



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting December 5, 2022

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

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

District Board of Supervisors	Daniel Novak	Chairman
	Chris Kawalec	Vice Chairman
	John Ngerem	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Meredith Hammock	KE Law, PLLC
District Engineer	Greg Woodcock	Cardno

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

November 28, 2022

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, December 5, 2022 at 4:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

BOARD OF SUPERVISORS MEETING

1. CALL TO ORDER / ROLL CALL
2. AUDIENCE COMMENTS
3. STAFF REPORTS

- A.** Review of November Aquatics Report **(under separate cover)**
- B.** Review of November Field Inspection Report Tab 1
 - 1.** Landscape Response to Field Inspection Report
(under separate cover)
 - 2.** Consideration of Mulch Proposal Tab 2
 - 3.** Consideration of Shrub Removal Proposal Tab 3
 - 4.** Consideration of Crape Myrtle Install Proposal Tab 4
 - 5.** Consideration of Proposal to Remove & Replace
5 Multi Trunk Crape Myrtles Tab 5
- C.** Review of November Irrigation Report Tab 6
 - 1.** Ratification of B-Controller Troubleshooting Proposal Tab 7
- D.** Review of Property Maintenance Report Tab 8
- E.** District Engineer
 - 1.** Review of November District Engineer Report Tab 9
 - 2.** Ratification of Inlet & Culvert Cleanout Proposal Tab 10
 - 3.** Consideration of Playground Equipment and Mat
Installation Tab 11
 - 4.** Discussion of Playground Signs/Rules
- F.** District Counsel
 - 1.** Update on Easement Agreements
- G.** District Manager
 - 1.** Review of November District Manager Report Tab 12

4. BUSINESS ITEMS

- A.** Review of Resumes for Vacant Seat Tab 13
- B.** Administer Oath of office for Newly Elected Supervisors
 - 1.** Review of Form 1 and Sunshine Law Requirements
- C.** Consideration of Resolution 2023-01, Designating
Officers of the District Tab 14
- D.** Discussion of Lennar Marketing Signs

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on November 7, 2022..... Tab 15
- B.** Consideration of Operations & Maintenance
Expenditures for October 2022..... Tab 16

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Daryl Adams
Daryl Adams
District Manager

cc: Meredith Hammock, KE Law Group.

Tab 1

CONNERTON WEST

LANDSCAPE INSPECTION REPORT



November 15, 2022
Rizzetta & Company
Jason Liggett– Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Entrance Connerton Boulevard

Summary, General Updates, Recent & Upcoming Maintenance Events

- **Complete red items on the report.**
- **We are now in Bi Weekly Mowing however detail and weed control are 52 weeks a year.** This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.)

The following are action items for Brightview Landscaping or Ballenger & Co., (B&C) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. Trim the Downy Jasmine in the center island at the main entrance to the community on Connerton Blvd.
2. During my inspection throughout the district the annual beds needed to be detailed out.
3. **Remove the vines and weeds in the first bed space on the inbound side of Connerton Blvd at the main entrance.**
4. **Remove the tall weeds from the plant material on Connerton Blvd across from the Maintenance Annex.**
5. **Remove the tall weeds in the Juniper at the Arbors center island on Connerton Blvd. Treat the bed weeds throughout these beds.**
6. **Remove the tall weeds at the back entrance to gardenia glen on Connerton Blvd.**
7. During mowing visits make sure all areas are getting hard edged with eh biweekly mowing.
8. Remove the torpedo grass at the back entrance to gardenia glen connerton blvd.
9. Treat the Fakahatchee grass to the west of the entrance above and once spider mites are eradicated perform a rejuvenation prune.
10. Treat the bed weeds in the Gardenia glen fence line beds on Connerton Blvd and Blue mist parkway. Bigger weeds need to be pulled by hand.
11. Trim the Viburnum along the Gardenia glen fence line creating a level look.
12. **Remove the bed weeds in the center island on Connerton Blvd after the second round about.**
13. **Improve the vigor in the same plant material as above.**
14. **Treat the turf weeds in the Saint Augustine on Connerton Blvd on the last center island. Improve the vigor in this Saint Augustine.**



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

15. Eradicate the bed weeds along the fence line on Connerton blvd as you come up onto the Willow Vista entrance.

16. Treat the bed weeds throughout the Willow Vista entrance on Connerton Blvd.

17. Treat the turf weeds in the Saint Augustine near the lift station on Shadyside Lane.

18. Eradicate the bed weeds in the plant beds to the on the Northside of the main Willow Vista Park.

19. Straighten the leaning tree from the hurricane at the main Willow Vista Park.(Pic 19)



20. Treat the bed weeds throughout the Jasmine and Blue Daze on the southside of the main willow vista park near the mail kiosk.(Pic 20)



21. Lift the low hanging oak tree at the entrance to Willow Vista on Blue Mist parkway.(Pic 21)



22. Treat the brown patch in the Saint Augustine on Blue Mist parkway.

23. Diagnose and treat the decline in the Azaleas on Blue Mist parkway. Remove the suckers growing through the plant material.

24. Treat the bed weeds throughout the entrance to Willow Vista on Blue Mist Parkway. Remove any tall weeds by hand.

25. Eradicate the bed weeds at the traffic circle at Blue Mist Parkway and Pleasant Plains Parkway.(Pic 25, 25a)



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway



34. Treat the Fakahatchee grass to the west of the Jasmine Abbey entrance then perform a cutback to this material.

35. Treat the ant mounds throughout the Jasmine Abbey field. Once eradicated rake down the mounds.(Pic 35)



26. Remove the taller weeds by hand in the Parsoni Juniper at the Verona entrance.

27. Have we treated the Fakahatchee grass in the center island at the Verona Entrance. If so, perform a cutback on the material.

28. Treat the turf weeds in the Saint Augustine in the center island at the Verona entrance at the very tip before Storybook Park.

29. Through out the Storybook park the bed weeds need to be eradicated remove any dead plant material.

30. Treat the ant mounds in the soccer field and throughout the park. Once eradicated rake down the ant mounds.

31. Have we treated the Fakahatchee grass on the east side of Storybrook park. If so, perform a cutback on this material.

32. Diagnose and treat the browning in the Anise at the wonderment Way and Southern Charm Terrace intersection.

33. Eradicate the bed weeds to the east of the Jasmine Abbey entrance. Remove any taller weeds by hand.

36. Treat the bed weeds at the Jasmine abbey park.

37. Diagnose and treat the decline in the Lantana on Pleasant Plains parkway in front of Jasmine Abbey entrance. Remove the tall weeds from the plant material.

38. Treat the bed weeds throughout the Gardenia Glen fence line on Pleasant Plains Pakrway.

39. Throughout the center island Juniper beds on Pleasant Plains Parkway, we need to remove the tall weeds by hand.

40. Improve the soft edging in the center island on Pleasant Plains parkway at the first round about.

41. Remove the dead from the Flax Lilies at the same traffic circle as above. Diagnose and treat the condition and reasoning for this.

42. Eradicate the bed weeds throughout the same traffic circle as above.



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

43. Remove the tall weeds by hand in front of Passive porch in the center island on Pleasant Plains Parkway.

44. Cutback the Fakahatchee at the Savory Walk Drive fence line on Pleasant Plains parkway.

45. Treat the dollar weed in Saint Augustine the center island on Pleasant Plains parkway at the main entrance.

46. Eradicate the bed weeds in the bedspaces at the entrance to the Arbors on Pleasant Plains parkway to the west of the entrance in the field area.

47. Remove the Magnolia Leaf drop throughout the Arbors entrance on Pleasant Plains parkway.

48. Remove the weeds from the Jasmine beds and Parsoni Juniper beds at the Butterscotch Terrace park areas.(Pic 48)



49. Eradicate the bed weeds throughout the Winsome way round about.

50. Treat the paver weeds at the Garden Party Park Gazebo near the kid's playground.

51. Remove the dead from the Crinum Lilies at Garden Party Park on the northside of the park.

52. Replace under warranty the Busy Daisy's at the pocket park on Picket Fence court. In multiple reports I have asked these to be treated we now have dead plant material.(Pic 52)



Connerton Enhancement List

2022

Task	Priority	Status	Request Date	Notes
Tree Removal	High	In Progress	11/14/2022	Removal of Dead Tree on Pleasant Plain Parkway by Gardenia Glen and other toward Portola Gardens
Tree Replacement	Normal	Not Started	11/14/2022	Tree was removed on Pearl Crescent Ct Provide price to mirror with 3 crape myrtles
Tree Replacement	Normal	Not Started	11/14/2022	5 trees on Pleasant Plains Parkway median leading to the Arbors entrance provide price to replace with new Crape Myrtles
Enhancement	Normal	Not Started	11/14/2022	Provide a price to remove some of the shrubbery in front of portola gradens and plant along end of property next to 8716 Shade Pavillion Ct
Mulch	High	Not Started	11/14/2022	Mulch pricing for the community
Storybrook Soccer Field	Normal	Not Started	11/14/2022	Provide a price to the Top dress and arriate the soccer field. Also provide a price to level out low areas and resod.
Verona Entrace	Normal	Not Started	11/14/2022	Provide a proposal to install plant material behind verona entrnace sign with a design that would be consitent throuout the community.
Sidewalk Edging	Normal	In Progress	10/14/2022	Provide the district a price to edge the walking path in the fron of the community . Already Approved for Yellowstone
Overgrowth removal	Normal	In Progress	10/14/2022	Removal of invasive material covering ponds on Pleasant plains parkway and Connerton Blvd. Map Provided by Chris Kalawec. Approved for Brightview

Tab 2

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Jason Liggett
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co.Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544
Project Name	Connerton: Mulch 11-17-22		
Project Description	Install 1400 CY Medium Pine bark Mulch		

Scope of Work

Mulch installed in the Connerton CDD Commons per the contract quantities and pricing. Does not include the new sections 208 & 209.

QTY	UoM/Size	Material/Description
1,400.00	CUBIC YARD	Mulch Installed - Pine Bark Nuggets

For internal use only

SO# 7982367
JOB# 342200227
Service Line 160

Total Price \$63,000.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature

Title

Property Manager

Jason Liggett
Printed Name

Date

November 17, 2022

BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Jason Allen Roberts
Printed Name

Date

November 17, 2022

Job #: 342200227

SO #: 7982367

Proposed Price: \$63,000.00

Tab 3

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Jason Liggett
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co. Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name Connerton Portola Sign: Remove shrubs in front of the sign from column to column.

Project Description Remove shrubs in front of the sign from column to column. Try to transplant some of the plants.

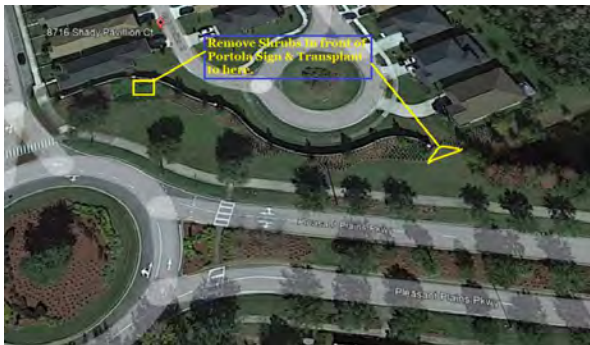
Scope of Work

Proposal Includes: Fuel, Removal of shrubs in front of Portola sign, relocating plants to the bed adjacent to 8716 Shady Pavilion Ct. to deter foot traffic touchup mulch in both locations. Cannot guarantee the plants being relocated as they may stress out. Water is being controlled by another contractor.

QTY	UoM/Size	Material/Description
7.50	HOUR	Removal & Bed Prep/Transplant adjacent to 8716 Shady Pavilion Ct.
2.00	CUBIC YARD	Mulch Installed (Bulk) - Pine Bark Nuggets

Images

Connerton Portola Gardens- 8716 Shady Pavilion Ct



For internal use only

SO# 7983303
JOB# 342200227
Service Line 130

Total Price \$2,299.42

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
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13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

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Customer

Signature

Title

Property Manager

Jason Liggett
Printed Name

Date

November 18, 2022

BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Jason Allen Roberts
Printed Name

Date

November 18, 2022

Job #: 342200227

SO #: 7983303

Proposed Price: \$2,299.42

Tab 4

Proposal for Extra Work at Connerton West CDD

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		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544
Project Name	Connerton: Pearl Crescent Ct. Crape Myrtles		
Project Description	Where tree was removed install 3 Crape Myrtles to Mirror the other side. Single trunks		

Scope of Work

Proposal Includes: Fuel, delivery, installation of (3) 30 gal STD Crape Myrtle trees.

QTY	UoM/Size	Material/Description
3.00	EACH	Crape Myrtle 'Tuskegee' (Red) STD 1.5"/9-10' - 30 gallon
5.00	BAG	Mulch Installed (3cf Bag) - Pine Bark Nuggets

Images

Connerton Pearl Crescent Ct 3 Crape Myrtles



For internal use only

SO# 7983236
JOB# 342200227
Service Line 130

Total Price

\$1,686.68

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

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4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature

Title

Property Manager

Jason Liggett
Printed Name

Date

November 18, 2022

BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Jason Allen Roberts
Printed Name

Date

November 18, 2022

Job #: 342200227

SO #: 7983236

Proposed Price: \$1,686.68

Tab 5

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Jason Liggett
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co.Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name Connerton Pleasant Plains: Remove and replace (5) multi trunk Crape Myrtles.

Project Description Remove and replace (5) multi trunk Crape Myrtles.

Scope of Work

Proposal Includes: Fuel, delivery, removal, disposal and installation of (5) Crape Myrtles and touch up the mulch. Water is controlled by another contractor.

QTY	UoM/Size	Material/Description
1.75	HOUR	(5) Crape Myrtles: Removal/Disposal & Bed Prep
5.00	EACH	Crape Myrtle 'Tuskegee' (Red) Multi 5-6' - 15 gallon
5.00	BAG	Mulch Installed (3cf Bag) - Pine Bark Nuggets

Images

Connerton 5 Crape Myrtles Pleasant Plains



For internal use only

SO# 7983258
JOB# 342200227
Service Line 130

Total Price \$1,801.45

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
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Customer

Signature

Title

Property Manager

Jason Liggett
Printed Name

Date

November 18, 2022

BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Jason Allen Roberts
Printed Name

Date

November 18, 2022

Job #: 342200227

SO #: 7983258

Proposed Price: \$1,801.45

Tab 6



Ballenger Irrigation

IRRIGATION REPORT

DATE: November 28, 2022

PROJECT: Connerton West – Land O’Lakes

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible. Three non-warranty decoders and one non-warranty solenoid were replaced between October 31st and November 27th.

In addition to routine maintenance, the following issues were addressed:

- Located faulty valve in park on Savory Walk that was causing the EP2 sustain pump to cycle. Replaced solenoid and decoder.
- Replaced valve for zone B43 that was no longer operating.
- Finished troubleshooting multiple issues on the B-controller that were taking down the entire controller.

The ET sensor located on the Hunter ACC controller at the EP2 pump station recorded 1.67” of ET and 3.33” of rain between October 31st and November 27th. There was one significant rainfall event of 0.25” or more during this same period, and that occurred on November 11th, when 2.57” was recorded as Tropical Storm Nicole moved through the area.

According to the Water Management District, the 12-month rolling water usage for the month of October was 105,409 gpd. This is well below the permitted quantity of 419,000 gpd.

Sincerely,

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Water Quality Tests

EP1

Date	pH	Salinity (ppm)	TDS (ppm)	Conductivity (uS)	
2/18/2022	8.4	360	530	711	
4/8/2022	8.85	340	490	710	
5/2/2022	8.8	330	490	719	
6/6/2022	8.59	290	440	635	
7/6/2022	8.75	260	390	568	
7/22/2022	8.92	270	400	577	
8/30/2022	7.82	240	360	526	
10/3/2022	8.3	230	340	492	

Acceptable pH for St. Augustine turf is 6.5-8.4

Acceptable TDS for St. Augustine turf is less than 450 ppm.

EP2

Date	pH	Salinity (ppm)	TDS (ppm)	Conductivity (uS)	
2/18/2022	7.69	90	140	204	
4/8/2022	8.2	190	210	413	
5/2/2022	8.14	100	160	228	
6/6/2022	8.83	120	170	254	
7/6/2022	8.54	110	170	258	
7/22/2022	8.33	110	160	234	
8/30/2022	7.59	110	170	251	
10/3/2022	7.8	100	160	230	

Tab 7



PURCHASE AGREEMENT

October 31, 2022

Job No. - 470

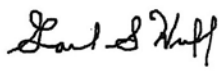
Connerton West CDD
US Hwy 41 and Connerton Blvd
Land O' Lakes, FL


Price not to exceed \$7,816.00.

Continue troubleshooting electrical issue on B-controller. To date, six 1-station decoders and two 2-station decoders have been located that need to be replaced and three of the 4 wire paths are up and running. This proposal will permit us to replace the decoders and continue troubleshooting the remaining wire path.

Location/Description	Price
Default Group	\$7,816.00
Total (excluding tax)	\$7,816.00

Sale: \$7,816.00
Sales Tax: \$0.00
Total: \$7,816.00

By 
Gail Huff
Date 10/31/2022
Ballenger Irrigation

By 
Date 11-1-2022
Connerton West CDD

Tab 8

Maintenance Weekly Report

10/31/2022 –11/4/2022

Accomplishments

10/31/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, cleaned up 208 & 209, re install yield sign & clean up mulch PPP @ 1st round a bout(5.75hrs)

10/31/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, picked up trash, helped clean loungers & remove 4 lane markers @ lap pool, help set up meeting rm (2.5hrs)

11/1/22 (CDD) Checked site, checked fountain, checked bike trail, replaced (7) 2x8 bridge boards & blow off, checked playgrounds, checked fire ants, checked lawn maintenance, picked up roadway trash, blew off dog park, blew off GPP gazebo (6.0hrs)

11/1/22 (HOA) checked RP common areas & pick up trash, Check CC & pick up trash, set up meeting rm(2.0hrs)

11/2/22 (CDD) Met w/ Costena Services for electric bid @ Willow Vista Kiosk, check site, checked fountain, checked bike trail & empty trash, checked playgrounds & trash, checked for wasps, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, cleaned up 208, 209, went over 208, 209 w/ Brightview (Carlos), reported Stuck drip valve to Ballenger by CC entry, talked with pressure washing sub (7.0hrs.)

11/2/22 (HOA) Checked RP, picked up trash, Checked CC, picked up trash (1.0hrs)

11/3/22 (CDD) Checked site, checked fountain, checked playgrounds, checked bike trail & blow off, replaced (2) 2x8 bridge boards, checked lawn maintenance, picked up roadway trash, checked Magnolia pk lights (4.25hrs)

11/3/22 (HOA) Pressure wash RP wall (2.5hrs)

11/4/22 (CDD) Checked site, checked fountain & fill, checked bike trail, emptied trash, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, emptied trash & cleaned up 209 common areas, removed graffiti in sidewalk PPP (5.0hrs)

11/4/22 (ETO) (4.0hrs)

Ballenger Irrigation

10/31/22 - 2

11/1/22 - 0

11/2/22 - 0

11/3/22 - 3

11/4/22 - 1

Brightview Land.

10/31/22 - 4 trees @ Willow Vista

11/1/22 - 11 mowing & detail

11/2/22 - 11 mowing & detail

11/3/22 - 2 spraying

11/4/22 - 0 mowing

Rizzetta & Company



Clean up Arbors gazebos

Current/Future Projects

Clean playgrounds



Rizzetta & Company

Maintenance Weekly Report

11/4/2022 –11/18/2022

Accomplishments

11/14/22 (ETO) (8.0hrs)

11/15/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, picked up trash, empty & fill dogipot stations, checked bike trail, empty trash & blow off, picked up roadway trash, cleaned up 208 & 209, covered graffiti on PPP sidewalk, cleaned up dog park, shoveled up eroded stone @ story brook park stone walk(6.5hrs)

11/15/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, picked up trash, help tear down & set up meeting rm, checked wind screens (2.0hrs)

11/16/22 (CDD) Checked site, checked fountain, checked bike trail & blow off, cut up downed limb, treat fire ants, checked playgrounds, checked fire ants, checked lawn maintenance, picked up roadway trash (5.5hrs)

11/16/22 (HOA) checked RP common areas & pick up trash, install stop sign, Check CC & pick up trash, repaired wind screens, repaired tp holder, replaced toilet seat (2.5hrs)

11/17/22 (CDD) Check site, checked fountain, checked bike trail, checked playgrounds, checked lawn maintenance, picked up roadway trash, cleaned up 209, raised swing height at Storybrook park, painted conduit @ willow vista mailbox kiosk (5.5hrs.)

11/17/22 (HOA) Checked RP, picked up trash, Checked CC, picked up trash (1.0hrs)

11/18/22 (CDD) Checked site, checked bike trail, checked playgrounds & trash, checked parks, empty & fill dogipot stations, picked up roadway trash, checked lawn maintenance, shade canopies being installed (4.0hrs)

11/18/22 (HOA) Check RP, picked up trash, checked CC, picked up trash (1.0hrs)

11/18/22 (ETO) (4.0hrs)

Ballenger Irrigation

11/14/22 - ?

11/15/22 - 2

11/16/22 - 0

11/17/22 - 2

11/18/22 - 2

Brightview Land.

11/14/22 -?

11/15/22 - 6 men mowing

11/16/22 - 11 men mowing

11/17/22 - 11 men mowing

11/18/22 - 6 men mowing, 5 men detail

Yellowstone Land

6 men edging bike trail



Rizzetta & Company

Clean up Arbors gazebos

Current/Future Projects

Clean playgrounds



Rizzetta & Company

Maintenance Weekly Report

11/21/2022 –11/25/2022

Accomplishments

11/21/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, picked up trash, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, cleaned up 208 & 209 (5.0hrs)

11/21/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, took out trash, restocked tp, moved & set up xmas tree (3.0hrs)

11/22/22 (CDD) Checked site, checked fountain, checked bike trail & blow off, treat fire ants, checked playgrounds, checked fire ants, checked lawn maintenance, picked up roadway trash, blow off park sitting area blow off dog park, straighten round a bout sign (5.25hrs)

11/22/22 (HOA) checked RP common areas & pick up trash, Check CC & pick up trash (2.5hrs)

11/23/22 (CDD) Check site, checked fountain, checked bike trail, empty trash checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, cleaned up 208 & 209 (4hrs.)

11/23/22 (HOA) Checked RP, picked up trash, Checked CC, picked up trash (1.0hrs)

11/23/22 (Holiday) (3.0hrs)

11/24/22 Holiday (8.0hrs)

11/25/22 Holiday (8.0hrs)

Ballenger Irrigation

11/12/22 - 1

11/22/22 - 2

11/23/22 - 2

11/24/22 - 0

11/25/22 -

Brightview Land.

11/21/22 -0

11/22/22 -1

11/23/22 - 0

11/24/22 - 0

11/25/22 -



Rizzetta & Company

Clean up Arbors gazebos

Current/Future Projects

Clean playgrounds



Rizzetta & Company

Tab 9

December 5, 2022

Connerton West Community Development District Engineer's Report:

Project Requiring Permit

Storybrook Park Improvements

- Paving of 95% of the parking lot was completed. The two ends were left due to an irrigation issue under the base. The landscape contractor has been notified and will repair as soon as possible.
- I have requested a schedule from the landscape and irrigation contractor and I will provide that information to the board as soon as possible.
- Playground equipment replacement report in agenda.

Trail Project

- Working to provide the developer with drawings, permits and related information.

Acquisition Review

Parcel 209 Acquisition – Onsite punchlist review

Civil punch list still needs to be completed prior to acceptance of civil infrastructure

Parcel 208 Acquisition – Onsite punchlist review

- Civil punch list still needs to be completed prior to acceptance of civil infrastructure

Miscellaneous Projects

Sealing of Entrance Signs

- Contractor has started to pressure wash and prep the structures for painting.

Shade Sail Project

- New shade sails were installed at the parks. Rose Cottage shade sail is sagging and touching the playground structure. I have sent photos to the contractor to provide a solution.

Dog Park Project

- Working on obtaining proposals for the project. Also coordinating with Pasco County regarding permitting.

Westerland Drive Erosion Repairs

- Reviewed erosion and undermining of sidewalk along western side of Westerland Drive, per email from Chris Kawalec on June 19th. We will provide a report outlining proposed repairs at next meeting. Proposals were not approved for this repair.

December 5, 2022

Amenity Center Pond Wall Repair

- Have requested a schedule from Sitemasters to complete this work.

Playground mats for swings – Report in agenda for consideration.

Control Structure Repair – Control Structure located of Pearl Crescent Court had an obstruction. Contractor has removed rebar that was obstructing flow of water from the wetland. Once water levels go down we will review structure for additional blockages or deficiencies.

Willow Vista Fence Ownership and Maintenance - Cardno will review this and provide a report outlining ownership and maintenance in December.

Park Drainage Review and remedy – Willow Vista Park and Connerton Park– Reduce irrigation in park area. All areas seem to be wet and soggy. If reducing irrigation does not remedy the situation we will review the area to add drainage structures to allow the water to outfall.

Swiss Chard Cutbacks to begin December 1st. We will review for compliance with scope and limits were met prior to payment.

Pleasant plains entrance improvements review. Cardno will review plans and provide input at December meeting.

Tab 10



1888 NW 22nd Street
(813) 677-7655

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069
shenandoahconstruction.com

DATE: October 24, 2022
SUBMITTED TO: Connerton West CDD
STREET: 3434 Coldwell Ave Suite 200
CITY, STATE & ZIP: Tampa, FL 33614
PHONE: (352) 777-0183
FAX:
EMAIL: greg.woodcock@cardno.com
JOB NAME: Inlet and Culvert Cleanouts
ATTENTION: Greg Woodcock

PROPOSAL #P27589

We propose to furnish a crew and all necessary equipment to clean inlets as marked on plans provided 10-24-22 at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment	(at \$295.00 Per Hour)	10 hour(s)	\$2,950.00
Offsite Disposal	(at \$650.00 Each)	2 Each	\$1,300.00
Estimated Total:			\$4,250.00

NOTE: COMPLETION TIMES ARE ESTIMATED AND MAY NOT REFLECT ACTUAL TIMES, YOU WILL ONLY BE INVOICED FOR ACTUAL COMPLETION TIMES REFLECTED ON DAILY WORK TICKETS FROM THE FIELD.

This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract. **Due to current fuel price increases, Shenandoah will add a 4.5% fuel surcharge to each invoice for services performed.**

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION CO.
Bobby Cannon

TITLE
Estimator

DATE
10/24/2022

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: Darryl Adams 11-13-22
COMPANY NAME: DATE:
REPRESENTATIVE: TITLE:

Tab 11



Contractor	Contact	Proposal Amount	Notes
Pro Playgrounds	Alana Adrianse	\$12,913	Orbital Spring Rider and Swing Mats
Rep Services	Scott Brushwood	\$18,342	Revi Rock Bouncer and Swing Mats
		\$14,125	Double Bobble Rider and Swing Mats



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Connerton West CDD Play Equip...



Date	Estimate #
11/17/2022	17304

Customer / Bill To
Connerton West CDD 3434 Colwell Ave Unit 200 Tampa, FL 33614

Ship To
21736 Billowy Jaunt Dr, Land O' Lakes, FL 34637



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to: 1. Remove 1x existing spring rider. 2. Install 1x new spring rider. 3. Place 12x swing/slide mats throughout the playground area.			
CPE	**PLAY EQUIPMENT			
	PFS057 - Orbital Spring Rider	1	3,399.01	3,399.01
Shipping	Combined Shipping and Freight Charges	1	1,586.00	1,586.00
	MATS			
22-APS-Swing/S...	40" x 40" x 1 1/2" Swing/Slide Wear Mat	12	147.99583	1,775.95
Shipping	Combined Shipping and Freight Charges	1	646.00	646.00
	RAW MATERIALS			
FBLOCK	Footer Blocks	1	3.75	3.75
CC80	Concrete for Anchoring - Delivered Cost	16	8.40	134.40
	RENTALS, LABOR & INSTALLATION			
TRSH	Fees for dumpsters, debris hauling or other trash/materials removal including spoils from excavations.	1	725.00	725.00
PT	Portable Toilet	1	150.00	150.00
LBR	Labor and Installation - Spring Removal	1	740.00	740.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal:

Sales Tax: (7.5%)

Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Connerton West CDD Play Equip...



Date	Estimate #
11/17/2022	17304

Customer / Bill To
Connerton West CDD 3434 Colwell Ave Unit 200 Tampa, FL 33614

Ship To
21736 Billowy Jaunt Dr, Land O' Lakes, FL 34637



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
LBR	Labor and Installation - New Spring Rider and Swing Mats	1	3,752.89	3,752.89

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

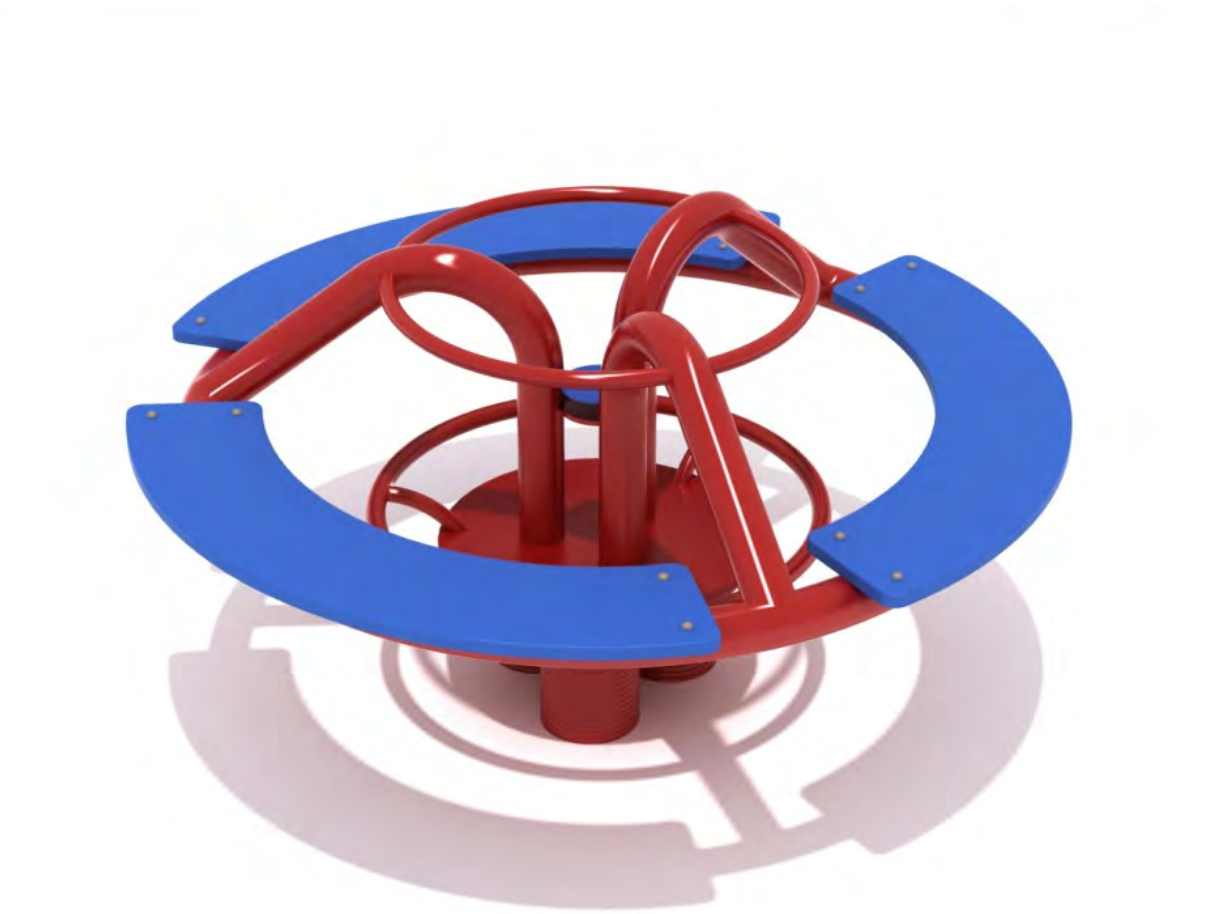
Subtotal: \$12,913.00

Sales Tax: (7.5%) \$0.00

Total: \$12,913.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com





REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@rep-services.com

CGC1508223

Page 1 of 2

Please mail POs, contracts and checks to:

Rep Services, Inc.

165 W. Jessup Ave.

Longwood, FL 32750-4146

Proposed To: Connerton West CDD
5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544-4010

Ship To: TBD at a later date

Bill To: Connerton West CDD
5844 Old Pasco Rd Ste 100
Wesley Chapel, FL 33544-4010

Attn: Matthew Huber

Attn:

Attn: Accounts Payable

Project No: 19557	Project Name: Connerton Community Parks	Project Contact: Frank Nolte
Proposal No: 19557.01	Proposal Name: Connerton Parks REVI Bouncer	Project Location: 3434 Colwell Ave Ste 200 Tampa, FL 33614-8390 Project County: Hillsborough
Proposal Date: 11/22/2022	Proposal Expires: 12/15/2022	
For Questions Contact: Wendy Bowerman	☎ 407-853-3557	✉ wendy@rep-services.com
Consultant: Scott Brushwood	☎ 727-539-8457	✉ scott@rep-services.com
		Opt/Rev: A/0 11/22/22 - WB

Vendor: Landscape Structures	Proj Drawings: 19557-1-1	585784
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Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
REVI Bouncer						
Kids In Motion	IP295696A-001	1 EA	ReviRock Bouncer DB Only	5,549.00	5,549.00	5,549.00
Product Subtotal:						\$5,549.00
Signed & Sealed Engineering:						\$1,850.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 333 lbs Freight Charge						\$1,120.50
Landscape Structures Total:						\$8,519.50

Vendor: No Fault Sports Group	Proj Drawings: 19557-1-1 2023.1	585792
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Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Miscellaneous	SWING MATS	12 EA	Rubber Swing Mats. 100% recycled rubber 32" x54" x2"	127.75	127.75	1,533.00
Product Subtotal:						\$1,533.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Freight Charge:						\$675.00
No Fault Sports Group Total:						\$2,208.00

Installation By RSI Installer: The scope includes the following, as required:	585793
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Item	Qty	Description
INS-LSI	1 LT	Equipment Installation - Landscape Structures 19557-1-1 Revi Bouncer
PERMIT FILING	1 EA	Charge for document preparation for building permit.
PERMIT FEE	1 EA	Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement.
		RSI Installer Total:
		\$7,614.23

General Terms of Sale and Proposal Summary

Net 30	Product:	\$8,932.00
	Installation:	\$7,614.23
	Freight:	\$1,795.50
	Proposal Total:	\$18,341.73

Notes

Basis of Proposal: w/ Installation

Our offer is based upon a request for removal of old equipment and installation of new sent via email on 11/14/2022

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

Estimated project completion schedule

(This schedule starts when all needed information to direct engineering has been gathered.)

4 Weeks: Permitting/Submittal Approval

15 Weeks Longest manufacturing lead time. (Typical for scheduling.)

1 Week Shipping

1 Week Installation

21 Weeks TOTAL WEEKS
Note that RSI is committed to do all it can to meet the needs of your project.

Landscape Structures:
Color selection to be made at time of color submittal approval

- No Fault Sports Group:**
This quote is for material, freight, and installation.
- Rough Grade: to be established by others
 - Product:
 - Swing Matts to be installed by others
 - Installation: Owner or Owner's contractor is responsible for:
 - All site work, site preparation and base preparation.
 - Accuracy of project dimensions and product quantities prior to ordering.
 - Color selection to be made at time of color submittal approval.
 - NOTE: Installation scopes do not include fall height testing

- Installation:**
Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:
- Signed & sealed site plan or survey.
 - Access for machines and labor crew to equipment installation location.
 - Staging area.
 - Geotechnical Report.
 - Tree survey and barriers
 - Private underground utilities located and marked

- Our scope does not include
- Sod & Landscape Restoration.
 - Dumpster at the site for trash and waste material
 - Soils testing.
 - Site security.
 - Water
 - Dewatering and drainage considerations.
 - Concrete testing.

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

Time Limitations Holding Prices Firm:
Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of a product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1 ½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

Connerton West CDD

Company Name	Authorized By	Printed Name	Date
As Its: _____	(Title)		





The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

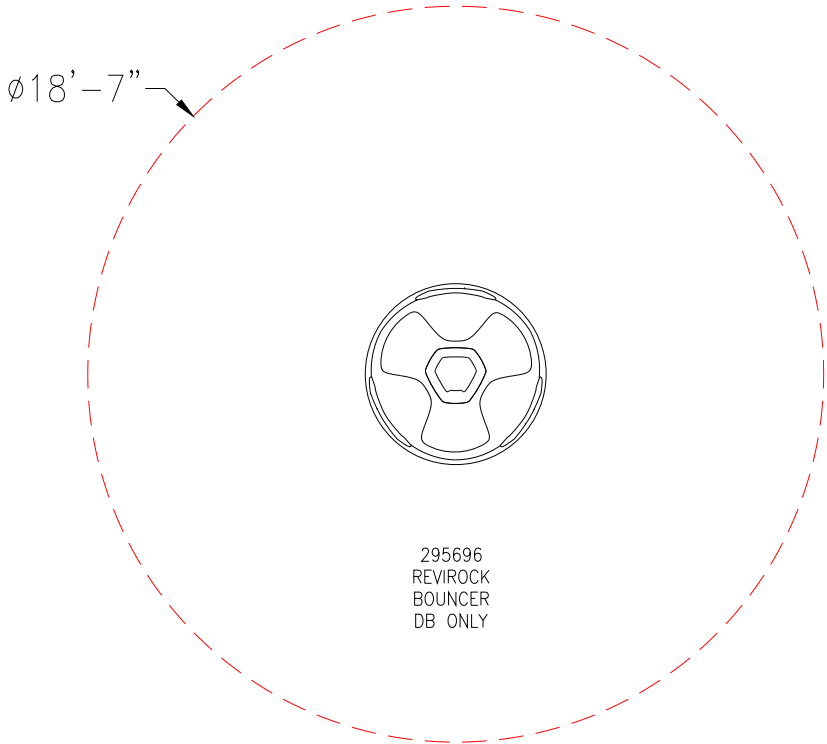
THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

COPYRIGHT: 12/8/21
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials



295696
REVIROCK
BOUNCER
DB ONLY

Freestanding Play
(2-12 years)
Max Fall Height: 26 inches

TOTAL ELEVATED PLAY COMPONENTS	0		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	1	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	1	REQUIRED	1

TOTAL SQUARE FOOTAGE
271 SQ FT

SCALE: IN FEET



295696 ReviRock Bouncer

Landscape
Structures

SYSTEM TYPE:
FreeStanding

DRAWING #:
295696





REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@rep-services.com

CGC1508223

Page 1 of 2

Please mail POs, contracts and checks to:

Rep Services, Inc.

165 W. Jessup Ave.

Longwood, FL 32750-4146

Proposed To: Connerton West CDD 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544-4010	Ship To: TBD at a later date	Bill To: Connerton West CDD 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544-4010
Attn: Matthew Huber	Attn:	Attn: Accounts Payable

Project No: 19557	Project Name: Connerton Community Parks	Project Contact: Frank Nolte
Proposal No: 19557.02	Proposal Name: Connerton Parks Bobble Rider	Project Location: 3434 Colwell Ave Ste 200 Tampa, FL 33614-8390 Project County: Hillsborough
Proposal Date: 11/22/2022	Proposal Expires: 12/15/2022	
For Questions Contact: Wendy Bowerman	☎ 407-853-3557	✉ wendy@rep-services.com
Consultant: Scott Brushwood	☎ 727-539-8457	✉ scott@rep-services.com
	Opt/Rev: B/0	11/22/22 - WB

Vendor: Landscape Structures	Proj Drawings: 19557-1-1	585785
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Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Bobble Rider						
Kids In Motion	IP164075B-001	1 EA	Double Bobble Rider DB	2,646.00	2,646.00	2,646.00
Product Subtotal:						\$2,646.00
Signed & Sealed Engineering:						\$1,850.00
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 131 lbs Freight Charge						\$638.55
Landscape Structures Total:						\$5,134.55

Vendor: No Fault Sports Group	Proj Drawings: 19557-1-1 2023.1	585787
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Class	Part No	Qty	Description	Unit Price	Net Price	Ext Price
Miscellaneous	SWING MATS	12 EA	Rubber Swing Mats. 100% recycled rubber 32" x54" x2"	127.44	127.44	1,529.28
Product Subtotal:						\$1,529.28
Freight: Prepaid Ship Method: Best Way FOB: Destination Freight Charge:						\$675.00
No Fault Sports Group Total:						\$2,204.28

Installation By RSI Installer: The scope includes the following, as required:	585788
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Item	Qty	Description
INS-LSI	1 LT	Equipment Installation - Landscape Structures 19557-1-1 BobbleRider
PERMIT FILING	1 EA	Charge for document preparation for building permit.
PERMIT FEE	1 EA	Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement.
RSI Installer Total:		\$6,786.41

General Terms of Sale and Proposal Summary

Net 30	Product:	\$6,025.28
	Installation:	\$6,786.41
	Freight:	\$1,313.55
	Proposal Total:	\$14,125.24

Notes

Basis of Proposal: w/ Installation

Our offer is based upon a request for removal of old equipment and installation of new sent via email on 11/14/2022

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

Estimated project completion schedule

(This schedule starts when all needed information to direct engineering has been gathered.)

4 Weeks: Permitting/Submittal Approval

15 Weeks Longest manufacturing lead time. (Typical for scheduling.)

1 Week Shipping

1 Week Installation

21 Weeks TOTAL WEEKS

Note that RSI is committed to do all it can to meet the needs of your project.

Landscape Structures:

Color selection to be made at time of color submittal approval

No Fault Sports Group:

This quote is for material, freight, and installation.

- Rough Grade: to be established by others
- Product:
 - Swing Mats to be installed by others
- Installation: Owner or Owner's contractor is responsible for:
 - All site work, site preparation and base preparation.
 - Accuracy of project dimensions and product quantities prior to ordering.
 - Color selection to be made at time of color submittal approval.
 - NOTE: Installation scopes do not include fall height testing

Installation:

Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- Signed & sealed site plan or survey.
- Access for machines and labor crew to equipment installation location.
- Staging area.
- Geotechnical Report.
- Tree survey and barriers
- Private underground utilities located and marked

Our scope does not include

- Sod & Landscape Restoration.
- Dumpster at the site for trash and waste material
- Soils testing.
- Site security.
- Water
- Dewatering and drainage considerations.
- Concrete testing.

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

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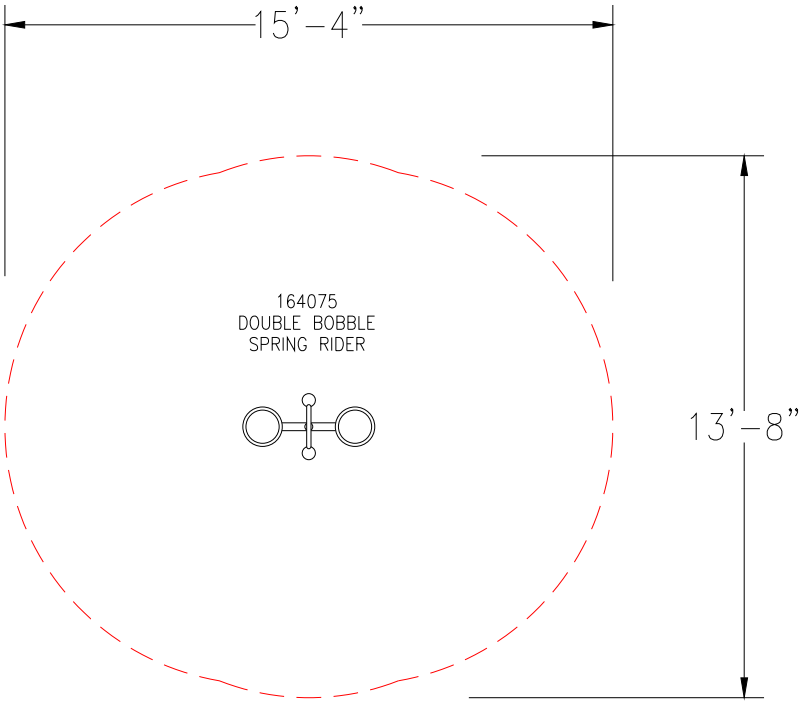
Accepted By:

Connerton West CDD

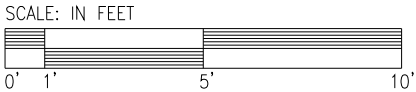
Company Name	Authorized By	Printed Name	Date
As Its: _____ (Title)			



Freestanding Play
(2-12 years)
Max Fall Height: 25 inches
TOTAL SQUARE FOOTAGE
165 SQ.FT.



TOTAL ELEVATED PLAY COMPONENTS	0		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	1	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	1	REQUIRED	1



Design
2420

Landscape
Structures

SYSTEM TYPE:
Freestanding
DRAWING #:
2420



landscape
structures



The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

COPYRIGHT: 8/28/19
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials
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Tab 12



UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 9, 2022, at 4:00pm

Supervisor Request Updates

Supervisor Requests –

- **Conference call with the New Board Supervisor-** I reached out to the newly elected Board Supervisor Steven Wiers. I walked him through the process of being a Supervisor.
- **New License Plate-** I ordered a new Supervisor Nameplate for Steven Wiers.
- **Board of Supervisor Vacant Seat-** I spoke with the HOA Manager Tasha and asked her to send a mass email regarding the vacant Supervisor Seat. She informed me that a mass email would go out to the District. We have four residents that have submitted their resumes for the vacant seat.
- **Resignation of Seats-** In December, the Board will complete a redesignation of seats. This will ensure that the District stays compliant.
- **HOA-Sidewalk Concerns-** I called our District Engineer about the sidewalk report. I reached out to the HOA Manager and provided her with a guide to present to residents once she gets sidewalk complaints.
- **Rep Services-** I reached out to Rep Services to have them update their invoices with my contact information regarding Connerton West.
- **Towing Policy Agreement-** Crockett Towing no longer services CDD properties. I'm working with District Counsel to get an agreement to present to the Board. We will discuss this item in more detail at the next meeting.
- **Security Consultant-** Chuck Bellissimo with HPI Security will provide a report for the Board at this upcoming meeting.
- **Hog Trapping-** I spoke with Jerry regarding his increased invoice for his services. I informed him that the Board requested a credit for \$400. He informed me that he would have his staff process the credit.
- **Licensing Marketing Agreement-** Lennar asked the Board if they could go into a Marketing Licensing Agreement since Lennar is still trying to sell homes in the area. We will discuss this at the next meeting.

Tab 13

BRIAN P. SAILER

bsailer01@msn.com

SENIOR SALES EXECUTIVE

Dynamic, strategic, and growth-oriented professional with a progressive history and positive track record directing sales and managing key relationships in the consumer-packaged goods industry. Demonstrated capacity to leverage sales management and business development while retaining talent and growing customer base. Instrumental in boosting revenue and sales, creating quality forecasts, development of business plans, and leading high-achieving sales teams that deliver above expectations.

WINONA FOODS, INC. Remote (2021 to Present)

Retail Sales Director

Selling branded and private label cheese programs to grocery retailers, restaurants, wholesalers, and distributors. Responsible for all retail customers within the US and Caribbean markets. Additionally, I lead companywide efforts to increase market ACV for Plant-Based cheese products in both branded and private label.

MASTERS GALLERY FOODS, INC. TAMPA, FL (2015-2020)

Director of Retail Sales

Developing and implanting sales and marketing programs for grocery, restaurant, and distributor partners. Offering private label cheese programs, I was tasked with developing and implementing strategies to improve market position, unseat the competition and building relationships with corporate buyers. Responsible for strategic sales planning and execution of \$150M sales territory, including Publix, Albertsons Companies, Weis, Sheetz, Cumberland Farms, Smokey Bones, GFI, Caribbean markets, and other local distributors.

- Same to same business volume grew an average of +7% since 2015
- Achieved dollar goals 5 years in a row, (2015-2020)
- Awarded "MVP" award from Albertsons for the best Private Label partner, 2019
- Caribbean business increased over 11% from 2015 to 2018

LIDESTRI FOODS AND BEVERAGE, INC., TAMPA, FL (2012 - 2015)

Regional Sales Manager

Develop and implement winning sales and marketing strategies within assigned classes of trade for branded and private brand pasta sauce, salsa, and dips. Working directly and with broker relationships; I managed existing business while also looking for incremental opportunities nationally and in the southeastern market. Customers included Publix, Southeastern Grocers, Delhaize Group, Kroger, DeCA, NEXCOM, Dollar Tree and Family Dollar. I also managed 100% of our export business to Asia, Europe, and the Middle East.

- Same to same business increased 9% in 2012
- Managed the California market where both Southern and Northern Independent Grocery markets were up over 10% in 2013
- Led the company in 2014 for highest % increase in both dollars and cases for branded pasta sauce.

INVENTURE FOODS, INC. Tampa, FL (2010 - 2012)

Southeast Regional Sales Manager

Collaborate with brokers, and distributors to effectively manage the southeast region for an indulgent and natural snack line for supermarket chains Publix, Winn Dixie, Delhaize Group, HEB and Kroger. Additionally, I managed our business nationally for Military and specialty market accounts including AAFES, DECA, NEXOM, Home Depot, Best Buy, Auto Zone and Staples. Led initiatives to increase distribution points, boost sales and grow ACV.

- Southeast - Grew Boulder Canyon +18% ACV, 52 weeks ending 12/2012 IRI
- Texas - Increased sales of Bob's Texas Style Kettle chips 58% in 2011
- Nationally - Specialty Market accounts achieved growth of +27% in 2011
- Nationally - Military accounts grew +39% in 2010 and +13% in 2011

SNYDER'S OF HANOVER, GA & FL (2007 – 2010)

Account Executive

Championed management of the Publix Supermarket account in Florida and Georgia. Oversaw a \$55M budget while working on ongoing marketing plans, promotional preparedness, and relationship development with Directors of Merchandising, Regional Directors and District Managers within Lakeland and Jacksonville Divisions.

- Consecutive years of double-digit dollar sales growth (+12% in 2008 and +15% in 2009)
- Implemented check lane program with Publix Jacksonville Division resulting in an incident increase of 62% during this promotional period. Resulted in low cost but high yield promotion.

COCA COLA ENTERPRISES, (1997 – 2007)

Home Market Sales Manager, Orlando, FL

Led responsibility for largest department in the Southeast Business Unit with 98 team members. Oversaw staff leadership areas and ongoing employee development. Conducted business reviews with Publix and Winn Dixie District Managers and Regional Directors ensuring ongoing improvement and that goals/objectives were met or exceeded.

- 2005 & 2006 - Delivered +5% over \$9M revenue quota by engaging customers and strategic partners in back-to-back years.
- 2004 - Delivered +8% over \$4M revenue quota in first year with 0.45% employee turnover.
- 2002 - Led the Florida Market Unit in dollar growth versus budget, +18%, (Presidents Club)
- 2001 - Led the Florida Market Unit in case growth versus budget, +9% and 3rd in dollar growth versus budget, +11%

PRIOR EXPERIENCE - COCA COLA ENTERPRISES, Brevard, Maitland, Orlando and Brooksville, FL
Cold Drink Sales Manager (President Club 2002), Key Account Manager, Business Development District Sales Manager, Combo Account Manager (Presidents Club, 1999), and Merchandiser.

MILITARY EXPERIENCE

05/Commander - US Navy Reserve, 1998 to Present. Mustang DCO Logistics Officer

Current orders – Commanding Officer, DLA-LAT, Columbus Ohio

Navy Supply Corps Officer involves both team leadership and business management. Whether part of the Logistics Team or as the Department Head, if the fleet needs it, I find it and work out the logistics to have it delivered. Other executive duties include financial management, assessing supply and demand, inventory practices, evaluating the proposals of potential suppliers and contract management review/enforcement.

Direct Commission Officer School (U.S. Navy, Pensacola FL, 2006) – 2 weeks

Department Head Leadership Course (U.S. Navy, Dam Neck VA, 2006) – 5 days

Basic Qualification Course BQC-NR (U.S. Navy, Athens GA, 2008) – 13 months

Navy Reserve Unit Management Course – (U.S. Navy, Norfolk VA, 2013) – 5 days

Senior Leadership Course (U.S. Navy, Norfolk VA, 2018) – 3 days

Expeditionary Cargo Operations Course (U.S. Navy, Williamsburg, VA 2020) – 2 weeks

EDUCATION • TECHNICAL PROFICIENCIES

Bachelor of Business Administration: Marketing

American Intercontinental University – 2006

Defense Acquisition University: Various DAWIA courses (CON100, CON110, CON112, CON237, CLG058 & AQC101) 2008 - 2010

Microsoft Office ~ IRI ~ Nielsen ~ AS/400 ~ Margin Minder ~ ADP ~ Tableau



United States Navy Biography

COMMANDER BRIAN P. SAILER **Commanding Officer, Defense Logistics Agency, Land & Maritime**

Commander Sailer, a native of Orlando, Florida, earned a Bachelor of Business Administration degree from American Intercontinental University in Fort Lauderdale, Florida.

He affiliated with the Navy Reserve (NR) through the Advanced Paygrade (APG) program as a Storekeeper Third Class and attended APG boot camp at Recruit Training Command, New Orleans, Louisiana in 1998. In September 2006, he was commissioned as an Ensign through the Direct Commission Officer (DCO) program and earned the designation as a Supply Corps Officer upon completion of the Basic Qualification Course-NR. He received the BQC-NR CO 63 leadership award as selected by his peers.



LCDR Sailer's Junior Officer assignments include Executive Officer for NR FISC BAH DET A, Tampa, Florida for two years until recalled to active duty. Forward deployed to Kuwait, he served as N4 Department Head for MSRON1 as part of Combined Task Group 56.5 in support of Operation Iraqi Freedom. Upon demobilization, he reported to NR FISC SIG HQ in Orlando, Florida as Manpower & Training Officer. After the NAVSUP reorganization, he became Executive Officer for NR FLC SIG DET A in Tampa, Florida. Subsequently, he served as Staff Operations Officer for NR COMUSNAVSO/C4F in Mayport, Florida. Lastly, he serviced at the Administration Officer and Head Quarter Company Commander for NCHB 11 in Jacksonville, FL.

LCDR Sailer's APPLY leadership assignments include Officer In Charge for NR FLC Sigonella DET C in San Antonio, Texas from 2012 to 2014, Commanding Officer for NR NAVAIRTERM Norfolk DET 207 in Raleigh, North Carolina from 2015 to 2017 and Officer In Charge for NR FLC Jacksonville DET A in Orlando, Florida from 2017 to 2019.

His personal decorations include the Navy Commendation Medal (five awards), Navy Achievement Medal (five awards), and the Coast Guard Achievement Medal with Operational O. He is a qualified Navy Expeditionary Supply Corps Officer (NESCO).

In his civilian career, he has over 25 years of experience in the Consumer Products Goods industry working for Florida Coca-Cola, Snyder's of Hanover, and LiDestri Foods. He is currently Director of Retail Sales for Masters Gallery Foods, a private label cheese manufacturer, managing a sales territory of \$130M and over 55M pounds of cheese to customers around the US and Caribbean markets.

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Pamelyn Eichelberger, SPHR, CSM

[linkedin.com/in/pamelyneichelberger](https://www.linkedin.com/in/pamelyneichelberger)
pamelyn.eichelberger@gmail.com

PROFILE

Progressive HR influencer, partnering with C-suite to drive performance, profitability and employee engagement from startups to corporate environments.

Expertise in building inclusive, innovative and collaborative cultures by focusing on the value of the employee experience.

Strong financial and business acumen across multiple industries, with expertise in agile methodologies.

Passionate about driving business transformation through people development and operational planning and optimization.

Global experience in high impact leadership development, executive coaching and talent management.

Skilled at aligning and integrating HR functions and initiatives within organizational strategy.

PROFESSIONAL EXPERIENCE

Nielsen

VP, Global People Strategy

January 2022 – present

Global Head of Talent Strategy for the CTO and CDO; acting as trusted advisor to the Chief Technology Officer, Chief Data Officer and their leadership teams. Lead a global HR team creating and guiding people and culture strategy to align with business priorities, enabling the development of best-in-class solutions to scale in complex organizations with quickly shifting priorities and key deliverables.

- Designed and led a complex reorganization of the CTO, aligning structure to strategy, reducing complexity and creating agile teams, enabling innovation and allowing for greater focus on core workstreams and deliverables. These changes drove a 10% reduction in attrition and 18% reduction in staff augmentation.
- Identified critical gaps in compensation practices and partnered with Compensation and Recruiting COE's to develop a comprehensive compensation strategy and staffing plan, which led to significant improvements in time to fill, offer acceptance rates, retention, and engagement.
- Led multiple projects focused on automating manual processes and streamlining/simplifying complex processes, with a constant focus on building manager capabilities and enabling a culture of innovation.

Unity Technologies

Global Sr. HR Business Partner

May 2020 – January 2022

Global HR leader for multiple business verticals including AI, Machine Learning, Research & Development and Security. Created and drove seamless execution of people strategy and initiatives in partnership with senior leadership and key stakeholders. Guided business leaders and HRBP team through cyclical processes, ensuring transparency, consistency and alignment with business priorities as well as Unity's values. Provided expertise, reinforced leadership competencies via coaching, and influenced outcomes using a data and metrics driven mindset in order to provide HR partnership that is strategic and solution focused.

- Developed comprehensive engagement survey action plans to improve organizational strengths, build on manager capabilities and create an environment of inclusion and innovation.
- Identified misalignment in compensation ranges and partnered with Compensation and Recruiting COE's to identify issues and recommend adjusted salary ranges, based on updated job descriptions and market data, resulting in a significant improvement in offer acceptance rates.
- Led multiple initiatives focused on building a culture based on our core values of trust, respect and opportunity.

Raymond James

Director, HR Business Partner Group

September 2019 – May 2020

HR leader and trusted advisor for the technology organization, establishing relationships with senior leadership and key stakeholders in order to provide timely guidance and counsel, while demonstrating an extensive understanding of the business. Developed and executed human capital strategy in alignment with enterprise and function goals; management and development of an HR team supporting over 3000 employees globally; while fostering an agile data and metrics driven mindset in order to provide best-in-class, solution-focused HR support.

Citibank

VP, Chief of Staff

January 2018 – June 2019

Led global human capital and engineering operations for the CitiCloud organization, enabling leadership to seamlessly execute technology strategies and initiatives as defined by the Chief Technology Office (CTO) and Citi Architecture & Technology Engineering (CATE) organizations. Key responsibilities included global resource and program management, vendor relationship management, development and execution of location strategy, management reporting analysis, as well as risk and control oversight. Championed adoption of Jira and worked with engineering teams to ensure a seamless transition to Agile project management.

Citibank

VP, HR Professional Services Lead

September 2013 – January 2018

HR partner and trusted advisor to multiple client groups. Worked closely with global business heads, regional partners, and HR Centers Of Excellence to drive organizational business strategy and deliver results by providing human capital solutions through initiatives such as: Employee Engagement & Satisfaction, Relocation Strategy, Reductions in Force, Talent Assessments & Succession Planning, Compensation Planning, Employee Development, and Performance Management. Planned, executed, and led multiple HR transformation projects requiring cross organizational analysis; building key partnerships to improve processes impacting multiple organizational units globally.

Veredus

IT Staffing firm with 2500 employees nationally

HR Director

July 2012 – March 2013

Technology Transfer Services

Technical training firm with 750 employees nationally

HR Director

December 2010 – July 2012

CIBER, Inc.

IT Consultancy with 4000+ employees globally

Director of HR Operations

April 2005 – December 2010

EDUCATION

EMBA Candidate, Quantic School of Business & Technology

Washington D.C.

Bachelor of Arts, Tufts University

Medford, MA

Diversity, Equity & Inclusion in the Workplace Certification, USF MUMA College of Business

Tampa, FL

PROFESSIONAL DEVELOPMENT HIGHLIGHTS

Leadership Coaching | Change Management | HR Transformation | Talent Strategy
SPHR Certification | Agile Scrum Master | Organizational Design

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SUSAN NAJAR

luxurytampahomes@gmail.com

I feel I would be an asset and provide a positive contribution to the team on the CDD board, with the use of my connections, team building and negotiation skills.

Professional Summary

Ambitious Realtor offering excellent interpersonal communication, relationship management, customer service and presentation skills. Dedicated sales professional capable of exceeding sales goals, retaining customers and maintaining a strong reputation for customer satisfaction. Use my strong attention to detail to build relationships and influence decision making based on buyers specific home needs. Strong negotiation skills has been exemplified with \$20million in sales per year for the last 2 years. Build consumer confidence in product value, community vision so buyers are aware of the best choice community for their new home. Facilitate positive experiences through high-quality customer care, problem solving and prompt resolution of complaints and issues.

Awards based on Customer Reviews

Connerton Agent of the Year 2022

Top 5 Realtor - Pasco County 2022

Nominated for Top Agent in Connerton 2023

Skills

- Highly motivated, hard working , dedicated to achieving success
- Proven negotiating and closing skills
- Work well independently and as a Team player
- Detail oriented, strong organizational and negotiating skills
- Excellent listening, communication and customer service skills
- Effective use of social media for Marketing Listings and promotions
- Admin for Connerton Residents community Facebook page 1200 +members
- Committed to act with dignity and integrity

Licensed Realtor

Charles Rutenberg Realty 08/2013-02/2015 & 09/2015 ~present – Clearwater, FL

Deliver positive, effective sales presentations.

Communicate with clients to understand property needs and preferences.

Develop and maintain a list of properties suited to different needs and budgets

Negotiate. facilitate and manage real estate transactions.

Advertise client properties on websites, through social media and in print.

Prepare and present Comparative Market Analysis

Maintain connections with clients to encourage repeat business and referrals

New Home Sales Consultant 2015

Homes By WestBay LLC. – Riverview, FL

Effectively communicated The Homes By WestBay value, product lines, available structural options, purchase process, design center tours,

Using my strong listening skills I was able to effectively determine clients property needs and preferences.

Deliver positive, effective sales presentations.

Met all monthly and quarterly sales goals. Successfully converted prospects to closed sales, contributed to the

sale of 14 homes

Guided clients from beginning to end of the home buying and building process

Maintain a relationship with Realtor partners and host education events and tours

Responsible for selling the lifestyle of the product line and the community

Develop and maintain a positive rapport with prospective clients, realtors and team members.

Model Minder - Connerton 2013 to 2015

Taylor Morrison Home Corp / Homes By West Bay – Land O' Lakes, FL

Present floor plans, community information and base pricing brochures to prospective homebuyers.

Be available as needed on Sales Consultants days off for both builders.

Customer Service Sales Representative 03/2000 to 05/2004

Flakeboard Co Ltd – Markham, Ontario, Canada

Provide fast efficient customer service.

Taking work orders and ensuring Mills capabilities for rush shipments and production and maintaining expectations of all my accounts. Major accounts include: Canac Kitchens, Merillat Kitchens and Kitchen Kraft.

Improved operational efficiencies while managing work order requests, new purchase orders and pricing needs.

Coordinated dispatching of Rail & Truck drivers to accomplish daily delivery requirements.

Education

Bob Hogue School of Real Estate - Tampa, FL

Real Estate License 2013

Real Estate License SL3272394

Ryerson University - Toronto, Ontario Canada

Human Resources And Adult Education Courses

Organizational Behavior, HR Management, Interpersonal Skills

York University - Toronto, Ontario Canada

Bachelors of English Literature

Professional Affiliations

Member of National Association of Realtors, 2013 to present

Member of Greater Tampa Association of Realtors 2013 to present

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From: Sandton Realty <sandtonrealty@yahoo.com>
Sent: Tuesday, July 27, 2021 1:00 PM
To: Matthew E. Huber <MHuber@rizzetta.com>
Cc: Stacey Gillis <SGillis@rizzetta.com>
Subject: I would like to serve in the Connerton Board - if the position is still available

Dear Mr. Huber,

My name is Mr. John Ngerem and I own 21334 Wistful Year Drive Land O Lakes, FL 34637 since November 2017 with my wife Beta. We are blessed with three kids John 111, Olivia and Brianna.

I graduated from University of South Florida and I have been in the Real Estate business since 2015. I currently run my own Brokerage as the Broker - Sandton Realty.

I hope my education and experience will be valuable assets to the Connerton Community.

Thank you,

John Ngerem, MBA, CPME, REOS

Broker/Owner

Sandton Realty

14502 North Dale Mabry Highway Suite 200

Tampa, Florida 33618

Web: www.sandtonrealty.com

Tab 14

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE CONNERTON WEST COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Connerton West Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. Bob Schleifer is elected Secretary.

Section 4. _____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Daryl Adams is elected Assistant Secretary.

Lynn Hayes is elected Assistant Secretary.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of December, 2022.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

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MINUTES OF MEETING

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

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, November 7, 2022 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Daniel Novak	Board Supervisor, Chairman
Chris Kawalec	Board Supervisor, Vice-Chairman
John Ngerem	Board Supervisor, Assistant Secretary
Tyson Krutsinger	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Jason Liggett	Landscape Specialist, Rizzetta & Company
Meredith Hammock	District Counsel, KE Law Group
Greg Woodcock	District Engineer, Cardno
Gail Huff	Ballenger Irrigation
Jason Marks	Aquatic Weed Control
Stan Zuercher	Maintenance Manager
Roy Harris	Brightview

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard audience comments regarding the bullet grass on Pond 29 and fishing on Pond 21.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. Property Maintenance Report

Mr. Zuercher presented his report to the Board.

The Board asked that Mr. Zuercher be added to call in list for towing.

B. Irrigation Report

Ms. Huff presented the irrigation report to the Board.

Mr. Kawalec asked how much the EP1 will cost. Ms. Huff will send this to Mr. Adams and he will forward this information to the Board.

It was mentioned that the water on the Southside of the parking lot is off. Mr. Woodcock asked that it not be touched.

C. Aquatics Report

Mr. Marks presented the aquatics report to the Board.

He mentioned that they have been having issues with the water levels and that Pond 43 has a spike rush. They will try a different treatment to see if they can get it under control.

Mr. Marks let the Board know that they will begin the planting project in the Springtime.

The Board requested that Mr. Marks be given the gate code.

D. Landscape Inspection Report

Mr. Liggett presented his report to the Board.

The Board held a lengthy discussion regarding Brightview and their lack of production hours and lack of crews on site. The Board agreed to have District Counsel send Brightview a letter putting them on notice in hopes they rectify this issue.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors authorized District Counsel to send Brightview a letter putting them on notice for the Connerton West Community Development District.

The Board considered two proposals for Swiss Chard Cutbacks. They approved the Clearcut proposal in the amount of \$2,500. They agreed that an inspection of the work must be performed before payment is made to Clearcut.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board of Supervisors approved the Clearcut Proposal for the Swiss Chard Cutback in the amount of \$2,500 with the expectation that an inspection of the work is performed before payment is made for the Connerton West Community Development District.

The Board considered a Brightview proposal for Slash Pine Tree Removal in the amount of \$3,600. After a brief discussion the Board agreed they would like other proposal and tabled this item.

The Board considered the quarterly annual rotation proposal in the amount of \$9,100.

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors approved the quarterly annual proposal in the amount of \$9,100 for the Connerton West Community Development District.

The Board considered several proposals for cleaning the walking path edge. After discussion, the Board approved the Yellowstone proposal in the amount of \$4,725.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board of Supervisors approved the Yellowstone proposal for cleaning the walking path edge in the amount of \$4,725 for the Connerton West Community Development District.

The Board would like Mr. Liggett to provide a running list of all landscaping proposals that have been received.

The Board would like Mr. Liggett to get with Mr. Toborg and provide enhancement proposals. Mr. Liggett will invite Mr. Toborg to the next meeting.

E. District Engineer Report

The Board reviewed the District Engineer report from Mr. Woodcock.

The Board held a lengthy discussion regarding the trail project and the amount of money the CDD has for this project. Ms. Hammock noted for the record that the CDD does not have the \$130,000 in escrow for this project, however, the Board was informed they do. Ms. Hammock and Mr. Woodcock will research this and provide an update to the Board.

Mr. Woodcock reviewed his Lagerfeld sidewalk report with the Board. There were no questions or comments at this time.

Mr. Woodcock reviewed the US41 Widening DOT Plans with the Board. The Board would like Mr. Woodcock to look at the plans for Pleasant Planes and provide an update at the next meeting.

Mr. Woodcock presented two proposals for playground mulch. After review, the Board approved the Rep Services proposal in the amount of \$15,768.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved the Rep Services proposal for playground mulch in the amount of \$15,768 for the Connerton West Community Development District.

Mr. Woodcock presented a proposal for stone wall repair in the amount of \$3,600.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with one opposed, the Board of Supervisors approved the stone wall repair proposal in the amount of \$3,600 for the Connerton West Community Development District.

F. District Counsel

Ms. Hammock gave her update on easement agreements. She confirmed that the gates were installed correctly for the residents that are police officers.

Ms. Hammock gave an update on the monument signs and informed the Board that the current vendor has terminated their contract. Mr. Woodcock reached out to Visual Enhancements to take over the monument sign project. Ms. Hammock will draft a new agreement.

G. District Manager Report

The Board received and reviewed the District Manager report.

Mr. Adams reminded the Board that the next meeting will be held on December 5, 2022, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

The Board would like the HOA to send an email blast to residents asking if anyone is interested in the open seat.

The Board would like Mr. Adams to reach out to Ms. Huff regarding irrigation issues and the constant leaking.

There was a brief discussion regarding the last two invoices from the Hog Trapper. The contract states the cost of services is \$800 but the last two invoices were \$1,000. The Board would like a credit of \$400. They would also like to put Jerry on notice for hog trapping. Mr. Adams will draft this letter.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors agreed to put Jerry on notice for hog trapping for the Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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FOURTH ORDER OF BUSINESS

**Ratification of First Amendment to
Agreement for Landscaping
Maintenance for 208 & 209**

On a motion from Mr. Krutsinger, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors ratified the First Amendment to Agreement for Landscaping Maintenance for 208 & 209 for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of First Amendment to
Agreement for Aquatic Maintenance
for 208 & 209**

On a motion from Mr. Krutsinger, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors ratified the First Amendment to Agreement for Aquatic Maintenance for 208 & 209 for the Connerton West Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Irrigation Maintenance
Agreement for 208 & 209**

On a motion from Mr. Krutsinger, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors ratified the Irrigation Maintenance Agreement for 208 & 209 for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Irrigation Pump Station
Maintenance Agreement for 208 & 209**

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors ratified the FY 2021-2022 Audit Engagement Letter for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of FY 2021-2022 Audit
Engagement Letter**

On a motion from Mr. Krutsinger, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors ratified the Irrigation Maintenance Agreement for 208 & 209 for the Connerton West Community Development District.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
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NINTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
October 3, 2022**

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on October 3, 2022.

On a motion from Mr. Kawalec, seconded by Mr. Novak, with all in favor, the Board approved the Minutes of the Boards' Supervisor meeting held on October 3, 2022, for the Connerton West Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
& September 2022**

The Board was presented with the Operation & Maintenance Expenditures for August 2022 in the amount of \$97,820.55 and September 2022 in the amount of \$111,283.79.

On a motion from Mr. Novak, seconded by Mr. Krutsinger, with all in favor, the Board ratified the Operation & Maintenance Expenditures for August and September 2022 for the Connerton West Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, the Board asked Mr. Adams to look into getting solar panels for the ponds to reduce the cost of the streetlights.

Mr. Kawalec asked that Lennar remove all marketing signs and flags with in 30 days.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Krutsinger, seconded by Mr. Kawalec, the Board approved to adjourn the meeting at 7:09 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

DRAFT

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CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

www.connertonwestcdd.org

Operation and Maintenance Expenditures

October 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2022 through October 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 135,091.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Recreational Concepts, LLC	100076	5605	Play Craft Systems 07/22	\$ 225.00
Ballenger & Company, Inc.	100064	222160	Irrigation Maintenance 09/22	\$ 10,565.00
Ballenger & Company, Inc.	100064	222174	Irrigation System Repair 09/22	\$ 760.00
Ballenger & Company, Inc.	100064	222178	Irrigation Repairs 09/22	\$ 250.00
Ballenger & Company, Inc.	100064	222181	Irrigation Repairs 09/22	\$ 250.00
Ballenger & Company, Inc.	100064	222190	Irrigation Repairs - Filter 09/22	\$ 1,250.00
BrightView Landscape Services, Inc.	100062	8059524	Landscape Maintenance 09/22	\$ 25,792.50
BrightView Landscape Services, Inc.	100065	8109201	Landscape Maintenance 10/22	\$ 25,792.50
BrightView Landscape Services, Inc.	100065	8118785	Hurricane Clean Up 09/22	\$ 1,800.00
Christopher Kawalec	100055	CK100322 415	Board of Supervisors 10/03/22	\$ 200.00
Daniel Novak	100056	DN100322 415	Board of Supervisors 10/03/22	\$ 200.00
David Bingham	100066	410	Removed green metal soccer goals from the playground in Verona. 09/22	\$ 60.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Doty & Sons Concrete Products, Inc.	100057	68898	Balance For Ping Pong/Tennis Table 08/22	\$ 3,492.00
Down and Dirty Pressure Washing	100054	111701	Pressure Washing - Deposit 09/22	\$ 4,176.00
Florida Department of Economic Opportunity	100077	86754	Special District Fee FY22/23	\$ 175.00
Giella Designs, LLC	100067	52219	50 % Deposit For Holiday Lighting 10/22	\$ 5,000.00
Innersync Studio, Ltd	100068	20768	Website & Compliance Services 10/22	\$ 384.38
Jeremy R. Cohen	100069	JC092122 415	Off Duty Patrols / Scheduler's Fee 09/22	\$ 350.00
Jerry Richardson	100078	1681	Monthly Hog Removal Service 10/22	\$ 1,000.00
John Ngerem	100058	JN100322 415	Board of Supervisors 10/03/22	\$ 200.00
KE Law Group, LLC	100070	4174	General/Monthly Legal Services 08/22	\$ 3,586.50
Kevin Eric Hamilton	100071	KH091322 415	Off Duty Patrols 09/13/22	\$ 200.00
LLS Tax Solutions, Inc.	100072	2782	Arbitrage Rebate Calculation S2018 08/07/22	\$ 500.00
Messer Caparello, P.A.	100073	492739	Legal Services-Easement Enforcement 08/22	\$ 740.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Mobile Mini, Inc.	100079	9015578953	Mobile Storage Rental Acct #10023746 11/22	\$ 244.47
Pasco County Utilities	100080	Pasco Water Summary - 415 09/22	Water Summary 09/22	\$ 255.70
Rizzetta & Company, Inc.	100053	INV0000071764	District Management Fees 10/22	\$ 6,820.03
Rizzetta & Company, Inc.	100052	INV0000071853	Personnel Reimbursement 09/30/2022	\$ 3,181.37
Rizzetta & Company, Inc.	100074	INV0000072068	Cell Phone - Auto Mileage & Travel 09/22	\$ 74.37
Rizzetta & Company, Inc.	100081	INV0000072118	Personnel Reimbursement 10/14/2022	\$ 4,159.96
Suncoast Pool Service, Inc.	100059	8585	Fountain Service 09/22 Acct #119853 Legal Advertising	\$ 250.00
Times Publishing Company	100060	0000243296 09/21/22	09/21/22	\$ 133.60
Tyson Krutsinger	100061	TK100322 415	Board of Supervisors 10/03/22	\$ 200.00
U.S. Bank	100075	6672070	Trustee Fees CDD 2018A 09/01/22- 08/31/23	\$ 4,310.00
Withlacoochee River Electric Cooperative, Inc.	100063	Electric Summary Bill - 415 09/22	Electric Summary Bill 09/22	\$ 28,513.20
Report Total				<u>\$ 135,091.58</u>