit Rate	Sum of Sub Total	Sum of Additional Fees (Taxes, Service Fees)	Sum of Total	Average of Total PPG (All Inclusive)
22-Mar	612.50	\$4.190	\$2,566.13	\$195.28	\$2,761.41	\$4.508
29-Mar	563.40	\$4.011	\$2,259.57	\$172.55	\$2,432.12	\$4.317
5-Apr	732.20	\$4.189	\$3,067.48	\$233.42	\$3,300.90	\$4.508
15-Apr	596.20	\$4.421	\$2,636.04	\$199.74	\$2,835.78	\$4.756
20-Apr	224.60	\$4.426	\$994.01	\$75.31	\$1,069.32	\$4.761
Grand Total	2728.90	\$4.247	\$11,523.23	\$876.30	\$12,399.53	\$4.570

	2.3	
North River Ra	nch 4	1A & 4B
Budgeted PPG	\$	2.40
Quantity	1	2,728.90
Budgeted Amount	\$	6,549.3

North River Ranch Improvement Stewardship District

Field Report



Brightwood

Work Order # 2153 For A/C Maintenance. Waiting on a formal proposal from vendor.

Work order # 3698 for pot holes on Grande River Parkway. Andy contacting vendor to repair.

Pond

Work Order # 1405 For algae build up in ponds. Proposal has been signed and returned to vendor to treat 5 pond in the community.



Fire Pit Area



Work order # 3207 For firepit maintenance. Bryan is waiting on quotes to replace firepits with new ones.

Brightwood Pool

Brightwood Pool

Work order # 3806 For screen door handles broken. Bryan advised he has ordered new handles and waiting on them to arrive to replace them.

pfm 👔

Company:PFM Field ServicesContact:Nova HicksPhone:352-602-4803

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





pfm 🖉





(20)





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

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



Work Order # 3631 for Flea and tick treatment Proposal has been recieved from Carefree pest and Jones and pfm 🖉

Company:PFM Field ServicesEmail:FContact:Nova HicksTitle:NPhone:352-602-4803

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



Riverfield

(26)



Riverfield

Work Order # 1867 for dead bushes at Riverfield entrance Sunrise has ordered the plants and will be installing soon.

Work order # 3465 for soil erosion behind 11829 Catawaba Cove. Proposal to fix area has been recieved from Sunrise, Charles speaking with steadfast for proposal.

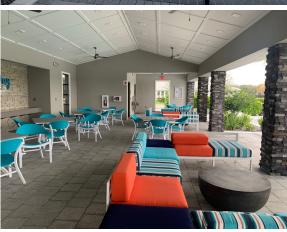
(27)



Riverfield Pool

Work order # 3254 for dying plants inside Riverfield. Sunrise has ordered new plants and will be installing soon.

(28)



Riverfield Seating Area

pfm 🖉

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Riverfield Townhome Park

(34)



Riverfield Townhome Park

(35)



(36)



Pond

Pond

North River Ranch Improvement Stewardship District

Lifestyle Report



NORTH RIVER R A N C H Monthly Summary Report December 2023



Submitted by: Alex Murphy, Senior Regional Director

PROGRAMMING

WinterFest





CARDEL David Weekley Homes

Over 1000 attendees celebrated the holiday season with us! This festive event included a vendor market for holiday gifts, food trucks, bounce houses, santa and REAL snow!

Yoga in the Park





Food Truck Fridays



Noon Year's Eve

Sunday, December 31st 10:30am-12:30pm CELEBRATE WITH US!

- Lawn Games
- Bounce House
 Glitter Tattoos
- Glitter Tattoo
 Crafts
 - Crafts
 - Countdown to noon with balloon drop
 "Charge and "Tage
- "Champagne" Toast
 NYC Bagels & Kruse'N Smoothies

Brightwood Pavilion Lawn

The weather has been great for Yoga in the Park offered once a month by local instructor, Kat. We average 5-10 people per class. We are now large enough to host a Food Truck every Friday! We have a large rotation of trucks and great support from the community to hold this program every week in the park. NRR rang in the new year a little early for the little ones! We had over 200 residents of all ages in attendance. Everyone enjoyed the breakfast food trucks, a bounce house, glitter tattoos and we counted down to NOON with an apple juice toast and balloon drop!

AAG

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
BINGO	Friday, December 1st 6:00pm-8:00pm	~20 attendees
WinterFest	Saturday, December 9th 11am-2pm	~1000 attendees
Food Truck Friday	Every Friday	~60 attendees
Noon Years Eve	Sunday, December 31st 10:30am-12:30pm	~200 attendees

EVENTS & PROGRAMMING HIGHLIGHTS





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 Small Generator (2200 watt)	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 Clubs: Resident Social Clubs including Soccer, Book, Football, Frisbee, Moms, Fishing and Homeschool	Varies
BINGO	1/5 6-8pm
Food Truck Fridays	Every Friday
Polar Plunge	1/6 2-4pm
Food for Life Nutrition and Cooking Class	1/11 6-7:30pm
Keeping Manatee Beautiful Litter Pluck	1/12 6-7pm
Photo Walk Workshop	1/13 10am-12pm
Cupcake Decorating Workshop	1/18 5-6pm
Movie on the Lawn	1/20 6-8pm
Trivia Night	1/26 6-8pm
New Resident Orientation	1/31 6-7pm

THANK YOU.



From the *experts* at WTS International, LifeStart and Meet Hospitality

