



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting April 3, 2023

**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
	Steve Wiers	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
	Roger Smith	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Meredith Hammock	Kilinski/Van Wyk
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

March 27, 2023

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, April 3, 2023 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. FL CLASS INVESTMENT OPTIONS**
- 4. STAFF REPORTS**
 - A. Review of March Aquatics Report.....Tab 1
 - B. Review of March Landscape Inspection Report.....Tab 2
 1. Landscape Response to Landscape Inspection Report
(under separate cover)
 2. Consideration of Draft Landscape RFP Package.....Tab 3
 - C. Review of March Irrigation Report.....Tab 4
 - D. Review of March Property Maintenance Report.....Tab 5
 - E. District Engineer
 1. Review of March District Engineer Report.....Tab 6
 2. Discussion of Replanting in Over-Cut Wetlands
 3. Discussion of Land Ownership – Rose Pointe
 - F. District Counsel
 1. Update on Trail Project
 2. Update on Easement Agreements
 3. Discussion of Leasing Agreement with Vendors
 - G. District Manager
 1. March District Manager Report & Review of Financials.....Tab 7
 2. Discussion of FY 2023-2024 Budget
- 5. BUSINESS ITEMS**
 - A. None
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 6, 2023.....Tab 8
 - B. Consideration of Operation and Maintenance Expenditures for February 2023.....Tab 9

7. **SUPERVISOR REQUESTS**
8. **ADJOURNEMENT**

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

Tab 1

☐ Soft Rush







☐ Naiad ☐ _____

☒ Pickerelweed

☐ Soft Rush ☐ _____







☐ Soft Rush







☒ Soft Rush







Beneficial Vegetation Notes:







Tab 2

CONNERTON WEST

LANDSCAPE INSPECTION REPORT



March 14, 2023
Rizzetta & Company
Jason Liggett– Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Entrance Connerton Boulevard

Summary, General Updates, Recent & Upcoming Maintenance Events

- ❖ Bermuda to receive an application of 24-0-11 w pre m in the month of march get scheduled. Has this been completed?
- ❖ Ornamentals to receive an application of 25-0-12 in the month of March please get this scheduled and provide dates. Has this been completed?

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. During mowing services make sure we are doing a hard edge. During my inspection mowing was complete but no hard edge was done at the entrance on Connerton Blvd.(pic 1)



2. On the inbound side of the Connerton Blvd entrance in the plant container lift the oak trees that are below 10 feet.

3. **During my inspection we still had Crape Myrtles through the district that no pruning was done. This was brought to BrightView's attention last month. Please drive the property and make sure these are all completed.**

4. **Brightview to provide pricing to repair hog damaged turf areas throughout the district.**

5. Remove the vines growing in the saw palmettos on the outbound side of Connerton Blvd just passed the maintenance annex. Remove any of the dead from this group of Palmettos.

6. Remove the dead from the coontie palms on the outbound side of Connerton Blvd past the maintenance annex before you get to the main entrance to on Connerton Blvd.

7. Perform pocket pruning on the Schilling Hollies throughout the district removing the dead areas to try to promote growth into the plant.

8. **Treat the crack and crevice weeds on Connerton Blvd in the road gutters.**

9. **Remove the moss from the cypress trees in the first pond past the Arbors entrance on Connerton Blvd.**

10. Revisit the lifting of oak trees on Connerton Blvd these should be lifted to 15 feet I noticed between the Arbors entrance and the first round about we have trees that are very low.

11. Cutback the fountain grass at the first round about on Connerton Blvd.

12. Treat the crackweeds around the same traffic-



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

circle.

13. Cutback the Fakahathcee grass in the center of the first island on Connerton Blvd. Remove the dead from the flax lilies as well.
14. Please provide an update to the weeds on the wall at the underpass? Is this something BrightView can take care of?
15. Prune the crape myrtles along the brick fence on Connerton Blvd just pass Shady Pavilion Drive.
16. Eradicate the bed weeds in the same beds that the Crape myrtles are in above.
17. Remove the tall weeds coming up in the Parsoni Juniper at the back entrance to Gardenia Glen on Connerton Blvd.
18. Clean out the dead in the African Iris and remove the tall weeds from the blue daze in the center islands on Connerton Blvd before you get to the willow vista entrance.
19. In the center island on Connerton blvd before willow vista make sure tree rings are being soft edged and grass is not allowed to take over the rings.
20. Replace under warranty the yellow lantana in the last bed in the center island on Connerton Blvd before the willow vista entrance. This will be the second time that BrightView will be replacing this material.
21. Eradicate the bed weeds along the brown vinyl fence on the south side of Connerton Blvd before the willow vista entrance currently we are losing the beds.
22. Trim the Hollie trees on the outbound side of Flourish Ave at the Willow vista entrance on Connerton Blvd.
23. Continue to work on the Saint Augustine next to the home in the common area at Flourish Drive and Shady Side Lane.
24. Provide the district a price to Aerate the Saint Augustine in the main park at willow vista as a test area.
25. Make sure that we are on the weekly mowing schedule in the months of March through November.
26. During mowing visits around ponds make sure crews have any bait to shake on the mounds around the ponds.
27. Treat the turf weeds in the common area on Pleasant Woods Drive.
28. Treat the turf weeds in the Saint Augustine at the entrance to Willow Vista at Blue Mist Parkway.
29. Eradicate the bed weeds throughout the main entrance to Willow vista on Blue Mist Pakrway.
30. Push back the overgrowth in the common area on Wonderment Way and southern charm drive.
31. Lift the oak trees in the dog park at Storybook park. These need to be at 10 feet.
32. Treat the torpedo and goose grass growing in the soccer field at the Storybook Park.
33. Treat the crack weeds in the common area tracts of Butterfly kiss drive.
34. Remove the moss from the oak trees in the wistful yearn parks.
35. During my visit I did notice the crape myrtles were cutback however this cutback was to aggressive. Please get with the crews and address.(Pic 35)



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

35



45. Clean up the beds on Flourish drive before sagewood. Eradicate the bed weeds and recreate the bed lines.(Pic 45)



36. Treat the turf weeds at the Jasmine abbey Bermuda park.

37. Perform a rejuvenation prune on the Ornamental grass at the Portola garden main entrance along the brick fence.

38. Remove the tall weeds growing in the Parsoni Juniper in the front of the passive porch entrance on Pleasant Plains parkway.

39. Eradicate the bed weeds at the Lagerfield drive entrance on Pleasant plains parkway.

40. Perform a trimming to the top of the Flax Lilies at the main entrance monument sign on Pleasant Plains Parkway mostly to the seedpods.

41. Perform a cutback to the firebush at the Lagerfield and wester land drive berm bed.

42. Remove the pine tree limb that has fallen on the inbound side of the Arbor Green entrance off Pleasant Plains parkway.

43. Remove the moss from the trees around the lake on the inbound side of the entrance to the arbors on pleasant plains parkway.

44. Treat the ant mounds and rake down the mounds once eradicated at the arbors entrance on Connerton Blvd.



Rizzetta & Company
Professionals in Community Management

Tab 3

PROJECT MANUAL
FOR
LANDSCAPE MAINTENANCE SERVICES
CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

Rizzetta & Company, Inc.
12750 Citrus Park Lane
Tampa, Florida 33625

April 2023

TABLE OF CONTENTS

1.	Request for Proposals	3
2.	Instructions to Proposers	5
3.	Proposer Qualification Statement	9
4.	Evaluation Criteria	18
5.	Form of Landscape Maintenance Services Agreement	22
	Exhibit A, Scope of Services	33
	Exhibit B, Bid Proposal Form(s)	45
6.	Form of Daily Work Journal	66
7.	Form of Pest Management Report	67
8.	Maintenance Map(s)	68

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape Maintenance Services for
Connerton West CDD
Pasco County, Florida

Connerton West Community Development District (the “District”) hereby requests proposals to provide services relating to the exterior landscaping maintenance for Connerton West Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, April 20, 2023, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 5844 Old Pasco Rd Suite 100, Wesley Chapel, FL 33544, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District’s consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. Jason Liggett can be reached by email at jliggett@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Wednesday, April 26, 2023, at 2:00 p.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Rd Suite 100, Wesley Chapel, FL 33544. Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until Friday, April 21, 2023, at 12:00 p.m.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Connerton West CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for three (3) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on Monday, June 5th, 2023, at 4:00 p.m. at the Connerton West Clubhouse, 21100 Fountain Garden Way, Land O’ Lakes, Florida 34638 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Jason Liggett at jliggett@rizzetta.com, no later than Wednesday, May 3, 2023, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), May 5, 2023.

Firms desiring to provide services for this project must submit one (1) original, seven (7) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 11:00 a.m. (EST) on May 16th, 2023, at 11:00am at the office of Rizzetta and Company, Inc., 5844 Old Pasco Rd Suite 100, Wesley Chapel, FL 33544, Attention: Jason Liggett. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date

stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Connerton West Community Development District

Matt Huber, District Manager mhuber@rizzetta.com

Run Date:

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

Landscape Maintenance Services Pasco County, Florida

Instructions to Proposers

SECTION 1. DUE DATE. Sealed proposals must be received no later than Tuesday, May 16, 2023, at 11:00 a.m. (EST) at the Offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Rd Suite 100, Wesley Chapel, FL 33544, Attention: Jason Liggett. Proposals will be publicly opened at that time.

SECTION 2. SIGNATURE ON PROPOSAL. The proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.

SECTION 3. FAMILIARITY WITH THE PROJECT. Before submitting a proposal, the Proposer shall carefully examine the drawings, read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the Proposer that the Proposer is familiar with the project.

SECTION 4. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

SECTION 6. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Jason Liggett at jliggett@rizzetta.com. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties recorded as having received the Project Manual. Questions received after 4:00 p.m., (EST) Wednesday, May 03, 2023, will not be answered. Answers to all questions will be provided to all proposers by e-mail by 5:00 p.m., (EST) Friday, May 05, 2023. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

SECTION 8. SUBMISSION OF PROPOSAL. Submit one (1) original, seven (7) hard copies and one (1) digital copy, in the form of a flash drive or CD, of the proposal forms, along with other

requested attachments, at the time and place indicated herein, which shall be enclosed in one opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO REQUEST FOR PROPOSALS (Connerton West Community Development District – Landscape Maintenance) ENCLOSED” on the face of it.

SECTION 9. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 10. PROJECT MANUAL. The Project Manual will be available beginning Monday, April 20, 2023, at 12:00 p.m. (EST) from the Offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Rd Suite 100, Wesley Chapel, FL 33544. The cost for the Project Manual Disk is **\$100.00**; please make checks payable to Rizzetta & Company, Inc. **NO CASH OR CC ACCEPTED.**

SECTION 11. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each Proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

SECTION 12. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 13. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute the Contract in substantially the form included in the Project Manual.

SECTION 14. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company’s ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 15. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor’s negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

SECTION 16. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 17. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Project Manual:

- A. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- B. Completed price proposal (forms attached).
- C. List position or title, corporate responsibilities and years' experience of key management or supervisory personnel (forms attached as part of Contractor's Qualification Statement). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level. Include a staffing plan depicting quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property.
- E. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. Information related to other projects of similar size and scope which Proposer has provided or is currently providing landscape maintenance services (forms attached as part of Contractor's Qualification Statement).
- G. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- H. Completed copies of all other forms included within the Project Manual.

SECTION 18. PROTESTS. Any protest regarding the Project Manual, including specifications or other requirements contained in the Request for Proposal, must be filed in writing, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents at the offices of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, Attention: Matt Huber. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 19. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheet, contained within the Project Manual.

1. Proposer: _____

[Company Name] /_/_ A Partnership
 /_/_ A Corporation
 /_/_ A Subsidiary Corporation
2. Parent Company Name: _____
3. Parent Company Address:

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____
4. Proposer Company Address (if different):

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____
5. List the location of the office from which the proposer would provide services to Connerton West CDD.

Street Address _____

City _____ State _____ Zip Code _____

Telephone _____ Fax No. _____

1st Contract Name _____ Title _____

6. Is the Proposer incorporated in the State of Florida? Yes () No ()

6.1 If yes, provide the following:

- Is the Company in good standing with the Florida Department of State, Division of Corporations? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

- The State with whom the Proposer's company is incorporated? _____
- Is the company in good standing with the State? Yes () No ()

If no, please explain _____

- Date incorporated _____ Charter No. _____

- Is the Proposer's company authorized to do business in the State of Florida? Yes () No ()

6.3 If Proposer is not incorporated, please identify the type of business entity (i.e.: Limited Liability Company, Partnership, etc.) and the number of years Proposer has been in the business of providing landscape services.

7. Has the Proposer's company provided services for a community development district or similar community previously? Yes () No ()

7.1 If yes, provide the following:

- Number of contracts Proposer has executed with community development districts and/or similar communities during the past five (5) years and the names of the entities as well as the length of the contract and whether each such community is still a current client.

8. List the Proposer's total annual dollar value of comparable contracts for each of the last three (3) years starting with the latest year and ending with the most current year (18)_____, (19) _____, (20) _____.

9. What are the Proposer's current insurance limits?

General Liability	\$ _____
Automobile Liability	\$ _____
Umbrella Coverage	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

10. Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts in any state(s)? Yes () No () If so, state the name(s) of the company (ies) _____

The state(s) where barred or suspended _____
State the period(s) of debarment or suspension _____

11. Has the Proposer ever failed to fulfill its obligations under any contract awarded to it? Yes () No () If so, where and why? _____

12. Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to fulfill job duties or otherwise complete a contract? Yes () No () If so, state name of individual, other organization and reason therefore.

13. List any and all litigation to which the Proposer, any personnel to work at Connerton West CDD, any officer and/or employee of the Proposer has been a party in the last five (5) years. _____

14. Has the Proposer or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No () If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

15. List five (5) current clients including contact persons and telephone numbers as well as their contract value and length of service: _____

16. List three (3) jobs (including company, contact person, and telephone number) lost in the previous twelve (12) months and the reason(s) why: _____

-
17. Attach current financial statements, prepared within the last one hundred eighty (180) days, showing current financial resources, liabilities, capital equipment and historical financial performance for the past one year.
 18. Attach any certifications or documentation regarding educational experience of key personnel that would assist the District(s) in evaluating the quality and experience of such personnel.
 19. Key Personnel: Describe any experience of the principal individuals (Foremen, Superintendents, etc.) who are responsible for the actual landscape maintenance work of your organization and who will be assigned to this contract if awarded to contractor.

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

Name	Position
------	----------

Type of Work	Yrs. Exp.	Yrs. With Firm
--------------	-----------	----------------

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Connerton West CDD or their authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the Connerton West CDD should consider the Proposer for

bidding on the landscape services request for proposals, including such matters as the Proposer’s ability, standing, integrity, quality of performance, efficiency and general reputation.

Name of Proposer

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 20__.

(Corporate Seal)

Sworn to before me this _____ day of _____, 20__.

(Seal)

Notary Public/Expiration Date

CORPORATE OFFICERS

Company Name _____ Date _____

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT FOR INDIVIDUAL

State of _____ ss:

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and will be considered such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

(Proposer must also sign here)

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR PARTNERSHIP

State of _____ ss:

County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and such action on the part of the Proposer will be considered to constitute good cause for rejecting Proposer's proposal.

(Signature of a General Partner is Required)

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

AFFIDAVIT FOR CORPORATION

State of _____ ss:

County of _____

(title) _____ of the _

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning the qualification statement and corporate officers are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and such action on the part of the Proposer will be considered good cause for rejection of Proposer's proposal.

(Officer must also sign here)

CORPORATE SEAL

Sworn to before me this _____ day of _____, 20__.

Notary Public/Expiration Date:

(SEAL)

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSAL
LANDSCAPE MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel

(20 Points Possible) (____ Points Awarded)

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

Proposed Staffing Levels

Landscape Maintenance staff will include; _____ laborers, _____ Supervisors, and _____ Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)

Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

2. **Experience**

(20 Points Possible) (____ Points Awarded)

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.)

1. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

2. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Experience cont.

Duration of Contract: START DATE: _____ END DATE: _____

3. Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

4. Project Name/Location: _____
Contact: _____ Contact Phone: _____
Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

5. Project Name/Location: _____
Contact: _____ Contact Phone: _____
Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Detailed Scope of Services for Project: _____

Duration of Contract: START DATE: _____ END DATE: _____

3. **Understanding Scope of RFP** (10 Points Possible) (____ Points Awarded)

Does the proposal demonstrate an understanding of the District's needs for the services requested?
Does it provide all information as requested by the District including product specifications, pricing,

scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

Demonstration of financial resources and stability as a business entity necessary to implement and execute the services required as discussed in Landscape Maintenance Agreement. At a minimum, Proposer must include proof of ability to provide insurance coverage as required by the District as well as “Compiled” Financial Statements current to within twelve (12) months.

5. Price (30 Points Possible) (____ Points Awarded)

A full thirty-five (30) points will be awarded to the Proposer submitting the lowest bid for Parts 1 - 3 (the Contract Amount). AN AVERAGE OF ALL THREE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST AND SECOND ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer’s bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor “A” turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 30 points. Contractor “B” turns in a bid of \$265,000. Bid “A” is divided by Bid “B” then multiplied by the number of points possible (30). $(210,000/265,000) \times 30 = 23.77$. Therefore, Contractor “B” will receive 23.77 of 30 possible points. Contractor “C” turns in a bid of \$425,000. Bid “A” is divided by Bid “C” then multiplied by the number of points possible (30). $(210,000/425,000) \times 30 = 14.82$. Therefore, Contractor “C” will receive 14.82 of 30 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor’s field measurements) provided in Parts 1,2,3,4 & 5.

Proposer’s Total Score (100 Points Possible) (____ Points Awarded)

**LANDSCAPE MAINTENANCE AGREEMENT BY AND BETWEEN
CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AND**

THIS AGREEMENT (“Agreement”) is made and entered into this 1st day of May 2023, by and between:

Connerton West Community Development District, a special-purpose unit of local government established and existing pursuant to Chapter 190, Florida Statutes and the laws of the State of Florida (the “District”); and

_____, a _____, whose address is _____ (the “Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of the Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District desires to retain an independent contractor to provide landscape maintenance services for lands within the District as further identified in this Agreement; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape maintenance contractor and has agreed to provide to the District those services as further described in **Exhibit A**, the Scope of Services attached hereto, and incorporated herein (“Landscape Maintenance Services”); and

WHEREAS, the District finds that entering into this Agreement with Contractor to provide landscape maintenance services is in the best interest of the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

- A.** The District desires that the Contractor provide professional landscape maintenance services within presently accepted standards. Upon all parties executing this Agreement, the Contractor shall provide the District with the specific services as set forth in this Agreement.
- B.** While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.

- C. The Contractor shall provide the specific professional services as shown in Paragraph 3 of this Agreement.
- D. If Contractor uses subcontractors to provide the services identified in this Agreement, the Contractor shall notify the District in writing five (5) days prior to the subcontractor's commencement of such services.

3. SCOPE OF LANDSCAPE MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in the Agreement attached hereto as **Exhibit A**. Contractor agrees to provide such services for those areas identified in the Service Area Map attached hereto as **Exhibit B**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
 - (1) The District hereby designates the District Manager and the Field Services Manager to act as its representative.
 - (2) The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Field Inspection Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time,

the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than ten (10) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

- D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.
- E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- F. Contractor shall be obligated to ensure that all trees, plants or other vegetation that are located near any roadways and being maintained in accordance with this Agreement comply with all local, State and Federal line-of-sight requirements.

5. COMPENSATION; TERM.

- A. The District agrees to pay Contractor for the Contract Work, a not to exceed sum of XXXXXXXXXXXX Dollars and XX/100 Cents (\$XXX,XXX.XX) for the initial term, XXXXXXXXXXXX Dollars and XX/100 Cents (\$XXX,XXX.XX) for the first annual renewal, XXXXXXXXXXXX Dollars and XX/100 Cents (\$XXX,XXX.XX) for the second annual renewal and XXXXXXXXXXXX Dollars and XX/100 Cents (\$XXX,XXX.XX) for the third annual renewal to include Parts 1 through 3 of the Scope of Services as detailed in Exhibit "B", payable in monthly installments as detailed below unless terminated earlier as provided in this Contract. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices. As compensation for the work, the District agrees to pay Contractor \$XXX,XXX.XX per month during the Initial Term, \$XXX,XXX.XX per month during the First Annual Renewal, \$XXX,XXX.XX per month during the Second Annual Renewal and \$XXX,XXX.XX per month during the Third Annual Renewal. Such compensation covers only the items specified in Part 1 of the Contractor's Bid Form. Additionally, for the services specified in Parts 2, 3, 4 & 5 of the Contractor's Bid Form attached as Exhibit "C", the District agrees

to pay Contractor using the pricing specified in the Contractor's Bid Form in the month after the services were performed and after required documentations (if any) have been provided. Up to a maximum of XXXXXXXXXXXX Dollars and XX/100 Cents (\$XXX,XXX.XX), XXXXXXXXXXXX Dollars and XX/100 Cents (\$XXX,XXX.XX), XXXXXXXXXXXX Dollars and XX/100 Cents (\$XXX,XXX.XX) and XXXXXXXXXXXX Dollars and XX/100 Cents (\$XXX,XXX.XX) for the Initial contract term, first annual renewal, second annual renewal and third annual renewal, respectively, shall be paid if all mulch top-dressings (Part 4) are performed and awarded to Contractor as well as four 3-month annual flower rotations (Part 5) are performed and awarded to Contractor. Contractor shall not perform mulching or annual installation services without the prior written approval of the District.

- B.** This Agreement may be renewed for three (3) additional one (1)-year terms at the prices provided in Section A of this Section 5. Such renewals shall be contingent upon satisfactory performance evaluations by the District and subject to the availability of funds.
- C.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services in accordance with the prices set forth in **Exhibit A**. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

Additional services not included in the Scope of Services can be provided by the Contractor. However, no additional services shall be provided by the Contractor unless done at the written direction of the District. Fees for such additional services shall be as provided for in the attached Price Quotation, or, if not identified, as negotiated between the District and the Contractor.

- D.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Worker's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- E.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such

supporting information as the District may reasonably require the Contractor to provide.

6. INSURANCE.

- A.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards,

court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- B.** Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Contractor shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 7.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement; and that the Contractor may terminate this Agreement for any reason by providing ninety (90) days written notice of termination to the District. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without cause by providing thirty (30) days written notice of termination to the Contractor. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument, together with its Exhibit(s), shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Connerton West
Community Development District
3434 Colwell Ave, Ste. 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in Pasco County, Florida.

25. EFFECTIVE DATE. This Agreement shall be effective upon the date first written above and shall remain in effect for a period of twelve (12) months, unless terminated by either of the District or the Contractor in accordance with the provisions of this Agreement.

26. PUBLIC RECORDS. The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, MATT HUBER, C/O RIZZETTA & COMPANY, 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544, (813) 994-1001 MHUBER@RIZZETTA.COM.

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have

drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

30. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

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IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

a _____

By: _____

By: _____

Its: _____

Exhibit A: Scope of Services
Exhibit B: Service Area Map

EXHIBIT “A”
SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

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.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches and Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Connerton West has a system of walking trails. These trails are maintained by others. Contractor shall be responsible for training all its personnel in the technical aspects of Connerton West CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). Contractors are asked to provide a one-time cutback of all tree lines along designated roadways as shown on the Conservation Area Cutback Exhibit. Initial cutback shall remove 6' of wetland growth. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING - All pond banks identified as such (green) on the overall Connerton West Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4 1/2) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also,

when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from pond banks. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Water shoot growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent street lights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum clearance of ten feet (10') over sidewalks and other pedestrian walkways and fifteen feet (15') over roadways and ROW's. All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an **as-needed basis**. However, during the dormant season, ALL Crape Myrtles (and other small, ornamental trees, i.e., East Palatka Hollies, Bald Cypress, Tree Ligustrum, Loblolly Bay, etc.) shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Connerton West. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E.

STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

All Bermuda Sod:

March	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF (cont. >)
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting

the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of

the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all areas designated as “Greenspace-Maintained By the CDD” on the Maintenance Exhibit. This is not to include lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch or Pine Straw mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 5

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately Five Thousand (5,000) annuals in 4.5” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove & replace dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of November and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1’ layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT “B”

BID PROPOSAL FORM

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

BID FORM

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS

NOTE: *This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the three potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$_____/hr
- Freeze Protection (description of ability) _____
- _____ \$ _____ Application
- Hand Watering
- \$_____/hr. for employee with hand-held hose
- \$_____/hr. for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ _____/CY
(app. April)

And

_____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ _____/CY
(app. October)

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____/Yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ Bales Pine Straw Mulch per specs for the first top-dressing at \$ _____/bale
(app. April)

And

_____ Bales Pine Straw Mulch per specs for the second top-dressing at \$ _____/bale
(app. October)

Installation of Pine Straw Mulch (All labor and materials) \$ _____/Yr.

(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 5,000 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$_____/annual

\$ _____/rotation

\$ _____/Yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2 & 3 - This is what contract will be written for)

\$ _____ / Initial Term

FIRST ANNUAL RENEWAL	\$ _____/Yr.
SECOND ANNUAL RENEWAL	\$ _____/Yr.
THIRD ANNUAL RENEWAL	\$ _____/Yr.

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____
(Please Print)

Representative's Signature _____

Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

BID FORM

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE
REQUEST FOR PROPOSALS**

***NOTE:** This pricing form is intended to cover pricing for the first annual renewal if price changes.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$_____/hr
- Freeze Protection (description of ability) _____

_____ \$ _____ Application

- Hand Watering
\$_____/hr. for employee with hand-held hose
\$_____/hr. for water truck/tanker

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapees, Loropetalum, K.O. Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials)

\$ _____ Yr.
(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ _____ / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ _____/CY
(app. April)

And

_____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ _____/CY
(app. October)

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ _____/Yr.
(if both topdressings are performed - do not include in Grand Total)

Additionally, based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ Bales Pine Straw Mulch per specs for the first top-dressing at \$ _____/bale
(app. April)

And

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(app. October)

Installation of Pine Straw Mulch (All labor and materials) \$ _____/Yr.

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Each top-dressing shall leave all beds with a depth of 3”
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 5,000 (4.5”) annuals up to four (4) times per year per specs at the direction of the District at \$_____/annual

\$ _____ /rotation

\$ _____ /Yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2 &3 - This is what contract will be written for)

\$ _____ / Initial Term

SECOND ANNUAL RENEWAL \$ _____ /Yr.

THIRD ANNUAL RENEWAL \$ _____ /Yr.

***Unless prices are to remain the same throughout the initial contract term and each of the three possible annual renewal periods, the Proposer must supply a complete pricing form for each of the three possible annual renewal periods.**

Contractor/Firm Name_____

Firm Address_____

City/State/Zip_____

Phone Number_____ Fax Number_____

Name and Title of Representative _____

(Please Print)

Representative's Signature_____

Date_____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

2. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

BID FORM

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS

NOTE: *This pricing form is intended to cover pricing for the second annual renewal if price changes.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$_____/hr
- Freeze Protection (description of ability) _____
- _____ \$ _____ Application
- Hand Watering
- \$_____/hr. for employee with hand-held hose
- \$_____/hr. for water truck/tanker
- \$_____/per One time Wetland cutback Red Area
- \$_____/per One time Wetland cutback Green Area
- \$_____/per One time Wetland cutback Pink Area
- \$_____/per One time Wetland cutback Blue Area
- \$_____/per One time Wetland cutback Orange Area

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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MONTH	FORMULA	APPLICATION RATE (LBS. /PALM)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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Contractor/Firm Name_____

Firm Address_____

City/State/Zip_____

Phone Number_____ Fax Number_____

Name and Title of Representative _____
(Please Print)

Representative's Signature_____

Date_____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

3. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

BID FORM

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS

NOTE: *This pricing form is intended to cover pricing for the third annual renewal if price changes.*

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$_____/hr
 - Freeze Protection (description of ability) _____
-
- _____ \$ _____ Application
- Hand Watering
- \$_____/hr. for employee with hand-held hose
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PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

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Pest Control (All labor and materials)

\$ _____ Yr.
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PART 5

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

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\$ _____ /rotation

\$ _____ /Yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2 &3 - This is what contract will be written for)

\$ _____ / THIRD ANNUAL RENEWAL

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____

(Please Print)

Representative’s Signature _____

Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.’s

4. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2023

CONNERTON WEST CDD

DAILY WORK JOURNAL

(this form (or a similar form) must be filled out at the end of each daily visit and turned in to the clubhouse office)

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____

(Please notify District Rep. if any)

END

CONNERTON WEST CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

CW REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

END

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE MAP(S)

Tab 4



IRRIGATION REPORT

DATE: March 24, 2023

PROJECT: Connerton West – Land O’Lakes

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible. Between February 27th and March 23rd, no decoders were replaced.

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

- Replaced battery operated controller in round-about on Butterfly Kiss.
- Repaired broken wire along north side of PPP that was taking down zones at the entrance off of US41.
- Had irrigation meters at EP1 and EP2 as well as recharge well at EP1 tested for accuracy as required by Water Use Permit.
- Found reclaimed water at 208/209 controller turned off March 24th, so we will be monitoring the meter and the installation of the gas line along Flourish very carefully.
- With very little rainfall the last 5 weeks and nothing in the forecast for the next 7-10 days, we continue adding well water to both EP1 and EP2.
- We are beginning to see signs of low pressure in several areas irrigated with reclaimed water. This is particularly noticeable in some of the larger turf areas that are utilizing rotors. Programmed zones to start coming on earlier in the evening in hopes of having more water.

The ET sensor located on the Hunter ACC controller at the EP1 pump station recorded 3.41” of ET and 0.12” of rain between February 27th and March 23rd. The site was never shut down and the ET based programs are doing their best to keep up with demand. Hopefully with this unusually warm Spring, the rainy season will start a little early, but it is probably still 4-6 weeks away.

The Water Management District did not update the February water use as normal, but we hope to have an update by the Board meeting on April 3rd.

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
12/2/2022	7.87	240	360	240
2/6/2023	7.96	190	290	425
3/6/2023	7.57	270	390	584

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
12/2/2022	7.8	90	140	216
2/6/2023	7.43	100	150	220
3/6/2023	7.48	90	150	216



Damaged wire in broken valve box along north side of PPP.





Excavation for gas line just north of Primrose.

Tab 5

Accomplishments

2/27/23 (CDD) Checked site, checked fountain & fill, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked bike trail, emptied trash, checked lawn maintenance, picked up roadway trash, cut back trees @ bike trail bridge, replaced 20' of handrail on bridges(6.25hrs)

2/27/23 (HOA) Checked Rose Point, checked CC, picked up trash, rehung banner, set up meeting room, rehang box @ basketball court (2.0hrs)

2/28/23(CDD) Check site, checked bike trail replace (6) bridge deck boards, gave club house found debit card on bike trail, picked up roadway trash, checked lawn maintenance, filled post holes at sign locations (7.25hrs)

2/28/23 (HOA) Checked CC cleaned up parking lot trash, checked RP (1.0hrs)

3/1/23 (CDD) Checked site, checked fountain, checked bike trail, check trash, blow off south end of trail, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, picked up fuel, checked ep1 & 2 banks (6.0hrs)

3/1/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, tear down meeting room, checked gym trash, replace wipes (2.0hrs)

3/2/23 (CDD) Checked site, checked bike trail, checked playgrounds, checked lawn maintenance, filled fountain, picked up roadway trash, checked Wood shadow for parking, took old paint to Pasco recycling, cleaned grass & dirt from curbs along Conn. Blvd., blow off concrete @ playgrounds & dog park, checked Site Masters @ wall repair (7.0hrs)

3/2/23 HOA) Checked RP, pick up trash, checked CC pick up trash (1.0hrs)

3/3/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (4.25hrs)

3/3/23 (HOA) Checked RP, checked CC cleaned up parking lots (1.0hrs)

3/3/23 (PTO) (2.0hrs)

Ballenger Irrig

2/27/23 - 3

2/28/23 - 1

3/1/23 - 1

3/2/23- 1

3/3/23 - 2

Brightview Land.

2/27/23 - 5 men mowing

2/28/23 - 6 men, cut back @ Billowy Jaunt, crapes on Butterfly Kiss, soft edging, mowing

3/1/23 - 7 men tree moss removal

3/2/23 - 16 men (5 tree moss removal, 11 pond bank cut backs)

3/3/23 - 15 men pond cutback



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Boardwalk railing repair
Haul paint to dump

Current/Future Projects

Bike trail bridge handrail repair



Rizzetta & Company

Accomplishments

3/6/23 (CDD) Went to Lowe's, checked site, checked fountain & fill, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked bike trail, emptied trash, checked lawn maintenance, picked up roadway trash, cut back trees @ s. end bridge, moved Banner @ PPP entry, patched bike trail asphalt, attend CDD meeting(9.50hrs)

3/6/23 (HOA) Checked Rose Point, checked CC, picked up trash, rehung banners, set up meeting room (2.0hrs)

3/7/23(CDD) Check site, checked bike trail & blow off, picked up roadway trash, checked lawn maintenance, re bolted bench @ Willow Vista playground, moved 2 caps to uncovered mail boxes, called creative mailbox, order dog waste bags, met electrician @ storage container (6.5hrs)

3/7/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, checked bath door & sink, set up yaya meeting (2.5hrs)

3/8/23 (CDD) Checked site, checked fountain, checked bike trail, check trash, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash(4.5hrs)

3/8/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, tear down meeting, picked up bolts @ Lowes, set up umbrellas (3.0hrs)

3/9/23 (CDD) Checked site, checked bike trail, checked playgrounds, checked lawn maintenance, picked up roadway trash, checked Wood shadow for parking, checked pressure washing GPP shade canopy's, removed (4) water bags on cypress trees, service John Deere (4.5hrs)

3/9/23 (HOA) Checked CC & pick up trash (.5hrs)

3/10/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked Willow Vista homeowner clearing, checked lawn maintenance, picked up roadway trash (5.0hrs)

3/10/23 (PTO) (2.0hrs)

Ballenger Irrig.

3/6/23 - 2

3/7/23 - 1

3/8/23 - 2

3/9/23- 4

3/10/23 - 2

Brightview Land.

3/6/23 - 6 men mowing

3/7/23 - 6 men mowing

3/8/23 - 6 men mowing

3/9/23 - 6 men mowing

3/10/23 - 7 men detail



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Current/Future Projects



Rizzetta & Company

Maintenance Weekly Report

3/13/2023 –3/17/2023

Accomplishments

3/13/23 (CDD) Checked site, checked fountain & fill, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked bike trail, emptied trash, checked lawn maintenance, picked up roadway trash (5.25hrs)

3/13/23 (HOA) Checked Rose Point, checked CC, picked up trash, checked urinal (shut off), helped clean up, cleaned grease trap (3.0hrs)

3/14/23(CDD) Check site, checked bike trail, showed Brightview drainage easements off of Wood shadow, picked up roadway trash, checked lawn maintenance (6.0hrs)

3/14/23 (HOA) Checked CC cleaned up parking lot trash, checked RP (2.0hrs)

3/15/23 (CDD) Checked site, checked fountain, checked bike trail, check trash, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, talked w/ resident (Brightview) using wrong side of home for easement on ((6.0hrs)

3/15/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, misc. duties (2.0hrs)

3/16/23 (CDD) Checked site, checked bike trail, checked playgrounds, checked lawn maintenance, picked up roadway trash, checked Wood shadow for parking & had 4 flat beds hauling equipment on Wood shadow (resident very aggressive) (Kearney dispatch error), Brightview broken sprinkler on Wood shadow at easement (being repaired), straightened a couple of street signs (7.5hrs)

3/17/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, replaced (1) bridge deck board, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, placed new towing signs in storage container (5.0hrs)

3/17/23 (HOA) Checked RP, check CC & pick up trash (1.0hrs)

3/17/23 (PTO) (2.0hrs)

Ballenger Irrig.

3/13/23 - 1

3/14/23 - 2

3/15/23 - 1

3/16/23- 1

3/17/23 - 1

Brightview Land.

3/13/23 - 9 men mowing

3/14/23 - 9 men mowing

3/15/23 - 2 men mowing, 8 men detail

3/16/23 - 5 men detail

3/17/23 - 0



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Pressure washing

Current/Future Projects



Rizzetta & Company

☒ Soft Rush







Maintenance Weekly Report

3/20/2023 –3/24/2023

Accomplishments

3/20/23 (CDD) Checked site, checked fountain & fill, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked bike trail, emptied trash, checked lawn maintenance, picked up roadway trash (6.25hrs)

3/20/23 (HOA) Checked Rose Point, checked CC, picked up trash, checked urinal (shut off), helped clean up, repair volleyball net, repair pole banners (2.0hrs)

3/21/23(CDD) Check site, checked bike trail, checked playgrounds, picked up roadway trash, checked lawn maintenance, pressure wash GPP baluster walls, called atlas to restore email & 365 on computer (7.5hrs)

3/21/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, met w/ well sub 2x (1.5hrs)

3/22/23 (CDD) Checked site, checked fountain, checked bike trail, check trash, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (6.0hrs)

3/22/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, replaced bulbs in kitchen (2.0hrs)

3/23/23 (CDD) Checked site, checked bike trail, checked playgrounds, checked lawn maintenance, picked up roadway trash, remove (3) signs on Flourish Dr (4x4 posts) (6.0hrs)

3/23/23 (HOA) Checked RP, checked CC, picked up trash, changed light bulbs (1.5hrs)

3/24/23 (CDD) Checked site, checked fountain & fill, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (4.0hrs)

3/24/23 (HOA) Checked RP, check CC & pick up trash (1.0hrs)

3/24/23 (PTO) (2.0hrs)

Ballenger Irrig.

3/20/23 - 2

3/21/23 - 3

3/22/23 - 1

3/23/23- 3

3/24/23 - 1

Brightview Land.

3/20/23 - 12 men mowing

3/21/23 - 9 men mowing

3/22/23 - 5 men mowing

3/23/23 - 6 men, mowing & detail

3/24/23 - 3 men detail



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Pressure washing

Current/Future Projects



Rizzetta & Company

Tab 6



April 3, 2023

Connerton West Community Development District Engineer's Report:

Project Requiring Permit

Storybrook Park Improvements

- Civil work is 100% complete.
- Landscape/Irrigation Punch list is complete. Stantec to review 3-28-2023 and call in final Pasco County Inspection.

Trail Project

- CDD board put this priority on hold. Developer taking over design and permitting responsibilities.

Acquisition Review

Parcel 209 Acquisition – Civil portion of the project has not been turned over

Email received regarding developer adjacent to the pond bank at the end of Violet Periwinkle drive has bare soil exposed and installation of sod on all disturbed areas is required. Sent email to developer to remedy the situation.

Parcel 208 Acquisition – Civil portion of the project has not been turned over

Miscellaneous Projects

Sealing of Entrance Signs

The contractor has completed all of the interior signs, and sealed them with the protective coating.

The two entrance signs have not yet been sealed. The contractor has been unable to eliminate the bubbling of the signs, and has noted a pre-existing condition of moisture within the sign as the cause. Due to the condition of the original paint (alligator cracking) moisture has been able to freely move both in and out of the sign over the years. By adding the new coats of paint, it has trapped the moisture within the sign, and whenever the sun hits the southern facing portions, the moisture then tries to come out, creating the bubbling.

Their recommendation has been to let it sit as is, in hopes it will self-regulate, and the moisture will eventually find its way out along the base of the sign. They do not want to seal these signs until we are sure they will not bubble.

The contractor will be onsite this week to review the current conditions, and provide an option for stripping, sealing and repainting the front signs.



April 3, 2023

Missing sidewalk along Connerton Blvd. and Flourish Drive

- Stantec is coordinating with District Council to assist in determining responsibility and timing of the construction of the sidewalk.

Shade Sail Project

- Shade Sail at Rose Cottage is going to be reviewed by contractor. Waiting on date when contractor will be onsite. I plan on meeting him when he arrives.

Dog Park Project

- Cardno to move forward with design and cost estimate.

Amenity Center Pond Wall Repair

- Wall repair is complete.

Connerton Blvd./US-41 – Bullnose Irrigation Installation

FDOT Right of Way Use Permit to put Irrigation to west bull nose at Connerton Blvd Entrance. Talked to FDOT regarding installation of irrigation in the bull nose and I am waiting on a call back from the field project manager to review what we need to do to be able to put irrigation and what type of plants or ground cover such as rocks can we put in the median.

Development Impacts east and north of Flourish Drive

We have reviewed the structures and manholes at the east and north end of Flourish Drive and report will be in the April Agenda.

Construction Route for New Lennar Phase

We have reviewed the SWFWMD permitted plans and have reached out to Pasco County to request a copy of the permitted plans and to discuss approved construction route for the new development. We will provide findings as soon as we have our hands on the approved plans.

FIELD OBSERVATION REPORT

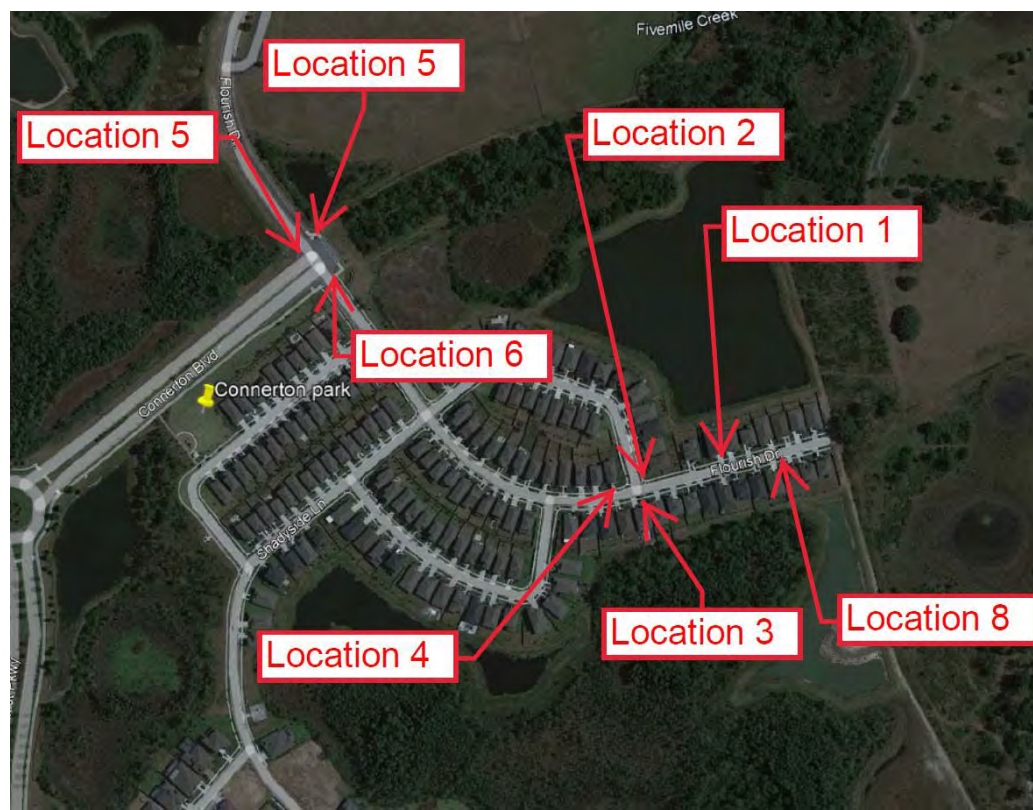
Date: February 10th 2023. Field Observation Report Number: 1
 Project Name: Connerton Drainage Review Due to Construction Impacts
 Project Number: 238200388
 Stantec Representative (s): Frank Nolte, Braydon Woodcock
 Contractor: N/A
 County / Consultant / Developer Representatives on Site: N/A
 Weather Conditions: ☒ Clear ☐ Partly Cloudy ☐ Heavy Clouds ☐ Fog
 Rain: ☐ None ☐ Light ☐ Heavy ☐ Showers
 Soil Conditions: ☐ Dry ☐ Wet ☐ Extremely Wet
 Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Connerton Flourish Drive

General: The Connerton CDD Board requested Stantec review the area of construction access for impacts to Connerton West Infrastructure. Stantec staff inspected the inlet structures and the corresponding drainage system and found that some of the drainage inlets had a substantial amount of silt and debris in them. See map and picture below for additional information.

Report by: Braydon Woodcock



FIELD OBSERVATION REPORT

Location 1: Drainage inlet needs to be cleaned of all debris and silt. See picture below for additional information.



Location 2: Drainage inlet needs to be cleaned of all debris and silt and may have a possible drain sock inside of the structure. See picture below for additional information.



FIELD OBSERVATION REPORT

Location 3: Drainage is clear of silt but has a drain sock that needs to be removed. See picture below for additional information.



Location 4: Drainage inlet needs to be cleaned of all debris and silt. See picture below for additional information.



FIELD OBSERVATION REPORT

Location 5: Drainage inlet needs to be cleaned of all debris and silt. See picture below for additional information.



Location 6: Drainage inlet needs to be cleaned of all debris and silt. See picture below for additional information.



FIELD OBSERVATION REPORT

Location 7: Drainage inlet needs to be cleaned of all debris the inlet has concrete inside of it. See picture below for additional information.



Location 8: Silt found on road from construction entrance. Silt is washing into the existing drains. Road is to be swept and kept free of silt and debris. Drainage socks were not evident on the curb inlets during the onsite review. Proper erosion and sediment controls need to be installed.



Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 6, 2023 at 4:00pm
- **Budget Workshop:** April 17, 2023 at 4:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

District Manager's Report

April 6

2023

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FINANCIAL SUMMARY

02/28/2023

General Fund Cash &
Investment Balance:

\$1,164,560

Reserve Fund Cash &
Investment Balance:

\$851,058

Debt Service Fund &
Investment Balance:

\$1,999,922

**Total Cash and Investment
Balances:**

\$4,015,540

**General Fund Expense
Variance: \$13,818**

**Under
Budget**

Blank



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

February 28, 2023

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 02/28/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	907,443	138,000	16,558	0	1,062,001	0	0
Investments	257,117	713,058	1,983,364	98,037	3,051,577	0	0
Accounts Receivable	66,038	0	37,202	0	103,240	0	0
Prepaid Expenses	1,585	0	0	0	1,585	0	0
Refundable Deposits	25,811	0	0	0	25,811	0	0
Fixed Assets	0	0	0	0	0	47,114,617	0
Amount Available in Debt Service	0	0	0	0	0	0	2,037,124
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,262,876
Total Assets	1,257,994	851,058	2,037,124	98,037	4,244,214	47,114,617	15,300,000
Liabilities							
Accounts Payable	5,629	0	0	0	5,629	0	0
Accrued Expenses	37,980	0	0	0	37,980	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,300,000
Total Liabilities	43,609	0	0	0	43,609	0	15,300,000
Fund Equity & Other Credits							
Beginning Fund Balance	196,677	709,103	1,026,257	197,275	2,129,311	0	0
Investment In General Fixed Assets	0	0	0	0	0	47,114,617	0
Net Change in Fund Balance	1,017,707	141,955	1,010,867	(99,238)	2,071,293	0	0
Total Fund Equity & Other Credits	1,214,384	851,058	2,037,124	98,037	4,200,604	47,114,617	0
Total Liabilities & Fund Equity	1,257,994	851,058	2,037,124	98,037	4,244,214	47,114,617	15,300,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	137	(137)
Special Assessments				
Tax Roll	1,663,696	1,663,696	1,670,879	(7,183)
Off Roll	85,772	85,772	85,772	0
Other Misc. Revenues				
Miscellaneous Revenue	0	0	105	(105)
Total Revenues	1,749,468	1,749,468	1,756,893	(7,425)
Expenditures				
Legislative				
Supervisor Fees	13,000	5,417	4,200	1,216
Total Legislative	13,000	5,417	4,200	1,216
Financial & Administrative				
Administrative Services	5,916	2,465	2,465	0
District Management	36,429	15,178	15,179	0
District Engineer	50,000	20,834	50,262	(29,429)
Disclosure Report	8,000	8,000	8,000	0
Trustees Fees	16,000	6,667	13,761	(7,094)
Assessment Roll	5,355	5,355	5,355	0
Financial & Revenue Collections	5,355	2,231	2,231	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	22,440	9,350	9,350	0
Auditing Services	4,475	0	0	0
Arbitrage Rebate Calculation	2,500	2,500	0	2,500
Public Officials Liability Insurance	3,700	3,700	3,259	441
Legal Advertising	2,000	833	0	833
Miscellaneous Mailings	500	208	0	209
Dues, Licenses & Fees	500	209	175	33
Website Hosting, Maintenance, Backup & Email	3,650	2,306	1,644	662
Total Financial & Administrative	166,970	79,836	111,681	(31,845)
Legal Counsel				
District Counsel	60,000	25,000	27,475	(2,476)
Total Legal Counsel	60,000	25,000	27,475	(2,476)
Law Enforcement				
Off Duty Deputy	9,500	3,958	2,200	1,759

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	9,500	3,958	2,200	1,759
Electric Utility Services				
Utility Services	39,000	16,250	16,822	(572)
Utility - Street Lights-Neighborhood Roads	215,000	89,583	72,356	17,228
Utility - Street Lights-Collector Roads	80,000	33,334	43,413	(10,080)
Total Electric Utility Services	334,000	139,167	132,591	6,576
Water-Sewer Combination Services				
Utility Services	22,000	9,166	2,652	6,514
Total Water-Sewer Combination Services	22,000	9,166	2,652	6,514
Stormwater Control				
Aquatic Maintenance	61,368	25,570	25,264	306
Mitigation Area Monitoring & Maintenance	23,600	9,834	0	9,834
Stormwater Assessments	100	100	0	100
Water Quality Monitoring & Testing	5,760	2,400	0	2,400
Wetland Monitoring & Maintenance	4,000	1,666	4,000	(2,334)
Stormwater System Maintenance	10,000	4,167	0	4,167
Total Stormwater Control	104,828	43,737	29,264	14,473
Other Physical Environment				
Street Light Deposit Bond	7,400	3,083	6,003	(2,920)
Property Insurance	9,246	9,246	8,476	770
General Liability Insurance	4,301	4,301	3,853	448
Entry & Walls Maintenance & Repair	4,000	1,667	0	1,667
Landscape Maintenance	485,000	202,083	232,269	(30,185)
Landscape Replacement Plants, Shrubs, Trees	22,400	9,334	5,799	3,534
Landscape Inspection Services	9,600	4,000	4,000	0
Landscape - Annuals/Flowers	40,000	16,666	9,100	7,567
Holiday Decorations	10,000	10,000	10,000	0
Landscape - Mulch	48,000	20,000	2,500	17,500
Irrigation Repair	30,000	12,500	22,701	(10,201)
Irrigation Maintenance	120,000	50,000	49,895	105
Irrigation Filters	4,000	1,667	0	1,666
Conservation Cutbacks	7,500	3,125	0	3,125
Total Other Physical Environment	801,447	347,672	354,596	(6,924)
Road & Street Facilities				
Sidewalk Maintenance & Repair	15,000	6,250	0	6,250
Street Sign Repair & Replacement	5,000	2,084	393	1,691
Roadway Repair & Maintenance	10,000	4,166	0	4,167
Pressure Washing Sidewalks	12,000	5,000	9,744	(4,744)
Street Light/Decorative Light Maintenance	1,500	625	0	625

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	43,500	18,125	10,137	7,989
Parks & Recreation				
Management Contract	100,273	41,781	38,640	3,140
Playground Equipment & Maintenance	500	208	2,204	(1,996)
Fountain Service Repair & Maintenance	3,000	1,250	1,000	250
Vehicle Maintenance	3,500	1,458	656	803
Fountain Repairs	500	209	0	208
Wildlife Management Services	9,600	4,000	2,800	1,200
Miscellaneous Expense	13,000	5,416	3,865	1,552
Pedestrian Bridge/Boardwalk Maintenance	5,000	2,084	0	2,083
Total Parks & Recreation	135,373	56,406	49,165	7,240
Contingency				
Miscellaneous Contingency	58,850	24,521	15,225	9,296
Total Contingency	58,850	24,521	15,225	9,296
Total Expenditures	1,749,468	753,005	739,186	13,818
Total Excess of Revenues Over(Under) Expenditures	0	996,463	1,017,707	(21,244)
Fund Balance, Beginning of Period	0	0	196,677	(196,677)
Total Fund Balance, End of Period	0	996,463	1,214,384	(217,921)

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,956	(3,956)
Special Assessments				
Tax Roll	150,000	150,000	150,000	0
Total Revenues	<u>150,000</u>	<u>150,000</u>	<u>153,956</u>	<u>(3,956)</u>
Expenditures				
Contingency				
Capital Reserve	150,000	150,000	12,000	138,000
Total Contingency	<u>150,000</u>	<u>150,000</u>	<u>12,000</u>	<u>138,000</u>
Total Expenditures	<u>150,000</u>	<u>150,000</u>	<u>12,000</u>	<u>138,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>141,956</u>	<u>(141,956)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>709,102</u>	<u>(709,102)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>851,058</u>	<u>(851,058)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,443	(7,443)
Special Assessments				
Tax Roll	547,533	547,533	549,701	(2,169)
Off Roll	17,381	17,381	17,382	0
Total Revenues	<u>564,914</u>	<u>564,914</u>	<u>574,526</u>	<u>(9,612)</u>
Expenditures				
Debt Service				
Interest	374,914	374,914	184,865	190,050
Principal	190,000	190,000	0	190,000
Total Debt Service	<u>564,914</u>	<u>564,914</u>	<u>184,865</u>	<u>380,050</u>
Total Expenditures	<u>564,914</u>	<u>564,914</u>	<u>184,865</u>	<u>380,050</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>389,661</u>	<u>(389,661)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>516,331</u>	<u>(516,331)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>905,992</u>	<u>(905,992)</u>

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,184	(6,184)
Special Assessments				
Tax Roll	628,029	628,029	630,517	(2,488)
Total Revenues	<u>628,029</u>	<u>628,029</u>	<u>636,701</u>	<u>(8,672)</u>
Expenditures				
Debt Service				
Interest	243,029	243,029	117,436	125,593
Principal	385,000	385,000	0	385,000
Total Debt Service	<u>628,029</u>	<u>628,029</u>	<u>117,436</u>	<u>510,593</u>
Total Expenditures	<u>628,029</u>	<u>628,029</u>	<u>117,436</u>	<u>510,593</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>519,265</u>	<u>(519,265)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>350,605</u>	<u>(350,605)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>869,870</u>	<u>(869,870)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3	(3)
Special Assessments				
Tax Roll	160,736	160,736	161,373	(637)
Total Revenues	<u>160,736</u>	<u>160,736</u>	<u>161,376</u>	<u>(640)</u>
Expenditures				
Debt Service				
Interest	120,736	120,736	59,434	61,302
Principal	40,000	40,000	0	40,000
Total Debt Service	<u>160,736</u>	<u>160,736</u>	<u>59,434</u>	<u>101,302</u>
Total Expenditures	<u>160,736</u>	<u>160,736</u>	<u>59,434</u>	<u>101,302</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>101,942</u>	<u>(101,942)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>159,321</u>	<u>(159,321)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>261,263</u>	<u>(261,263)</u>

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7	(7)
Total Revenues	<u>0</u>	<u>0</u>	<u>7</u>	<u>(7)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>7</u>	<u>(7)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>526</u>	<u>(526)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>533</u>	<u>(533)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,388	(2,388)
Total Revenues	0	0	2,388	(2,388)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	101,633	(101,633)
Total Other Physical Environment	0	0	101,633	(101,633)
Total Expenditures	0	0	101,633	(101,633)
Total Excess of Revenues Over(Under) Expenditures	0	0	(99,245)	99,245
Fund Balance, Beginning of Period	0	0	196,721	(196,721)
Total Fund Balance, End of Period	0	0	97,476	(97,476)

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	29	(29)
Total Fund Balance, End of Period	0	0	29	(29)

Connerton West CDD
Investment Summary
February 28, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2023</u>
The Bank of Tampa	Money Market	\$ 248,273
The Bank of Tampa ICS:		
Merchants Bank of Indiana	Money Market	8,844
Total General Fund Investments		\$ 257,117
The Bank of Tampa ICS Reserve:		
Merchants Bank of Indiana	Money Market	\$ 239,888
First Republic Bank	Money Market	224,439
Park National Bank	Money Market	248,731
Total Reserve Fund Investments		\$ 713,058
US Bank Series 2006A-2 Reserve	First American Treasury Obligation Fund Class Y	\$ 42,187
US Bank Series 2006A-2 Prepayment A-2	First American Treasury Obligation Fund Class Y	748
US Bank Series 2006A Revenue	First American Treasury Obligation Fund Class Y	285,736
US Bank Series 2015A-1 Reserve	US Bank Money Market 5	79,778
US Bank Series 2015A Revenue	US Bank Money Market 5	174,572
US Bank Series 2015A-1 Prepayment	US Bank Money Market 5	969
US Bank Series 2018A-1 Revenue	First American Treasury Obligation Fund Class Y	611,842
US Bank Series 2018A-1 Excess Revenue	First American Treasury Obligation Fund Class Y	45,657
US Bank Series 2018A-1 Reserve	First American Treasury Obligation Fund Class Y	123,153
US Bank Series 2018A-2 Reserve	First American Treasury Obligation Fund Class Y	65,994
US Bank Series 2018-1 Revenue	First American Treasury Obligation Fund Class Y	404,762
US Bank Series 2018-1 Reserve	First American Treasury Obligation Fund Class Y	147,966
Total Debt Service Fund Investments		\$ 1,983,364
US Bank Series 2015 Construction	US Bank Money Market 5	\$ 29
US Bank Series 2018A Construction	First American Treasury Obligation Fund Class Y	97,476
US Bank Series 2018-1 Construction	First American Treasury Obligation Fund Class Y	532
Total Capital Projects Fund Investments		\$ 98,037

Connerton West Community Development District
Summary A/R Ledger
From 02/01/2023 to 02/28/2023

Fund ID	Fund Name	Customer name	Document number	Date created	Balance Due	AR Account
415, 2480						
415-001	415 General Fund	Lennar Homes LLC	AR00000334	10/01/2022	21,442.88	12109
415-001	415 General Fund	Pasco County Tax Collector	AR00000269	10/01/2022	44,595.03	12110
Sum for 415, 2480					66,037.91	
415, 2482						
415-200	415 Debt Service Fund S2018A	Pasco County Tax Collector	AR00000269	10/01/2022	15,441.97	12110
Sum for 415, 2482					15,441.97	
415, 2483						
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00000334	10/01/2022	4,345.42	12109
415-201	415 Debt Service Fund S06A-2\S18-1	Pasco County Tax Collector	AR00000269	10/01/2022	6,264.50	12110
415-201	415 Debt Service Fund S06A-2\S18-1	Pasco County Tax Collector	AR00000269	10/01/2022	7,198.23	12110
Sum for 415, 2483					17,808.15	
415, 2485						
415-203	415 Debt Service Fund S2015	Pasco County Tax Collector	AR00000269	10/01/2022	3,952.16	12110
Sum for 415, 2485					3,952.16	
Sum for 415					103,240.19	
Sum Total					103,240.19	

See Notes to Unaudited Financial Statements

Connerton West Community Development District
Summary A/P Ledger
From 02/1/2023 to 02/28/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415, 2480						
	415 General Fund	02/01/2023	Kilinski / Van Wyk, PLLC	5764	General/Monthly Legal Services 01/23	3,578.00
	415 General Fund	02/01/2023	Pasco County Utilities	Pasco Water Summary 02/23 415	Water Summary 02/23	361.42
	415 General Fund	02/01/2023	Romaner Graphics	21228	Remove Graffiti From Sidewalk Along The Lake 06/22	1,350.00
	415 General Fund	02/28/2023	Your Junk Doctor Inc	022823	Signs Removal 02/23	340.00
Sum for 415, 2480						5,629.42
Sum for 415						5,629.42
Sum Total						5,629.42

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through February 28, 2023

Inflows:	Debt Proceeds	\$	5,869,520.19
	Underwriter's Discount		169,600.00
	Total Debt Proceeds:		6,039,120.19
	Interest Earnings		59,197.19
	Transfer from Interest to Construction		202.04
	Total Inflows:	\$	6,098,519.42

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 02/28/23
8/8/18	COI	Underwriter's Discount	\$ (169,600.00)	Cleared
8/8/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
8/8/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
8/8/18	COI	Rizzetta & Co., Inc.	(26,000.00)	Cleared
8/8/18	COI	Greenberg Traurig	(13,000.00)	Cleared
8/8/18	COI	US Bank - Trustee Fees	(4,755.15)	Cleared
8/8/18	COI	Image Master	(1,750.00)	Cleared
8/8/18	COI	Hopping, Green and Sams, PA	(50,000.00)	Cleared
		Total COI :	(352,605.15)	
8/31/18	CR1	Clearview Land Design, PL	(3,837.50)	Cleared
8/31/18	CR2	Stahl & Associates	(5,035.00)	Cleared
8/31/18	CR3	Deeb Construction & Development Co	(243,808.32)	Cleared
8/31/18	CR4	Ferguson Enterprises, Inc.	(3,533.41)	Cleared
8/31/18	CR5	Hopping, Green and Sams, PA	(1,453.70)	Cleared
8/31/18	CR6	Mack Concrete Industries, Inc.	(25,907.00)	Cleared
8/31/18	CR7	M.C Building Services, LLC	Void	Void
9/30/18	CR8	Deeb Construction & Development Co	(273,786.14)	Cleared
9/30/18	CR9	Ferguson Enterprises, Inc.	(4,693.04)	Cleared
9/30/18	CR10	Hopping, Green and Sams, PA	(1,641.50)	Cleared
9/30/18	CR11	Mack Concrete Industries, Inc.	(1,749.00)	Cleared
10/31/18	CR12	Clearview Land Design, PL	(1,817.50)	Cleared
10/31/18	CR13	Deeb Construction & Development Co	(357,360.97)	Cleared
10/31/18	CR14	Ferguson Enterprises, Inc.	(30,078.72)	Cleared
10/31/18	CR15	Hopping, Green and Sams, PA	(1,550.60)	Cleared
11/30/18	CR16	Clearview Land Design, PL	(425.00)	Cleared
11/30/18	CR17	Deeb Construction & Development Co	(428,747.81)	Cleared
11/30/18	CR18	Ferguson Enterprises, Inc.	(66,294.32)	Cleared
11/30/18	CR19	Hopping, Green and Sams, PA	(1,097.50)	Cleared

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through February 28, 2023

11/30/18	CR20	Mack Concrete Industries, Inc.	(21,472.00)	Cleared
11/30/18	CR21	Southern Precast Concrete Corp.	(16,532.00)	Cleared
12/31/18	CR22	Clearview Land Design, PL	(1,137.50)	Cleared
12/31/18	CR23	Deeb Construction & Development Co	(559,715.19)	Cleared
12/31/18	CR24	Ferguson Enterprises, Inc.	(60,104.42)	Cleared
12/31/18	CR25	Hopping, Green and Sams, PA	(664.00)	Cleared
12/31/18	CR26	Pasco Development Land 218, LLC	(725,620.21)	Cleared
1/31/19	CR27	Clearview Land Design, PL	(837.50)	Cleared
1/31/19	CR28	Deeb Construction & Development Co	(328,688.89)	Cleared
1/31/19	CR29	Ferguson Enterprises, Inc.	(24,191.31)	Cleared
1/31/19	CR30	Mack Concrete Industries, Inc.	Void	Void
1/31/19	CR31	Stahl & Associates	(10,000.00)	Cleared
2/15/19	CR32	Clearview Land Design, P.L	(200.00)	Cleared
2/15/19	CR33	Deeb Construction & Development Co.	(287,585.73)	Cleared
2/15/19	CR34	Hopping Green and Sams	(1,936.40)	Cleared
3/31/19	CR35	Clearview Land Design, PL	(1,910.00)	Cleared
3/31/19	CR36	Deeb Construction & Development Co	(551,809.60)	Cleared
3/31/19	CR37	Ferguson Enterprises, Inc.	(93,433.64)	Cleared
3/31/19	CR38	GeoPoint Surveying, Inc.	(3,500.00)	Cleared
3/31/19	CR39	Hopping, Green and Sams, PA	(212.00)	Cleared
4/30/19	CR40	Clearview Land Design, PL	(600.00)	Cleared
4/30/19	CR41	Deeb Construction & Development Co	(387,048.78)	Cleared
5/31/19	CR42	Clearview Land Design, PL	(240.00)	Cleared
5/31/19	CR43	Deeb Construction & Development Co	(241,159.97)	Cleared
5/31/19	CR44	Hopping Green and Sams	(530.00)	Cleared
6/30/19	CR45	Clearview Land Design, PL	(240.00)	Cleared
6/30/19	CR46	Deeb Construction & Development Co	(118,359.22)	Cleared
6/30/19	CR47	Connerton West CDD	(730.00)	Cleared
7/31/19	CR48	Deeb Construction & Development Co	(216,489.93)	Cleared
7/31/19	CR49	Clearview Land Design, PL	(209.00)	Cleared
9/30/19	CR50	Clearview Land Design, PL	(180.00)	Cleared
9/30/19	CR51	Deeb Construction & Development Co	(89,484.97)	Cleared
9/30/19	CR52	Hopping Green and Sams	(636.00)	Cleared
11/30/19	CR53	Clearview Land Design, PL	(150.00)	Cleared
12/31/19	CR54	Clearview Land Design, PL	(180.00)	Cleared
1/31/20	CR55	Deeb Construction & Development Co	(9,325.00)	Cleared
1/31/20	CR56	Hopping Green and Sams	(530.00)	Cleared
3/31/20	CR57	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR58	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR59	Pasco Development Land 218, LLC	(536,682.71)	Cleared
9/30/20	Refund	Ferguson Enterprises, Inc.	923.68	Cleared
3/1/22	CR60	West Pasco Government Center	VOID	VOID
3/31/22	CR61	Pasco County BOCC	(400.00)	Cleared

Total Requisitions : (5,745,381.74)

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through February 28, 2023

<hr/>	
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Total Requisitions & COI:	(6,097,986.89)
<hr/>	
Total Outflows:	(6,097,986.89)
<hr/>	
Series 2018 Construction Account Balance at February 28, 2023	\$ 532.53
<hr/>	

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through February 28, 2023

Inflows:	Debt Proceeds	\$ 957,207.74
	Underwriter's Discount	120,600.00
	Total Debt Proceeds:	1,077,807.74
	Interest Earnings	26,269.43
	Total Inflows:	\$ 1,104,077.17

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 02/28/23
4/3/18	COI	Underwriter's Discount	\$ (120,600.00)	Cleared
4/3/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
4/3/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
4/3/18	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
4/3/18	COI	Greenberg Traurig	(2,750.00)	Cleared
4/3/18	COI	Causey Demgen & Moore P.C	(2,000.00)	Cleared
4/3/18	COI	US Bank - Trustee Fees	(5,500.05)	Cleared
4/3/18	COI	MBS Capital Markets	(10,000.00)	Cleared
4/3/18	COI	Image Master	(1,250.00)	Cleared
4/3/18	COI	Hopping, Green and Sams, PA	(42,175.89)	Cleared
8/31/18	COI	Standards & Poor's Financial Services, LLC	(6,500.00)	Cleared
		Total COI :	(298,275.94)	
2/28/19	CR1	Clearview Land Design, PL	(6,706.95)	Cleared
2/28/19	CR2	Hopping, Green and Sams, PA	(1,055.50)	Cleared
3/31/19	CR3	Clearview Land Design, PL	(53.74)	Cleared
3/31/19	CR4	Hopping, Green and Sams, PA	(344.50)	Cleared
3/31/19	CR5	Connerton West 2018-1 Bond	(4,925.00)	Cleared
4/30/19	CR6	Cardno, Inc	(5,105.00)	Cleared
4/30/19	CR7	Hopping, Green and Sams, PA	(595.50)	Cleared
5/31/19	CR8	Clearview Land Design, PL	(2,354.06)	Cleared
5/31/19	CR9	Connerton West CDD	(39,500.00)	Cleared
5/31/19	CR10	Hopping, Green and Sams, PA	(662.50)	Cleared
5/31/19	CR11	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
6/30/19	CR12	Cardno, Inc	(3,638.00)	Cleared
6/30/19	CR13	Clearview Land Design, PL	(2,202.89)	Cleared
6/30/19	CR14	M.C Building Services LLC	(4,623.23)	Cleared
7/31/19	CR15	Clearview Land Design, PL	(1,102.00)	Cleared
7/31/19	CR16	Hopping, Green and Sams, PA	(503.50)	Cleared
7/31/19	CR17	M.C Building Services LLC	VOID	VOID

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through February 28, 2023

9/30/19	CR18	Clearview Land Design, PL	(1,112.02)	Cleared
9/30/19	CR19	Hopping, Green and Sams, PA	(1,374.00)	Cleared
11/30/19	CR20	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
11/30/19	CR21	Clearview Land Design, PL	(18.13)	Cleared
11/30/19	CR22	Connerton West CDD	(5,600.00)	Cleared
11/30/19	CR23	Hopping, Green and Sams, PA	(212.00)	Cleared
11/30/19	CR24	Mortensen Engineering, Inc	(1,066.00)	Cleared
11/30/19	CR25	Play Space Services, Inc.	(28,573.20)	Cleared
12/31/19	CR26	Cardno, Inc	(8,025.27)	Cleared
12/31/19	CR27	Clearview Land Design, PL	(1,778.20)	Cleared
12/31/19	CR28	Play Space Services, Inc.	(3,174.80)	Cleared
1/31/20	CR29	Cardno, Inc	(1,010.06)	Cleared
1/31/20	CR30	Hopping, Green and Sams, PA	(265.00)	Cleared
3/31/20	CR31	Cardno, Inc	(1,780.48)	Cleared
3/31/20	CR32	Clearview Land Design, PL	(25.11)	Cleared
3/31/20	CR33	Connerton West CDD	(390.00)	Cleared
3/31/20	CR34	Hopping, Green and Sams, PA	(577.50)	Cleared
9/9/20	CR35	Hopping, Green and Sams, PA	(834.00)	Cleared
1/31/21	CR36	Cardno, Inc	(12,116.70)	Cleared
1/31/21	CR37	Connerton West CDD	(15,462.50)	Cleared
7/12/21	CR38	Blue Wave Lighting	(895.00)	Cleared
7/12/21	CR39	Cardno, Inc	(32,573.19)	Cleared
7/12/21	CR40	Site Master	(1,400.00)	Cleared
11/30/21	CR41	Cardno, Inc	(7,032.50)	Cleared
11/30/21	CR42	Connerton West CDD	(11,454.20)	Cleared
4/6/22	CR43	Cardno, Inc	(11,873.02)	Cleared
4/25/22	CR44	Turf Pro Synthetics	(4,738.05)	Cleared
5/11/22	CR45	Rep Services Inc	(1,017.95)	Cleared
5/11/22	CR46	Site Master	(64,905.00)	Cleared
5/27/22	CR47	Cardno, Inc	(6,346.10)	Cleared
5/27/22	CR48	Rep Services Inc	(8,340.00)	Cleared
5/27/22	CR49	Site Master	(19,065.00)	Cleared
6/13/22	CR50	Cardno, Inc	(6,650.48)	Cleared
6/13/22	CR51	Rep Services Inc	(28,025.00)	Cleared
7/19/22	CR52	Turf Pro Synthetics	(4,738.05)	Cleared
7/19/22	CR53	Site Master	(65,760.00)	Cleared
8/22/22	CR54	BCI	(1,336.00)	Cleared
8/30/22	CR55	Site Master	(27,236.00)	Cleared
12/12/22	CR56	Site Master	(33,214.00)	Cleared
1/11/23	CR57	Cardno, Inc	(11,689.71)	Cleared
1/11/23	CR58	Ke Law	(40.75)	Cleared
1/11/23	CR59	Tierra Inc	(7,250.00)	Cleared
2/8/23	CR60	Stantec Consulting	(3,907.63)	Cleared
2/10/23	CR61	Yellowstone Landscape	(45,530.93)	Cleared

Total Requisitions : (708,324.90)

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through February 28, 2023

Total Requisitions & COI: (1,006,600.84)

Total Outflows: (1,006,600.84)

Series 2018A Construction Account Balance at February 28, 2023 \$ 97,476.33

Connerton West Community Development District
Notes to Unaudited Financial Statements
February 28, 2023

Balance Sheet

1. Trust statement activity has been recorded through 02/28/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice AR00000269 in the amount of \$9,334.10 was received in March 2023.
6. Debt Service Fund 200 – Payment for Invoice AR00000269 in the amount of \$3,232.13 was received in March 2023.
7. Debt Service Fund 201 – Payment for Invoice AR00000269 in the amount of \$2,817.85 was received in March 2023.
8. Debt Service Fund 203 – Payment for Invoice AR00000269 in the amount of \$827.22 was received in March 2023.

Tab 8

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, March 6, 2023 at 4:01 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
Tyson Krutsinger	Board Supervisor, Assistant Secretary
Roger Smith	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Meredith Hammock	District Counsel, KE Law Group
Greg Woodcock	District Engineer, Cardno
Gail Huff	Ballenger Irrigation
Alex Solano	Aquatic Weed Control
Matthew Miette	Brightview
Chris Beck	Securiteam
Stan Zuercher	Clubhouse Manager

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:01 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident gave kudos to the Board for all their hard work and improvements that have been made over the years.

THIRD ORDER OF BUSINESS

**Consideration of Park Surveillance
Proposals**

Mr. Beck presented several proposals for park surveillance to the Board. He recommended having internet services at all the park's sites. After a brief discussion, the Board asked Mr. Beck to provide proposals for internet services as well. This item was tabled until further notice.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Alex Solano presented his report to the Board.

The Board reviewed and considered the Aquatic Weed Control aquatic planting proposal in the amount of \$1,377 and the fish stocking proposal in the amount of \$3,761.64.

On a motion from Mr. Novak and seconded by Mr. Kawalec, with one opposed, the Board of Supervisors approved the Aquatic Weed Control proposals for aquatic planting and fish stocking in the total amount of \$5,138.67 for the Connerton West Community Development District.

The Board would like Mr. Solano to investigate the aquatics overgrowth and asked that he send proposals if needed.

Mr. Kawalec asked Mr. Solano to address the cattails and make sure that his team is picking up trash.

Mr. Woodcock will provide Mr. Solano with a copy of the 208 & 209 Aquatics Map.

B. Landscape Inspection Report

Mr. Liggett was not present.

Mr. Minette presented his response to the field inspection report to the Board. He noted that most of the items are now complete and the ones that are not will be done by the end of the week.

Mr. Kawalec would like a soil sample. After some discussion, the Board agreed that they would like a proposal to fix the PH levels in the soil.

Ratification of the Annual Rotation Proposal

On a motion from Mr. Kawalec and seconded by Mr. Krutsinger, the Board of Supervisors ratified the annual rotation proposal in the amount of \$11,102 for the Connerton West Community Development District.

90 **C. Irrigation Report**

91 Ms. Huff presented the irrigation report to the Board of Supervisors.

92
93 She informed the Board that Pasco County is cracking down on watering just one
94 day a week.

95
96 Ms. Huff would like to know when the annuals have been installed.

97
98 **D. Property Maintenance Report**

99 Mr. Zuercher presented his report to the Board of Supervisors.

100
101 Mr. Zuercher noted that the rain is seeping through the mailboxes and that he
102 working on getting proposals for this.

103
104 **E. District Engineer Report**

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

106
107 The Board held a brief discussion regarding replanting in the overcut wetlands. Mr.
108 Krutsinger will provide Mr. Woodcock with a list of plant materials. Mr. Woodcock
109 will obtain more planting proposals as well.

110
111 It was noted that the Periwinkle signs are still down. Mr. Woodcock will send this
112 over to Lennar to be taken care of.

113
114 The Board would like Ms. Hammock to send Lennar a letter asking them to fix all
115 the damage they have caused to CDD property and pay for the cost of District
116 Engineer and District Counsel services that have been rendered due to this
117 damage. The Board would also like Mr. Woodcock to inform Lennar of the park
118 erosion issue.

119
120 SWFWMD wants the CDD to accept the transfer of permit for the operation &
121 maintenance of the stormwater management system, which includes the wetland
122 & wetland buffer areas. They want the CDD to correct the violations. It was noted
123 that the CDD does not own that area, it is still under Lennar.

124
125 **F. District Counsel**

126 Ms. Hammock updated the Board of Supervisors on the trail project and easement
127 agreements.

128
129 Ms. Hammock sent the trail project draft in and is still awaiting a response. The
130 deadline for easements was March 5, 2023.

131
132 Ms. Hammock and the Board discussed the amenity and community park policies.
133 Mr. Kawalec noted that an updated map is needed and talked about boating being
134 an option. The Board agreed to have a continued discussion about this at the next
135 regular meeting.

136
137

G. District Manager Report

The Board received and reviewed the District Manager's report and the monthly financials.

Mr. Adams reminded the Board that the next meeting will be held on March 6, 2023, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Lighting Proposal

The Board reviewed the landscape lighting proposal and agreed to review this proposal after budget season.

SIXTH ORDER OF BUSINESS

Discussion of FY 2023-2024 Budget

The Board held a brief discussion about the FY 2023-2024 budget and agreed to hold a budget workshop meeting on April 17, 2023 at 4:00 p.m.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on February 6, 2023

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on February 6, 2023.

On a motion from Mr. Novak and seconded by Mr. Kawalec, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting held on February 6, 2023, as presented, for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2023

Mr. Adams presented the Operation & Maintenance Expenditures for January 2023 in the amount of \$150,044.87.

On a motion from Mr. Krutsinger and seconded by Mr. Smith, with all in favor, the Board ratified the Operation & Maintenance Expenditures for January 2023 in the amount of \$150,044.87 for the Connerton West Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor requests, Mr. Novak mentioned that the one-way signs are peeling and falling apart. Mr. Zurcher will take inventory of all the damaged signs and report back to the Board at the next meeting.

TENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Smith and seconded by Mr. Krutsinger, the Board of Supervisors approved to adjourn the meeting at 6:32 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 9

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 February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 184,127.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	100181	79528	Quarterly Pond/Lake Maintenance 01/23	\$ 4,100.00
Aquatic Weed Control, Inc.	100195	79829	Pond/Lake Maintenance 02/23	\$ 3,950.00
Badges of Honor, LLC	100173	5548	Nameplates 01/23	\$ 15.00
Ballenger & Company, Inc.	100182	23012	Irrigation Maintenance 01/23	\$ 10,565.00
Ballenger & Company, Inc.	100196	23063	Irrigation Maintenance 02/23	\$ 10,565.00
BrightView Landscape Services, Inc.	100174	8253919	Crepe Myrtles & Mulch Installation 01/23	\$ 1,686.68
BrightView Landscape Services, Inc.	100197	8267488	Landscape Maintenance 02/23	\$ 31,226.25
Christopher Kawalec	100187	CK020623	Board of Supervisors Meeting 02/06/23	\$ 200.00
Connerton West Debit Card	CW0223	CW Debit Card 02/23	CW Debit Card 02/23	\$ 194.28
Daniel Novak	100188	DN020623	Board of Supervisors Meeting 02/06/23	\$ 200.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Down and Dirty Pressure Washing	100175	111927	Pressure Washing - Final Payment 01/23	\$ 5,244.00
Finn Outdoor, LLC	100198	2705	Control Structure Maintenance 11/22	\$ 400.00
Jeremy R. Cohen	100176	JC011923	Off Duty Patrols / Scheduler's Fee 01/23	\$ 350.00
K Johnson's Lawn & Landscaping, Inc.	100189	18928	Mow Bike Trail 02/23	\$ 700.00
KE Law Group, LLC	100177	5393	General/Monthly Legal Services 12/22	\$ 2,301.00
Mobile Mini, Inc.	100190	9016826336	Mobile Storage Rental Acct #10023746 02/23	\$ 70.90
Pasco County Utilities	100178	Pasco Water Summary 01/23	Water Summary 01/23	\$ 1,107.77
Rizzetta & Company, Inc.	100171	INV0000075319	District Management Fees 02/23	\$ 6,820.03
Rizzetta & Company, Inc.	100183	INV0000075897	Cell Phone - Auto Mileage & Travel 01/23	\$ 110.92
Rizzetta & Company, Inc.	100184	INV0000075872	Amenity Management & Oversight 02/03/23	\$ 4,313.08

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100186	INV0000077309	Personnel Reimbursement 02/17/23	\$ 3,468.22
Roger H Smith	100191	RG020623	Board of Supervisors Meeting 02/06/23	\$ 200.00
Romaner Graphics	100192	21510	Level Pavers & Sand 01/23	\$ 2,500.00
Stahl & Associates	100185	011623	Utility Bond For WREC Renewal Effective 03/21/2023	\$ 2,495.04
Stantec Consulting Services, Inc.	100179	2035147	Engineering Services 01/23	\$ 4,371.63
Steven Wiess	100193	SW020623	Board of Supervisors Meeting 02/06/23	\$ 200.00
Suncoast Pool Service, Inc.	100199	9010	Fountain Service 02/23	\$ 250.00
Tyson Krutsinger	100194	TK020623	Board of Supervisors Meeting 02/06/23	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	02272023	Electric Summary Bill 01/23	Electric Summary Bill 01/23	\$ 27,181.48
Yellowstone Landscape	100180	TM 471150	Landscape Enhancement 12/22	\$ 4,725.00

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	100180	TM 471729	Park Improvements Project	\$ 45,530.93
Yellowstone Landscape	100200	TM 491679	Landscape Enhancement 02/23	<u>\$ 8,884.80</u>
Report Total				<u>\$ 184,127.01</u>