

# **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

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DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

## **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS  
MEETING  
SEPTEMBER 23, 2014**

**CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
SEPTEMBER 23, 2014 9:30 a.m.**

Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

<b>District Board of Supervisors</b>	Barry Karpay Peter Winter Tim Collins Garth Noble Ryan Huey	Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Joseph Roethke	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley & Robin
<b>District Engineer</b>	Todd Amaden	Landmark Engineering, LLC

**All Cellular phones and pagers must be turned off while in the meeting room.**

**The District Agenda is comprised of five different sections:**

The meeting will begin promptly at **9:30 a.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

**CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614**

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September 15, 2014

**Board of Supervisors**  
**Cordoba Ranch Community**  
**Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District will be held on **Tuesday, September 23, 2014 at 9:30 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on August 26, 2014.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for August 2014 .....Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Proposals for New Fountain Installation.....Tab 3
  - B. Pond Update.....Tab 4
  - C. Landscaping Update
  - D. Consideration of Proposals for Landscape Supervision Services.....Tab 5
  - E. Ratification of Proposal for Annual Installation.....Tab 6
  - F. Consideration of Insurance Proposals.....Tab 7
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We 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) 933-5571.

Sincerely,

*Joseph Roethke*

Joseph Roethke  
District Manager

## **Tab 1**

**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.

**CORDOBA RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on **Tuesday, August 26, 2014 at 9:45 a.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Barry Karpay	<b>Board Supervisor, Chairman</b>
Garth Noble	<b>Board Supervisor, Vice Chairman</b> <i>(via phone)</i>
Peter Winter	<b>Board Supervisor, Assistant Secretary</b>
Ryan Huey	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b> <i>(via phone)</i>
Vivek Babbar	<b>District Counsel, Straley &amp; Robin</b> <i>(via phone)</i>
Todd Amaden	<b>District Engineer, Landmark Engineering</b> <i>(via phone)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and read roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no Audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held on  
July 22, 2014**

On a Motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on July 22, 2014 as amended for Cordoba Ranch Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for July 2014**

On a Motion by Mr. Winter, seconded by Mr. Karpay, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2014 (\$46,877.23) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for New  
Fountain Installation**

Mr. Roethke presented proposals for new fountain installation to the board and also distributed a proposal for an electrical install that will allow new fountains to function properly. A discussion ensued. Mr. Karpay would like to see a breakdown of the proposals, as well as, additional bids for the electrical portion at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pond Updates**

Mr. Roethke presented the monthly pond report from Aquagenix. Mr. Roethke noted that the cattail removals should commence within the next few weeks. No formal board action was taken.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Landscape Update**

Mr. Roethke did not have any significant landscaping issues to report to the board. A discussion took place regarding field operation services.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Hog Damage**

Mr. Roethke informed the board that there has been some hog damage recently and inquired if they would like to explore other possibilities to maintain this population. A discussion ensued, but no formal board action was taken.

**NINTH ORDER OF BUSINESS**

**Consideration of Installation of Bike  
Racks**

Mr. Roethke asked the board if they would like to install a bike rack near the front entrance of the District. Mr. Noble mentioned that he is working on this with the developer. A discussion ensued regarding the location of a possible installation. No board action was taken at this time.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding Entry Lighting**

Mr. Roethke informed the board that some of the entry lights recently stopped working, including the spotlight on the entrance monument. This was replaced with a compact fluorescent bulb instead of an incandescent bulb. As per the installing electrician, this may prevent future outages, but if problems persist, we may need to inspect the fixture for other issues.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Resolution 2014-07,  
Adopting FY 2014/15 Meeting Schedule**

Mr. Roethke presented Resolution 2014-07 to the board, adopting the annual meeting schedule for 2014/15. The board decided to change the location of the meetings for the next Fiscal Year to the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd., Lutz, FL 33559.

On a Motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board adopted Resolution 2014-07, which set the meeting schedule for Fiscal Year 2014/15 for Cordoba Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Public Hearing of Fiscal Year 2014/15  
Budget i. Consideration of Resolution  
2014-08, Adopting Final Budget**

On a Motion by Mr. Karpay, seconded by Mr. Winter, with all in favor, the Board opened the Public Hearing for Cordoba Ranch Community Development District.

Mr. Roethke presented the Final Budget to the board and noted that it has not changed since the proposed budget was approved. There were no audience comments.

On a Motion by Mr. Karpay, seconded by Mr. Huey, with all in favor, the Board adopted Resolution 2014-08, adopting the Final Budget for Fiscal Year 2014-15 for Cordoba Ranch Community Development District.

**ii. Consideration of Resolution 2014-09,  
Imposing Special Assessments**

Mr. Roethke presented Resolution 2014-09 to the board, imposing special assessments. A discussion ensued regarding potential discrepancies on the tax roll. Mr. Roethke will confirm with the financial consulting department that all the information is accurate.

On a Motion by Mr. Winter, seconded by Mr. Huey, with all in favor, the Board adopted Resolution 2014-09, imposing Special Assessments for Cordoba Ranch Community Development District.

On a Motion by Mr. Winter, seconded by Mr. Karpay, with all in favor, the Board closed the Public Hearing for Cordoba Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Babbar gave an update on the audit issue from the last meeting which relates to the debt service reserve requirements. District Counsel has been working with Trustee Counsel on a solution, and a further update will be presented at the next month's meeting.

Mr. Karpay requested an email from District Counsel that details the current status of this issue, as well as, the total number of hours Counsel has spent working on this with Trustee Counsel. Since this is not an issue that was caused by the CDD, Mr. Karpay stated that the costs should not be billed back to the District.

**B. District Engineer**

Mr. Amaden discussed the resolution of the SWFWMD permit transfer to Operations and Maintenance and noted that all issues have now been resolved.

Mr. Karpay asked if any encroachment into a wetland buffer setback can take place behind a current home site. Mr. Amaden noted that there is a 30 foot buffer around the wetlands and there are parameters that do allow for some encroachment into the buffer area. Mr. Amaden will follow up with Mr. Karpay on this by the end of the week.

**C. District Manager**

Mr. Roethke noted that the next regularly scheduled meeting will be held on September 23, 2014 at 9:30 a.m. at the offices of Rizzetta & Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.



**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

<p>On a Motion by Mr. Winter, seconded by Mr. Huey with all in favor, the Board adjourned the meeting at 10:37 a.m. for Cordoba Ranch Community Development District.</p>
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **Tab 2**

# CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

## **Operation and Maintenance Expenditures August 2014 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2014 through August 31, 2014. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,230.19**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

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

## Cordoba Ranch Community Development District

### Paid Operation & Maintenance Expenses

August 1, 2014 Through August 31, 2014

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquagenix	1322	1224066	Aquatics Service 08/14	\$ 975.00
Armstrong Environmental Svcs., Inc.	1319	9846	Lake/Wetland Services 07/14	\$ 850.00
Envera Systems	1314	628936	Gate Access Monitoring 08/14	\$ 845.00
Landmark Engineering & Surveying Corporation	1320	2130093.8	Engineering Services	\$ 625.00
Rizzetta & Company, Inc.	1315	16940	District Management Services 08/14	\$ 3,666.64
Tampa Electric Company	1316	1661 0598302 07/14	Boot Spur St Pump #3 07/14	\$ 38.48
Tampa Electric Company	1316	1661 0623270 07/14	2502 Cordoba Ranch BL 07/14	\$ 233.09
Tampa Electric Company	1316	1661 0625050 07/14	Street Lights PH1 & 1A 07/14	\$ 4,729.48
Tampa Electric Company	1316	1661 0631100 07/14	3045 Cordoba Ranch BL PMP 07/14	\$ 24.36
Times Publishing Company	1321	11004199351-0803	1000513042 Legal Advertising 08/14	\$ 111.15
ValleyCrest Landscape Maintenance	1317	4557286	Cut up Fallen Tree	\$ 250.00
ValleyCrest Landscape Maintenance	1323	4567104	Grounds Maintenance 08/14	\$ 7,962.25
ValleyCrest Landscape Maintenance	1323	4572216	Irrigation Maintenance and Repairs	\$ 91.75
ValleyCrest Landscape Maintenance	1323	4575188	Stake Fallen Trees	\$ 1,703.00
Verizon	1318	0671704134 08/14	Acct# 0671704134 08/14	\$ 124.99
<b>Report Total</b>				<b><u>\$ 22,230.19</u></b>



**Remit To:**

100 N Conahan Drive  
 Hazleton, PA 18201  
 570-459-1112 FAX 570-459-0321  
 www.dbiservices.com/aquagenix

Please include our Invoice Number on your check

# Invoice

**Number**  
 1224066

**Date**  
 01-AUG-14

**Customer PO**

**Cust # 67055**

Cordoba Ranch CDD  
 Joe Roethke  
 C/O Rizzetta & Company  
 3434 Colwell Avenue, #200  
 Tampa FL 33614

**Referral.**  
 Cordoba Ranch  
 CDD

Quantity	Description	Unit Price	Amount
1	Aquatics Service	975.00	\$975.00
<p style="text-align: center;">RECEIVED        AUG 04 2014</p> <p>Date Rec'd Hizzetta &amp; Co., Inc. _____</p> <p>O/M approval <u>gr</u> Date <u>8/13</u></p> <p>Date entered <u>AUG 12 2014</u></p> <p>Fund <u>001 GL 538000C4605</u></p> <p>Check # _____</p>			
Subtotal			\$975.00
Tax			\$0.00
Total			\$975.00
TERMS -NET30: A Service Charge of 1 ½% Per Month is Charged on Past Due Accounts (Annual Rate 18%)			

**Central Florida Branch Office**  
 St. Cloud, FL  
 (407) 892-0136

**Southeast Florida Branch Office**  
 Fort Lauderdale, FL  
 (954) 943-5118

**West Central Florida Branch Office**  
 Sarasota, FL  
 (941) 371-8081

**Southwest Florida Branch Office**  
 Ft. Myers, FL  
 (239) 561-1420

**West Palm/Treasure Coast Office**  
 West Palm Beach, FL  
 (561) 881-1291

**Tampa Bay Area Branch Office**  
 Tampa, FL  
 (813) 627-8710

**North Florida Branch Office**  
 Jacksonville, FL  
 (904) 262-2001

**Carolinas Branch Office**  
 Myrtle Beach, SC  
 (843) 651-9220

**LAKE MANAGEMENT ~ AQUATIC SERVICES ~ ENVIRONMENTAL PLANNING**

Armstrong Environmental Services, Inc.

P.O. Box 518

Safety Harbor, Florida 34695

**Invoice**

Date	Invoice #
8/6/2014	9846

<b>Bill To</b>
Cordoba Estates CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Due Date	P.O. No.	Terms	Project
8/6/2014		net 15 days	133-004D Cordoba ...

Quantity	Description	Rate	Amount
	Cordoba Estates CDD-Wetland/Mitigation Maintenance Services Treatment Dates: 07-02-14	550.00	550.00
	Haul Route Mitigation Maintenance Treatment Dates: 07-02-14	300.00	300.00
<p>RECEIVED AUG 18 2014 J.E. Mazzetta &amp; Co., Inc. MM approval <u>GR</u> Date <u>8/19</u> date entered <u>AUG 15 2014</u> fund <u>001</u> GL <u>53800</u> OC <u>4605</u></p>			
Please place Customer Number and Invoice Number on all checks		<b>Total</b>	<b>\$850.00</b>

**Envera**  
 8132 Blaikie Court  
 Sarasota, FL 34240  
 (941) 556-0731

Invoice / Statement	
Invoice Number <b>628936</b>	Date <b>07/01/2014</b>
Customer Number <b>300068</b>	Due Date <b>08/01/2014</b>

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		628936	08/01/2014

Quantity	Description	Rate	Amount
	<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
1.00	Gate Access Monitoring 736, 08/01/2014 - 08/31/2014	775.00	775.00
1.00	Additional Residents 736, 08/01/2014 - 08/31/2014	70.00	70.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			<b>\$845.00</b>

Other Open Invoices

Date	Invoice	Description	Amount	Balance Due
		<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
06/01/2014	627589	Alarm Monitoring Services	790.00	790.00
06/06/2014	627770	Alarm Monitoring Services	165.00	165.00
Other Open Invoices Balance Due:				<b>\$955.00</b>

Date	Invoice #	Description	Current Invoice	Balance Due
07/01/2014	628936	Alarm Monitoring Services	\$845.00	\$1,800.00

**Envera**  
 8132 Blaikie Court  
 Sarasota, FL 34240  
 (941) 556-0731

Return Service Requested

Invoice / Statement	
Invoice Number <b>628936</b>	Date <b>07/01/2014</b>
Customer Number <b>300068</b>	Due Date <b>08/01/2014</b>

**Net Due: \$1,800.00**

**Amount Enclosed:** \_\_\_\_\_

\*\*\*\*\*MIXED AADC 440  
 006853  
 CORDOBA RANCH CDD  
 C/O RIZZETTA & CO  
 ATTN: MATTHEW HUBER  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

REMIT TO:

ENVERA  
 PO BOX 850001  
 ORLANDO FL 32885-0135

**Envera**  
 8132 Blaikie Court  
 Sarasota, FL 34240

Invoice / Statement	
Invoice Number <b>628936</b>	Date <b>07/01/2014</b>
Customer Number <b>300068</b>	Due Date <b>08/01/2014</b>

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		628936	08/01/2014

**IMPORTANT MESSAGES**

Important Numbers to Know:

Billing Questions: (941) 556-0731  
 Service: (941) 556-0734

10058  
 1  
 628936 001  
 20

RECEIVED

JUL 07 2014

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 M approval gf Date 7/15  
 Date entered JUL 14 2014  
 Fund 001 G152900 OC 4904  
 Check # 59000 4712





8515 Palm River Road, Tampa, FL. 33619 ( 813 ) 621-7841

www.lesc.com

mail@lesc.com

PAGE 1 OF 1

MR. JOE ROETHKE  
CORDOBA RANCH CDD  
C/O RIZZETTA & COMPANY, INC.  
3434 COLWILL AVENUE, SUITE 200  
TAMPA, FLORIDA 33614

INVOICE  
NO. 2130093.8

ACCOUNT # 50084

DATE 8/14/14

For Professional Services Rendered Thru: 8/2/14



Project: CORDOBA RANCH CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

PARTICIPATE IN 7/22 CDD MEETING; COORDINATE WITH SWFWMD ON MAINTENANCE ISSUES  
AND TRANSFER TO OPERATION

5.0 Hours Professional Engineer @ \$125.00 /Hr. \$625.00

**TOTAL THIS INVOICE**

**\$625.00**

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 14 2014  
D/M approval JR Date 8/19  
Date entered AUG 15 2014  
Fund 001 GF51300003103  
Check # \_\_\_\_\_

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
8/1/2014	16940

BILL TO
<b>CORDOBA RANCH</b> <b>COMMUNITY DEVELOPMENT DISTRICT</b> 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

			TERMS	PROJECT
			Due Upon Rec't	325 - CDD
ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	<b>PROFESSIONAL FEES:</b>			
DM	District Management Services		1,686.66	1,686.66 - 3100
ADMIN	Administrative Services		476.66	476.66 - 3101
ACTG	Accounting Services		1,026.66	1,026.66 - 3201
FC	Financial Consulting Services		476.66	476.66 - 3111
	<b>Services for the period August 1, 2014 through August 31, 2014</b>			
	<b>RECEIVED</b>			
	JUL 28 2014			
	Date Rec'd Rizzetta & Co., Inc. _____			
	D/M approval <u>GR</u> Date <u>8/6</u>			
	Date entered <u>JUL 31 2014</u>			
	Fund <u>001 GL 51300 OC Various</u>			
	Check # _____			
			<b>Total</b>	<b>\$3,666.64</b>

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
1371-14160

## Average kWh per day

Jul 2014	7
Jun	20
May	6
Apr	6
Mar	4
Feb	4
Jan	3
Dec	7
Nov	7
Oct	0
Sep	0
Aug	1
Jul 2013	1

## Zap Cap Systems Surge Protection

When a power surge affects your home, it can mean sudden damage to the appliances and equipment you rely on every day. Sign up for Zap Cap System' double-layer of defense at **tampaelectric.com** or call toll-free 1-877-SURGE-22 (1-877-787-4322)

## July Billing Information:

07/14

719705

CORDOBA RANCH COMMUNITY  
2802 CORDOBA RANCH BL  
LUTZ FL 33559-0000

Account Number  
1661 0598302

Statement Date  
Jul 25, 2014

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
B67927	20486	20286	200	1	

Next Read Date On Or About **Aug 21, 2014** Total kWh Purchased **200**

Account Activity	Explanation	Charge	Total
Previous Balance		82.91	
Payments Received - Thank You	As of Jul 25, 2014	-82.91	
			<b>\$0.00</b>

## New Charges Due by Aug 17, 2014 Service from Jun 23 to Jul 22

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	200 kWh @ \$.05847/kWh	11.70
Fuel Charge	200 kWh @ \$.03910/kWh	7.82
<b>Electric Service Cost</b>		<b>\$37.52</b>
Florida Gross Receipts Tax	Based on \$37.52	0.96
<b>This Month's Charges</b>		<b>\$38.48</b>

Amount not paid by due date may be assessed a late payment charge.

**Total Due** **\$38.48**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

## Important information about your bill

The state is reducing the sales tax on the energy bill while at the same time increasing funding to public schools through a separate gross receipts tax on the energy bill. As a result, your bill will reflect a slight overall decrease and the line item of Florida Sales Tax-energy/Fuel will be renamed to Fla State Taxes-energy/Fuel. This line item will display the combined total of the lower sales tax and additional gross receipts tax. Learn more at <http://dor.myflorida.com/dor/tips/tip14a01-07.html>

RECEIVED

JUL 29 2014

Date Rec'd Hizzetta & Co., Inc. \_\_\_\_\_  
M approval GR Date 8/6  
Date entered JUL 31 2014  
Fund 001 GL 53100 OC 4301  
Check # \_\_\_\_\_

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719705



Account No.  
1661 0598302

New Charges  
\$38.48  
Payable by Aug 17

Total Bill Amount  
\$38.48

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

1371-14160 14160-1040



CORDOBA RANCH COMMUNITY  
c/o PETER WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



1 1100 01 1661 0598302 0000038.48

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
1371-14162

## July Billing Information:

07/14

719707

CORDOBA RANCH CDD  
CORDOBA RANCH PH 1 & 1A  
LUTZ FL 33559-0000

Account Number  
1661 0625050

Statement Date  
Jul 25, 2014

Account Activity	Explanation	Charge	Total
Previous Balance		4,729.48	
Payments Received - Thank You	As of Jul 25, 2014	-4,729.48	
			<b>\$0.00</b>
<b>New Charges Due by Aug 17, 2014</b>		<b>Service for 30 days from Jun 23 to Jul 23</b>	
Lighting Service Items LS-1	133 Lights, 133 Poles	4,313.19	
Energy Flat Charge		179.55	
Fuel Charge	5,852 kWh @ \$.03872/kWh	226.10	
Florida Gross Receipts Tax	Based on \$405.65	10.64	
<b>This Month's Charges</b>			<b>\$4,729.48</b>
Amount not paid by due date may be assessed a late payment charge.			
<b>Total Due</b>			<b>\$4,729.48</b>

### Important information about your bill

The state is reducing the sales tax on the energy bill while at the same time increasing funding to public schools through a separate gross receipts tax on the energy bill. As a result, your bill will reflect a slight overall decrease and the line item of Florida Sales Tax-energy/Fuel will be renamed to Fla State Taxes-energy/Fuel. This line item will display the combined total of the lower sales tax and additional gross receipts tax. Learn more at <http://dor.myflorida.com/dor/tips/tip14a01-07.html>

RECEIVED

date received JUL 29 2014  
date entered JUL 31 2014  
M approval GR Date 8/6  
fund 001 GL 53100 OC 4307  
check # \_\_\_\_\_

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719707



Account No.  
1661 0625050

New Charges  
\$4,729.48  
**Payable by Aug 17**

**Total Bill Amount**  
**\$4,729.48**

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

1371-14162 14162-1042



CORDOBA RANCH CDD  
c/o C/O RIZZETTA & CO PETE W  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



2 1800 09 1661 0625050 0004729.48

# Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

**TECO**  
TAMPA ELECTRIC

Visit our  
Web site at  
**tampaelectric.com**  
1371-14164

## Average kWh per day

Jul 2014	1
Jun	8
May	9
Apr	14
Mar 2014	1

## Zap Cap Systems Surge Protection

When a power surge affects your home, it can mean sudden damage to the appliances and equipment you rely on every day. Sign up for Zap Cap System' double-layer of defense at **tampaelectric.com** or call toll-free 1-877-SURGE-22 (1-877-787-4322)

## July Billing Information:

07/14

719709

CORDOBA RANCH COMMUNITY  
3045 CORDOBA RANCH BL PMP  
LUTZ FL 33559-0000

Account Number  
**1661 0631100**

Statement Date  
**Jul 25, 2014**

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
K34725	01031	00990	41	1	

Next Read Date On Or About **Aug 21, 2014** Total kWh Purchased **41**

Account Activity	Explanation	Charge	Total
Previous Balance		48.91	
Payments Received - Thank You	As of Jul 25, 2014	-48.91	
			<b>\$0.00</b>

## New Charges Due by Aug 17, 2014

## Service from Jun 23 to Jul 22

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	41 kWh @ \$.05847/kWh	2.40
Fuel Charge	41 kWh @ \$.03910/kWh	1.60
<b>Electric Service Cost</b>		<b>\$22.00</b>
Florida Gross Receipts Tax	Based on \$22.00	0.56
Fla State Taxes-energy/Fuel	Based on \$22.56	1.80

## This Month's Charges

**\$24.36**

Amount not paid by due date may be assessed a late payment charge.

## Total Due

**\$24.36**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

## Important information about your bill

The state is reducing the sales tax on the energy bill while at the same time increasing funding to public schools through a separate gross receipts tax on the energy bill. As a result, your bill will reflect a slight overall decrease and the line item of Florida Sales Tax-energy/Fuel will be renamed to Fla State Taxes-energy/Fuel. This line item will display the combined total of the lower sales tax and additional gross receipts tax. Learn more at <http://dor.myflorida.com/dor/tips/tip14a01-07.html>

RECEIVED

ate Rec'd Hizzetta & Co., Inc. **JUL 29 2014**

M approval GR Date 8/6

ate entered JUL 31 2014

und 001 G53100 OC 4301

book #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

719709



Account No.  
1661 0631100

New Charges  
\$24.36

Payable by Aug 17

Total Bill Amount  
\$24.36

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

1371-14164 14164-1044



CORDOBA RANCH COMMUNITY  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

9

1 1800 02 1661 0631100 0000024.36





tampabay.com

P.O. Box 175

St. Petersburg, FL 33731-0175

Toll Free Phone (877) 321-7355

**AD SALES HOURS**

M-TH 7:30-6:30

FRI 7:30-5:30

**CUSTOMER SERVICE HOURS**

M-F 8:00-5:00

# NON-CONTRACT INVOICE

Advertising Run Dates	Advertiser / Client Name
8/3/2014-8/10/2014	Cordoba Ranch Cdd
Billing Date	Customer Account
08/11/2014	1000513042
Total Amount Due	Invoice Number
111.15	I1004199351-0803

37

## PAYMENT DUE UPON RECEIPT

Start	Stop	Invoice Number	Class	Description	P.O.	Inserts	Size	Amount
8/03	8/10	I1004199351-0803		LEG101- Cordoba Ranch Community D Tampa Tampa CIs Internet 1004199351 15 Disc 2nd Run MaterialItem		2	44 Li	116.16    -9.01 4.00

RECEIVED

AUG 13 2014

Date Rec'd Rizzetta & Co., Inc.

By/M approval [Signature] Date 8/19

Date entered AUG 15 2014

Fund 001 GL 51300 OC 4801

Check # \_\_\_\_\_



tampabay.com

P.O. Box 175

St. Petersburg, FL 33731-0175

Toll Free Phone: (877) 321-7355

## NON-CONTRACT INVOICE

Advertising Run Dates	Advertiser / Client Name	
8/3/2014-8/10/2014	Cordoba Ranch Cdd	
Billing Date	Sales Rep Name or Number	Customer Account
08/11/2014	Johnnie	1000513042
Total Amount Due	Customer Type	Invoice Number
111.15	Non-Contract	I1004199351-0803

Thank you for your business.

DO NOT SEND CASH BY MAIL  
PLEASE MAKE CHECK PAYABLE TO:  
TIMES PUBLISHING COMPANY

PLEASE SEE REVERSE SIDE OF FORM  
FOR CREDIT CARD INFORMATION

**Amount Due: 111.15**

00I100419935100803000111158

**The Times**

Published Daily

Tampa, Hillsborough County, Florida

STATE OF FLORIDA  
COUNTY OF Hillsborough

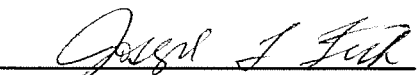
} S.S.

Before the undersigned authority personally appeared **J. Murry** who on oath says that he/she is **Legal Clerk** of the **The Times**, an edition of the **Tampa Bay Times** a daily newspaper published at Tampa, in Hillsborough County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: CORDOBA RANCH CDD ADOPTION OF THE FISCAL YEAR 2014/2015 BUDGET** was published in said newspaper in the issues of **Classified Tampa**, **8/3/2014 8/10/2014**.

Affiant further says the said **The Times**, an edition of the **Tampa Bay Times** is a newspaper published at Tampa, in said Hillsborough County, Florida; and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida; each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida; for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he /she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
Signature of Affiant

Sworn to and subscribed before me  
this **11th** day of **August** A.D.2014

  
Signature of Notary Public

Personally known   X   or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_



JOSEPH F. FISH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF116052  
Expires 6/23/2018

## CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF  
THE FISCAL YEAR 2014/2015 BUDGET; AND NOTICE OF REGULAR  
BOARD OF SUPERVISORS<sup>SM</sup> MEETING.

The Board of Supervisors of the Cordoba Ranch Community Development District will hold a public hearing on Tuesday, August 26, 2014 at 9:30 a.m. to be held at the offices of Rizzetta and Company located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2014/2015. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget(s) may be obtained at the offices of the District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

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 forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Joseph Roethke, District Manager

(1004199351) 8/03, 8/10/2014

**The Times**  
Published Daily

Tampa, Hillsborough County, Florida

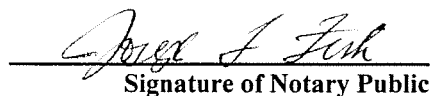
STATE OF FLORIDA } S.S.  
COUNTY OF Hillsborough

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Signature of Affiant

Sworn to and subscribed before me  
this 11th day of August A.D.2014

  
Signature of Notary Public

Personally known   X   or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_



JOSEPH F. FISH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF116052  
Expires 6/23/2018

**CORDOBA RANCH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2014/2015 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

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Joseph Roethke, District Manager

(1004199351) 8/03, 8/10/2014





# ValleyCrest

Landscape Maintenance

## INVOICE

**Sold To:** 14197254  
Cordoba Ranch CDD  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 14197254  
**Invoice #:** 4557286  
**Invoice Date:** 7/24/2014  
**Sales Order:** 525356  
**Cust PO #:**

**Project Name:** Fallen tree

**Project Description:** Fallen tree

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Cut up fallen tree in back and place into woods	250.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">JUL 28 2014</p> <p>Date Rec'd Rizetta &amp; Co., inc. _____</p> <p>D/M approval <u>GR</u> Date <u>8/6</u></p> <p>Date entered <u>JUL 31 2014</u></p> <p>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></p> <p>Check # _____</p>		
Total Invoice Amount		250.00
Taxable Amount		
Tax Amount		
Balance Due		250.00

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 14197254  
Invoice #: 4557286  
Invoice Date: 7/24/2014

Amount Due: \$ 250.00

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Cordoba Ranch CDD  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083



# ValleyCrest

Landscape Maintenance

Cordoba Ranch CDD  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

## INVOICE

Customer #: 14197254  
Invoice #: 4567104  
Invoice Date: 8/10/2014  
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For August	7,962.25
<p>RECEIVED</p> <p>AUG 11 2014</p> <p>Date Rec'd Rizetta &amp; Co., Inc. _____</p> <p>O/M approval <u>gr</u> Date <u>8/13</u></p> <p>Date entered <u>AUG 12 2014</u></p> <p>Fund <u>001 GL53900 OC 4604</u></p> <p>Check # _____</p>		
Total invoice amount		7,962.25
Tax amount		
Balance due		7,962.25

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-994-2309

Please detach stub and remit with your payment

### Payment Stub

Customer Account#: 14197254  
Invoice #: 4567104  
Invoice Date: 8/10/2014

Amount Due: \$7,962.25

Thank you for allowing us to serve you

Please reference the invoice # on your check  
and make payable to:

ValleyCrest Landscape Maintenance

P.O. Box 404083  
Atlanta, GA 30384-4083

Cordoba Ranch CDD  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614



# ValleyCrest

Landscape Maintenance

**Sold To:** 14197254  
Cordoba Ranch CDD  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

## INVOICE

**Customer #:** 14197254  
**Invoice #:** 4572216  
**Invoice Date:** 8/7/2014  
**Sales Order:** 532817  
**Cust PO #:**

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Irrigation Repairs Clock 1 Zone 5 Replace (1) broken rotor Zone 6 Straighten (1) rotor Clock 2 Zone 4 Replace (1) broken rotor	91.75
<p>RECEIVED</p> <p>AUG 11 2014</p> <p>ate Rizetta &amp; Co., Inc.</p> <p>M approval <u>gr</u> Date <u>8/13</u></p> <p>ate entered <u>AUG 12 2014</u></p> <p>ind <u>001 GL539000C 4609</u></p>		
<p><b>Total Invoice Amount</b></p> <p><b>Taxable Amount</b></p> <p><b>Tax Amount</b></p> <p><b>Balance Due</b></p>		<p>91.75</p> <p>91.75</p>

**Terms: Net 15 Days**

If you have any questions regarding this invoice, please call 813 994-2309

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 14197254  
Invoice #: 4572216  
Invoice Date: 8/7/2014

**Amount Due: \$ 91.75**

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Cordoba Ranch CDD  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083



# ValleyCrest

Landscape Maintenance

## INVOICE

**Sold To:** 14197254  
Cordoba Ranch CDD  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

**Customer #:** 14197254  
**Invoice #:** 4575188  
**Invoice Date:** 8/15/2014  
**Sales Order:** 525050  
**Cust PO #:**

**Project Name:** Tree staking

**Project Description:** Tree staking

Job Number	Description	Amount
342200056	Cordoba Ranch CDD stake 40 fallen trees on berms	1,703.00
<p style="text-align: center;">RECEIVED</p> <p>are Hec a Hizzetta &amp; Co., Inc. <u>AUG 19 2014</u></p> <p>W/M approval <u>GR</u> Date <u>8/25</u></p> <p>ate entered <u>AUG 25 2014</u></p> <p>und <u>001</u> GL <u>53900 001604</u></p> <p>book # _____</p>		
<b>Total Invoice Amount</b>		<b>1,703.00</b>
<b>Taxable Amount</b>		
<b>Tax Amount</b>		
<b>Balance Due</b>		<b><u>1,703.00</u></b>

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 813 994-2309

*Please detach stub and remit with your payment*

### Payment Stub

Customer Account #: 14197254  
Invoice #: 4575188  
Invoice Date: 8/15/2014

**Amount Due: \$ 1,703.00**

*Thank you for allowing us to serve you*

Please reference the invoice # on your  
check and make payable to

Cordoba Ranch CDD  
c/o Rizetta & Company  
3434 Colwell Ave Ste 200  
Tampa FL 33614

ValleyCrest Landscape Maintenance  
P.O. Box 404083  
Atlanta, GA 30384-4083



Account Number  
15 9000 0671704134 01

Amount Due  
\$124.99

08/14

Visit [verizon.com/bizsignin](http://verizon.com/bizsignin)

Shop \* Bill Pay \* Autopay  
Account Changes \* Repair  
On Demand/Pay Per View Details  
Go green today - Go Paper Free

#### Account Information

Statement Date: 7/22/14  
CORDOBA RANCH CDD  
Customer Account: 0671704134

#### Questions About Your Bill?

For the help & support you need, contact us at 1-800-VERIZON.

#### Verizon News

##### Help Customers Get Through

Get a Verizon phone line on a network with 99.9% reliability and open the door to more opportunities. Call 1-888-317-8033 to learn how to bundle your services and save.

##### Power Up Office TV With FiOS

Add FiOS® TV to your existing Verizon services & get the best that FiOS has to offer. With all-digital channels & sound, FiOS TV takes your office to the next level. Call 1-888-774-4417 and save an additional \$10/mo. when you lock in your price for 2 years with a term agreement.

#### Account Summary

Previous Balance	\$124.99
Payment Received Jul 16	-\$124.99
<b>Balance Forward</b>	<b>\$0.00</b>

#### New Charges

Current Activity	\$124.99
<b>Total New Charges Due by August 15, 2014</b>	<b>\$124.99</b>

#### Total Amount Due

**\$124.99**

RECEIVED

JUL 31 2014

Date Rec'd Hizzetta & Co., Inc.

J/M approval GR Date 8/6

Date entered AUG 04 2014

Fund 001 GL 54100004102

Check #

#### Want Automatic Payment?

Enroll below or at [Verizon.com](http://Verizon.com) to authorize your financial institution to deduct the amount of your monthly bill from the account associated with your enclosed check and send payment directly to Verizon. To discontinue Automatic Payment, call Verizon. Please keep a copy of this authorization.

Please return remit slip with payment.

To enroll in Automatic Payment (Sign and date below)

Account Number: 15 9000 0671704134 01

Amount Due: \$124.99

072214

Make check payable to Verizon

\$

By signing above I verify that I have reviewed and accepted the terms and conditions at [verizon.com/autopayterms](http://verizon.com/autopayterms) for automatic bill payment

00003478 01 AV 0.378 VF072211 0017 XX  
CORDOBA RANCH CDD  
STE 200  
3434 COLWELL AVE  
TAMPA FL 33614-8390



VERIZON  
PO BOX 920041  
DALLAS TX 75392-0041

15 9000 0671704134 01N00000000000 00000012499 04



Account Number  
15 9000 0671704134 01

Page  
2 of 3

## Current Activity

### Monthly Charges

7/22 8/21 FiOS Internet 75M/35M – 2 Yr.	124.99
<b>Monthly Charges Subtotal</b>	<b>\$124.99</b>

---

<b>Current Activity Total</b>	<b>\$124.99</b>
-------------------------------	-----------------

<b>Total New Charges</b>	<b>\$124.99</b>
--------------------------	-----------------

## Legal Notices

### Payment by Check

Paying by check authorizes check processing or use of the check information for a one-time electronic fund transfer from your account. For all payments using bank account information, we may retain the information to send you electronic refunds or enable your future electronic payments to us (to opt out, call 1-888-500-5358).

### Late Payment Charges

To avoid a late payment charge of 1.5% or \$7.00, whichever is greater, full payment must be received before Aug 22, 2014.

### Correspondence

Go to [verizon.com/bizcontact](http://verizon.com/bizcontact) or mail to PO Box 33078, St. Petersburg, FL 33733

### Service Providers

Verizon FL provides regional, local calling and related features, other voice services, and FiOS TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "VLD" in the applicable billed line item. Verizon Online provides Internet service and FiOS TV equipment. FiOS is a registered mark of Verizon Trademark Services LLC.

### Disconnection of Basic Local Service

You must pay \$124.99 to avoid disconnection of your basic local service.

### Bankruptcy Information

If you are or were in bankruptcy, this statement may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.



## Need-to-Know Information

### Customer Proprietary Network Information (CPNI) Notice

CPNI is information that relates to the type, quantity, destination, technical configuration, location, amount of use, and billing information of your telecommunications or interconnected VoIP services. This information is made available to us solely by virtue of our relationship with you. The protection of your information is important to us. Under federal law, you have a right, and we have a duty, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services such as video, wireless, Internet, and long distance. Visit [verizon.com](http://verizon.com) for a complete listing of our services and companies.

You may choose not to have your CPNI used for the marketing purposes described above by calling us anytime at 1-866-483-9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

Unless you call us at the number above, Verizon may use your CPNI to market different types of services beginning 30 days after the first time we notify you of the CPNI policy described above. You may elect at any time to add or remove a restriction on the use of your CPNI. Your choice remains valid until you change your election by calling the number above.

### Prevent Slamming – A Change of Service Provider without Your Consent

You've been "slammed" if your service provider for local, local toll or long distance changes without your consent. Because slamming is a common customer complaint, we've listed below some tips on how you can help prevent it from happening to you:

- Call Verizon and put a carrier restriction on your account. There is no charge to you. With a carrier restriction, we won't allow a change to your service provider until you withdraw the carrier restriction.
- Be firm when talking with local, local toll, cable, VOIP, and long distance companies when they call to talk about switching your service. Make sure you're not switching companies when you don't want to.
- Know what you're agreeing to when you enter contests and sweepstakes. Signing on the dotted line could mean you're giving the go-ahead to switch your service.

Check your bill every month to make sure your local, local toll, and long distance companies are correct. If you've been switched without your approval, call Verizon immediately. We'll return you to the carrier you want.

### Make Account Management A Simple Task

We know that our small business customers (less than 20 employees) like you have a lot on their minds. That's why Verizon has simplified online account management so that you can access your Verizon phone, Internet, TV and applications with one user ID and password. Explore the tools that will let you view, print and analyze billing statements, set-up Paper-Free Billing and Auto Pay, as well as access your Verizon email. Plus, you can get technical support, earn and redeem Small Biz Rewards, get special discounts and much more. We simplified your account management so that you can focus on the bigger picture. Sign in or register at [verizon.com/bizsignin1](http://verizon.com/bizsignin1) today.

And it's a similar story with our medium business customers (20 or more employees) like you who also have a lot on their mind. Explore the tools that cater to your business needs, allowing you to get order status around the clock, receive email notification when your invoice

is ready so you can download or print it, and select paperless billing and pay online. You can also create, view and review the status of a repair ticket without making a phone call, as well as gain access from a mobile device or tablet, which means you are connected to your business at all times. Register today in the Business Sign-In area at [verizonenterprise.com](http://verizonenterprise.com) and keep business running smoothly.

### Surcharges

Surcharges include:

- a Federal Subscriber Line and Access Recovery Charge applicable to interstate and international services that helps pay for the costs of providing and maintaining the local phone network;
- a Federal Universal Service Charge applicable to interstate and international services to recover fees imposed on us by the government to support universal service;
- a Long Distance Access Charge to help defray the cost of access charges and fees that local exchange companies assess on us or our agents for state to state and international calling;
- a Carrier Cost Recovery Charge applicable to long distance customers that helps defray the costs we pay to support interstate Telecommunication Relay Service, government number administration, local number portability, and other fees assessed by the FCC;
- a Long Distance Administrative Charge to help defray account servicing costs for state to state and international calling; and,
- a Federal Regulatory Fee applicable to recover the annual per video subscriber fee payment made to the FCC.

Please note that the Surcharges are charges, not taxes. These charges, and what is included in these charges, are subject to change from time to time. For additional information regarding the charges on your Verizon bill, please visit [verizon.com](http://verizon.com) or call the number listed on your bill.

## **Tab 3**





**Water Feature Proposal Prepared By:**



Dear Cordoba CDD,

Thank you for the opportunity to provide a proposal for your water feature needs! Aquagenix enjoys factory authorized distributorships with several leading fountain manufacturers throughout the country, including AquaControl and Oase'. For your specific needs I chose to quote you on Aqua Controls equipment. Their warranty and customer service are superior in the industry!

There are two types of floating fountains, Aerating & Decretive. The main difference is that an aerating fountain is designed to move a higher volume of water or gallons per minute (GPM) through the use of a propeller. A decretive fountain moves less volume but achieves a greater size display (height x width) through the use of an impeller but has less volume. Almost unlimited nozzle patterns and purposes can make the decision even more difficult.

The fountains I chose to include in this proposal were selected based on your display interest, environmental impacts (i.e. size & depth of the ponds), cost of both initial equipment investment & annual energy usage, and the warranty.

Keep in mind either fountain choice will have a relatively small "area of effect" when it comes to providing aeration. While more volume will help, the aerating fountain with a geyser type display is only going to impact the water around the display, leaving areas of the pond largely idle. The best way to truly aerate and provide increased oxygen, muck reduction, odor & mosquito control is with a bottom diffused aeration system.

With that being said, I chose to quote you on the best bang for your buck based on display, equipment & operating cost. Please review the three options below & let me know if you have additional questions or would like me to amend your proposal!

**Three options I looked at and will provide a short summary on are as follows:**

**10 HP Titan series Cascade Fountain: 30' display height, 1350 GPM.** – This fountain would move a tremendous amount of water! Requiring at least 44" of depth could see this fountain in the danger zone during seasonal water level fluctuations. At around \$21k per Fountain with lights it has a high investment cost and considering the operating cost for electricity and the size of your entry ponds. I feel this would be a bit too much. (Remember if its height you're looking for, you could get 50, 60 even 80' high with a smaller motor and different nozzles).

**5 HP Cascade Fountain: 24' Display, 480 GPM. (see attachment)** – This fountain would be a good mid-range compromise. At a 36" depth requirement you should be good. At 480 GPM it would still have a solid display and doing some aerating. The cost of this unit both initial investment and operating are only slightly higher than the third choice below that I quoted. Cost \$11850.00 per fountain + tax. This would include lights, cable, control box and installation.

**\*5 HP Select Series Fountain full Geyser: 34' display height, 165 GPM\*(see attachment)** – While not as much volume...you get the most out of the height! A nice display that only requires 28" of depth! It's the best value in my opinion for price, display, operating cost and warranty for your situation. See official quote for pricing.

Please visit [www.aquacontrol.com](http://www.aquacontrol.com) for more details and specifications.

Or feel free to contact me directly if you have additional questions or ideas about what may suit your community the best!

Sincerely,

Jamos Beierle

Aquagenix

(813) 367-6381



# Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

## Special Service Agreement

**Cordoba Ranch CDD**  
c/o Rizetta & Company Inc.  
3434 Colwell Avenue, suite 200  
Tampa, FL 33614  
Contact: Joe Roethke Phone: (813) 933-5571

Proposal ID	Date	Terms
76738	7/21/2014	50% Deposit, Balance Due Net 30 Days

### We are pleased to quote special pricing as follows

Supply, delivery and installation of two (2) 5 HP single phase 230v Aqua Control Select Series floating fountains. The fountain display quoted is Full Geyser, 34' high and 12' diameter pumping 150 GPM. These are built horizontally and can operate in as little as 28 inches of water. Installation includes 175' of both power & lighting cable for each, 3 light LED stainless steel lighting set, control panel and complete set up including conduit from control panel to the waters edge. All major components carry a 5 year warranty, electronic controls & lighting set carry a 3 year warranty. 230v power supply is needed on the south side of Cordoba Ranch Blvd. for us to connect the fountain control panel to and would be the responsibility of the community.

Quantity	Description	Taxable	Unit Price	Extended Price
2	5 HP 230v Aqua Control Select Series Fountain with Full Geyser nozzle display, 3 light stainless steel 35w LED lighting set	Yes	\$10,747.00	\$21,494.00
SubTotal				\$21,494.00
Tax				\$1,504.58
Grand Total				\$22,998.58

This offer is good for twenty one (21) days from date of quote.  
DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW



AQUAGENIX

JAMES BEIERLE

PRINT NAME

07-21-2014

DATE

CUSTOMER

PRINT NAME

DATE

BRANCH OFFICE

6203 Johns Road, Suites 7 & 8 . Tampa FL 33634-4441 USA | T +1 813 627 8710 | F +1 813 627 8630

[www.aquagenixaquatics.com](http://www.aquagenixaquatics.com)

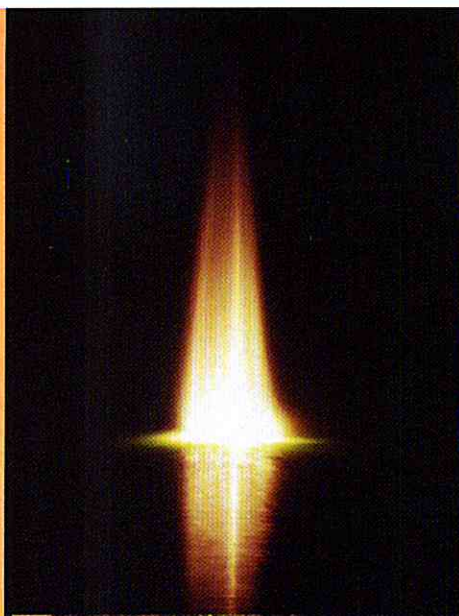


# FULL GEYSER



SELECT SERIES

FOUNTAIN



2 HP Full Geyser

60 Hz (North America)													50 Hz (International)												
HP	PERFORMANCE				DEPTH		AMPS						KW	PERFORMANCE				DEPTH		AMPS				KW	
	Ht. (Ft.)	Dia. (Ft.)	GPM	Min. Water Depth (Inches)	Single Phase			Three Phase			Power Use	Ht. (m)	Dia. (m)	M <sup>3</sup> /H	Min. Water Depth (Meters)	Single Phase		Three Phase		Power Use					
					Vert.	Horz.	120v	208v - 240v	208v	230v						460v	575v	Vert.	Horz.		230v	230v	400v		
1	20	6	115	52	28	16	11/10	5	5	3		2	4,7	1,5	24	1,3	0,7	6	4	3		2			
2	24	8	130	56	28		15/13	9	9	5	4	3	6	1,8	28	1,4	0,7	11	8	5		3			
3	30	10	150	56	28		19/17	13	12	7	5	4	7,6	2,0	32	1,4	0,7	15	10	6		4			
5	34	12	165	62	28		30/28	21	20	11	8	6	10,3	3	40	1,8	0,7	22	17	10		6			





3-HP Cascade

## 60 Hz (North America)

## 50 Hz (International)

HP	PERFORMANCE				DEPTH				AMPS				KW
	Ht.		Dia.	GPM	Min. Water Depth (Inches)		Single Phase		Three Phase				Power Use
	(Ft.)	(Ft.)											
				Vert.	Horz.	120v	208v - 240v	208v	230v	460v	575v		
1	8	2	240	63	36	16	11/10	5	5	3		2	
2	12	3	320	67	36		15/13	9	9	5	4	3	
3	16	4	400	67	36		19/17	13	12	7	5	4	
5	24	6	480	73	36		30/28	21	20	11	8	6	

PERFORMANCE			DEPTH		AMPS			KW
Ht. (m)	Dia. (m)	M <sup>3</sup> /H	Min. Water Depth (Meters)		Single Phase	Three Phase		Power Use
			Vert.	Horz.	230v	230v	400v	
1,6	0,4	35	1,6	0,9	6	4	3	2
2,4	0,6	50	1,7	0,9	11	8	5	3
4,8	1,2	90	1,7	0,9	15	10	6	4
7,2	1,8	110	2,1	0,9	22	17	10	6





# AQUA CONTROL

*Select Series*

## **5-Year Limited Warranty**

*Aqua Control, Inc.* warrants to the original purchaser (the end user) of any Select Series Display Floating Fountain or Aerator manufactured by *Aqua Control, Inc.* that any part thereof which proves to be defective in materials or workmanship, as determined by the factory within **five years** from the shipping date, will be repaired or replaced at no charge with a new or remanufactured part, and returned freight prepaid. Exceptions are electrical control components which carry a **three year** warranty and light lamps, lens gaskets and lenses which carry a **thirty (30) day** warranty. The end user shall assume all the responsibility and expense for removal, packaging, and freight to ship to *Aqua Control, Inc.* to determine the warranty claim and for all reinstallation expenses.

The warranty is void in cases where damage results from: improper installation, operation with no flow, continued operation with only partial flow, continued operation with obstructions that result in pump cavitation (noisy operation), improper electrical connection, improper voltage, alteration, lightning, careless handling, misuse, abuse, freezing, disassembly of motor, or failure to follow maintenance or operating instructions. Modifications or repair by an unauthorized repair facility will void the warranty.

**In no case will *Aqua Control, Inc.* or its distributors accept responsibility for any costs incurred by the user during installation, removal, inspection, evaluation, repair, parts replacement, or for return freight. Nor will any liability be accepted for loss of use, loss of profits, loss of goodwill, for consequential damage, or for personal injuries to the purchaser or any person.**

In the event of problems believed to be covered under warranty, it will be necessary to notify the distributor who will try to help resolve the problem and who may contact the factory for additional assistance. If it is concluded that there may be a defect which may be covered under warranty, it will be necessary to get a Return Material Authorization (RMA) from the distributor before shipment. Freight collect shipments will not be accepted by the factory on warranties or repairs.

The product or part(s) must be returned freight prepaid, to the factory, as directed, and in its original packaging or in a container which will prevent damage. Parts returned under warranty and damaged during shipping will not be covered under warranty for the shipping damage.

If the factory evaluation of the returned goods concludes that the failure is due to defects in materials or workmanship, the part or parts in question will be replaced under warranty with new parts, remanufactured parts, or will be repaired; at the factory's option. The warranty period for all parts supplied under warranty will terminate at the end of the original product's warranty. All warranty shipments from the factory will be shipped freight prepaid.

Warranty registration is **HIGHLY** recommended.

No implied warranties of any kind are made by *Aqua Control, Inc.* for its products, and no other warranties, whether expressed or implied, including implied warranties of merchantability and fitness for a particular purpose, shall apply. Should an *Aqua Control* product prove to be defective in materials or workmanship, the retail purchaser's sole remedy shall be repair or replacement of the product as expressly provided above.

Aqua Control, Inc.  
6A Wolfer Industrial Dr. Spring Valley, IL 61362  
Phone 800-377-0019 FAX 815-664-4901





Livingston Ave

5 HP FTN

House electric panel location North side

5 HP FTN

© 2014 Google

Google earth

Imagery Date: 1/17/2014 28°07'56.76" N 82°25'45.56" W elev 55 ft eye alt 1162 ft



**BLANK**





June 30, 2014

Mr. Joseph Roethke  
**Cordoba Ranch CDD**  
c/o Rizzetta and Company  
3434 Colwell Avenue, Suite #200  
Tampa, Florida 33614

**RE: Fountain Installation Proposal  
Fountain Cleaning Program**

Dear Mr. Roethke:

Please find enclosed our quotation for the GeyserJet floating fountains to be installed at **Cordoba Ranch CDD**.

All **Vertex** fountain systems are constructed using the highest quality components available in the industry, providing proven technology and performance in a custom floating fountain. Our focus on quality and dependability ensures you that a floating fountain by **Vertex Water Features** is the best in the business.

**Vertex Water Features** provides to their customers:

- A comprehensive **4 YEAR warranty** on your fountain (pump, motor, flotation, framework, nozzles, etc.).
- High performance submersible turbine pumps for increased display characteristics and years of trouble free service. Never any lubricants to change or seals to replace - **our turbine pumps and motors are water cooled and lubricated.**
- Display heads constructed of **precision machined brass or cast bronze** - not inferior plastic or PVC.
- Optional U.L. listed lighting fixtures of **100% cast bronze/copper**, complete with stainless steel lens guards carry a 2 year warranty.
- Floats with internal baffling and U. V. protection from warping and cracking.
- Complete control panels built to the needs of each unit. All panels are equipped with GFI protection, surge protection, time clocks, and overload protection - there are never any add-on "options" needed to get a fully equipped control panel that meets NEC codes. 1 year warranty.

Our price is predicated on the receipt of our equipment agreement within 60 days of this quotation, as prices are subject to change.

Also, enclosed is an agreement for inspection and cleaning maintenance of your decorative floating fountain equipment. You will find that the benefits of this service will extend the life of your fountain system and will help prevent the high cost of repair work.

Please inform us of your approval by signing the attached quotation, so we may schedule your installation.

If there are any further questions, please let us know. We at **Vertex** are eager to work with your organization and look forward to providing you with the finest waterway enhancement systems available in the industry.

Sincerely,

Chris Byrne  
Sales Manager  
CB/lms

Enclosure

## Vertex Water Features

A Division of Aquatic Systems, Inc.

2100 N.W. 33<sup>rd</sup> Street

1-800-432-4302

Pompano Beach, Florida 33069

Fax (954) 977-7877

www.vertexwaterfeatures.com

### Fountain Agreement - Installed

Mr. Joseph Roethke  
**Cordoba Ranch CDD**  
 c/o Rizzetta and Company  
 3434 Colwell Avenue, Suite #200  
 Tampa, Florida 33614  
 (813) 933-5571

#5746-8

**DATE:** June 30, 2014 CB-AO F4

*See Attached Technical Specifications.*

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

*We are pleased to quote special pricing below and reserve the right to "progress bill" as units are installed.*

Quantity	Description	Each	Total
<b>Sites #1 and #2</b>			
2	5 HP GeyserJet Single-Phase Floating Fountains with Control Panels, with Three (3) 60 Watt LED Lights, 230 Volts Includes 175 Feet of Cable for Motor & Lights with Clear Lens <i>Requires Two 1-Inch Diameter PVC Conduit(s) per fountain from Control Panel to lake to be provided by Customer.</i>	\$9,309.18	\$18,618.36
<b>Total Balance Due Net 30 Days</b>			<b>\$18,618.36</b>

### Terms & Conditions of Fountain Agreement

***The above price is effective for 60 days from the date of this proposal.***

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

1. This transaction is subject to the terms and conditions quoted below, notwithstanding any conflicting provisions submitted by BUYER.
2. No claims of any kind, whether as to products delivered or for non-delivery of products, shall be greater in amount than the purchase price of the products in respect of which such damages are claimed, and failure to give notice of claim within sixty (60) days from date of delivery, or the date fixed for delivery respectively, shall constitute a waiver by BUYER of all claims in respect to such products. No charges or expenses incident to any claims will be allowed unless approved by an authorized representative of SELLER. Products shall not be returned to SELLER without SELLER's permission. The remedy hereby provided shall be the exclusive and sole remedy of the BUYER. **In no event shall the SELLER be liable for loss of production, damage to materials, injury to persons, or other remote or consequential damages resulting from breach of any warranty, whether express or implied, including any implied warranty of merchantability of fitness, or from any cause whatsoever.**
3. SELLER shall under no circumstances be responsible for failure or delay in filling any order or orders when due to fires, floods, riots, strikes, freight embargoes or transportation delays, shortage of labor; material unavailability, inability to secure fuel, material, supplies or power at current prices or on account of shortages thereof, acts of God, or the public enemy; governmental order and/or regulations, affecting the conduct of SELLER's business with which SELLER in its judgment and discretion deems it advisable to comply as a legal or patriotic duty or to any cause beyond the SELLER's reasonable control.
4. In the event of liability, for any reason, to supply the total demands for the material specified in BUYER's order, SELLER may allocate its available supply among any or all purchasers, as well as departments and divisions of SELLER on such basis as SELLER may deem fair and practical without liability for any failure of performance which may result therefrom.

5. The BUYER may terminate this contract in whole or in part upon notice in writing to SELLER. The BUYER shall pay the SELLER the contract price for all products which have been completed prior to termination, and the cost of material or work in process, applicable taxes, plus a reasonable profit thereon, but in no event more than the contract price, or less than \$25.

6. Notwithstanding the credit terms shown, all shipments are at all times subject to the approval of SELLER's Credit Department and if the financial responsibility of BUYER is or becomes unsatisfactory, or if BUYER fails to make any payment in accordance with the terms of this contract, then, in any such event, SELLER may defer or decline to make any shipment hereunder except upon receipt of satisfactory security or cash payments in advance, or it may terminate this contract.

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

8. SELLER may instruct that remittances shall be sent to a bank or other receiving agency or depository. No receiving agency or depository has authority to settle claims for SELLER or to accept payment tendered as payment in full. Therefore, BUYER agrees that notwithstanding any endorsements or other legend appearing on BUYER's checks, drafts or other orders for payment of money, constitute payment in full or settlement of account.

9. **Collection terms are as specified on the face of signed agreement.** All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. No retainage shall be withheld from any payment involving this contract.

10. Any of the terms and provisions of BUYER's order which are inconsistent or at variance with the terms and provisions hereof shall not be binding on the SELLER and shall not be considered applicable to the sale or shipment of the materials mentioned and referred to herein. SELLER's agreement with BUYER is hereby made expressly conditional on BUYER's assent to the terms and conditions hereof. Unless BUYER shall notify SELLER in writing to the contrary as soon as practicable after receipt of the acknowledgment by BUYER, acceptance of the terms and conditions hereof by BUYER shall be indicated and, in the absence of such notification, the BUYER's acceptance of the goods shall be equivalent to BUYER's assent to the terms and conditions hereof. No waiver, alteration or modification of any of the provisions hereof shall be binding on the SELLER unless made in writing and agreed to by a duly authorized official of the SELLER. Waiver by either party of any default by the other hereunder shall not be deemed a waiver by such party of any default by the other which may thereafter occur.

11. This Agreement shall be governed by the Uniform Commercial code as adopted in the State of Florida, in the United States of America and as effective and in force on the date of this Agreement. Any action for breach of the agreement must be commenced within one (1) year after the cause of action has occurred.

12. This contract is not assignable or transferable by BUYER, in whole or in part, except with the written consent of SELLER.

13. Any errors appearing on the face hereof or incorporated herein are subject to correction with the consent of both parties.

14. This contract may be amended or modified only by a written agreement signed by an authorized official of each party expressly referring to this contract.

15. We reserve the right to progress bill as units are installed.

16. In the event of any dispute arising hereunder, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs against the non prevailing party including appellate level.

17. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this agreement.

### **Buyer's Responsibilities**

**ELECTRICAL REQUIREMENTS:** BUYER's electrician must be on site during installation to enable final connection and start-up. The BUYER is responsible for providing and connecting fountain to a weatherproof electrical box, ground fault interrupter switches, and supply power for required fountain voltages at lakeside. The BUYER is to complete cable hook-up to junction box and bury cable from shoreline to electrical box below surface according to applicable code. If cable is to be run in conduit, it shall be the responsibility of BUYER's electrician to pull wires through the conduit. The supply, trenching and installation of the power from the primary power source to the panel shall be the responsibility of the BUYER.

CUSTOMER to complete 230 volt cable hook-up to control panel and bury cable and electrical conduit from shoreline to electrical box below surface according to applicable code. **Full voltage, as specified by VERTEX, is mandatory to operate our sealed pump motors.** A low voltage condition must be corrected before requesting VERTEX to install your fountain(s). Operation with other than specified voltage voids our **Warranty**.

**PERMITTING:** It is the BUYER's obligation to secure required permits and/or approvals from local authorities prior to installation of the floating fountain.

**CONTROL PANEL:** **Vertex** will supply panel. BUYER is responsible for installation. A licensed electrician **MUST** be on the job site at the time of delivery to make all connections of power to the control panel. By code, **Vertex** cannot connect any wires into the panel.

**\$200.00 RETURN TRIP FEE:** BUYER's electrician **must** be on site with **Vertex** personnel during the fountain installation to make the required electrical connections of the primary power to the control panel. If the electrician is not on site to enable final connection and start-up, **Vertex** will make a return trip to make the final adjustments to the fountain display. If a return trip is necessary, **Vertex** will invoice the BUYER \$200 travel charge for each additional trip.

**FOUNTAIN CLEANING:** **Vertex** offers cleaning contracts for its fountain systems. Should BUYER elect to perform routine cleaning themselves, a minimum of **4 cleanings per year are advisable**; more may be needed depending upon water quality conditions. Cleaning requirements should include the submersible pump intake screen, light fixture lens(es), and spray nozzles.

**NOTE:** Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. If not properly installed, this unit is hazardous. It must be installed in conformance with article 682 of the National Electric Code and all local code requirements. An approved ground fault circuit interrupter must be part of the electrical system and all devices in the system must be directly grounded to a definite electrical ground. The total electrical system must be installed, tested, and approved by a qualified, licensed electrician before it is placed in operation.

### **Vertex Water Features' Responsibilities:**

**Vertex** shall deliver the fountain to the job site, position, level and anchor unit in the desired location and adjust lights and spray heads for optimum display.

**Vertex** shall run the electrical supply cables from the fountain unit along the lake bottom and stake cable ends at the edge of the lake.

**Note:** As soon as the owner-provided electrician makes all connections to the panel, **Vertex** shall make any adjustments to the fountain display, if necessary.

**WARRANTY:** **Vertex** will provide labor to repair or replace any defective part of your fountain for a period of one year from date of receipt (*excluding parts damaged due to maintenance negligence*). **Vertex** will warranty parts on any defective "in water" fountain component (pump, motor, flotation, framework, nozzle, cables) for 4 years, lighting system (excluding bulbs) 2 years and fountain controls 1 year from the date of receipt. **Vertex** will determine if parts are defective and subject to warranty repair or replacement. Warranty covers manufacturer defects: if parts inspection indicates failure due to lack of required maintenance (*periodic cleaning of intake screen, light lens(es) and spray nozzles, etc.*), failure to maintain proper voltage or water depth, warranty will be voided. Foreign objects and/or debris within the fountain pump/motor assembly do not constitute manufacturer defective and thus are not covered under warranty. *Vertex fountains are not warranted for use in salt and/or brackish water conditions.*

The Warranty shall also be voided if someone other than a **Vertex** employee: 1) dismantles or attempts a repair or 2) alters factory-supplied components or wiring of the control panel.

The warranty period on all warranty work is equal to the remaining time period of the original new equipment warranty.

Warranty claims are based on the date you notify your distributor or our **Pompano Beach** office.

<p><b>Please provide the legal name and address of the owner of the property where the contracted work will be completed. Sign and print your name.</b></p> <p><b>The information below will be used to file a Notice to Owner (NTO) of the property. This formal notice is a standard procedure and explains that the owner is responsible for payment of the contracted services. If the Vertex Water Features invoice is not paid within 60 days from the completion of the work a lien may be filed against the owner of the property.</b></p>			
Property Owner(s):			
Owner Address:			
Owner Phone #:			
Vertex Water Features' Signature		Authorized Customer's Signature	
Date		Title	
		Print Name	
		Date	
		Print Company Name	

**Vertex Water Features**  
A Division of Aquatic Systems, Inc.  
2100 N.W. 33<sup>rd</sup> Street  
Pompano Beach, Florida 33069  
www.vertexwaterfeatures.com

1-800-432-4302

Fax (954) 977-7877

### Fountain Cleaning Agreement

This Agreement made the date set forth below, by and between **Vertex Water Features**, a division of Aquatic Systems, Inc., a Florida Corporation, hereinafter called "**Vertex**", and

Mr. Joseph Roethke  
**Cordoba Ranch CDD**  
c/o Rizzetta and Company  
3434 Colwell Avenue, Suite #200  
Tampa, Florida 33614  
(813) 933-5571

**One-Year Agreement - Automatic Renewal**

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

**Date of proposal:** June 30, 2014 CB-AO

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

1. **Vertex** agrees to perform inspection and cleaning in accordance with the terms and conditions of this Agreement at the above-named site.
2. **QUARTERLY** (4) cleanings as required (approximately once every 90 days). Additional cleanings will be billed at time and materials.
3. **CUSTOMER** agrees to pay **Vertex**, its agents or assigns, the following sum for inspection and cleaning:

**Sites #1 and #2:** Two (2) 5HP GeyserJet Floating Fountains      **\$262.50**      **Quarterly**  
Includes Management Reporting

**Floating Fountains: Our service includes the inspection and cleaning of the following:**

Submersible Pump	Lights & Lenses	The Float	Display Heads, Jets & Rings
<b>Vertex</b> will clean the pump intake screens.	<b>Vertex</b> will scrape, clean and polish the lights.	<b>Vertex</b> will clean all surfaces of the float.	<b>Vertex</b> will clean each part and disassemble the parts, as needed to clean orifice impediments.
BULB REPLACEMENT: If bulb replacement is required during our scheduled fountain cleaning, <b>Vertex</b> will <u>automatically replace</u> the bulb and charge its Customers for <u>parts cost only</u> . If, however, a Customer supplies the bulbs, <b>Vertex</b> will charge a fee for bulb replacement.			
<b>No parts or special repairs are included in our cleaning agreement. By charging for cleaning, Vertex does not assume responsibility for parts failure and repair costs. Any parts or repair costs, including replacement of light bulbs or gaskets will be invoiced separately.</b>			

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

1. If **CUSTOMER** requires **ASI** to enroll in any special third-party compliance programs invoicing or payment plans that charge **ASI**, those charges will be invoiced back to **CUSTOMER**.
2. This transaction is subject to the terms and conditions quoted below, notwithstanding any conflicting provisions submitted by **BUYER**.
3. This Agreement shall have as its effective date the first day of the month in which services are first rendered to **CUSTOMER**. If this cleaning/maintenance agreement is part of a corresponding installation agreement, the cleaning/maintenance services will not begin until the installation is complete. If this is the case, then a notice will be sent to confirm commencement of service.
4. Customer agrees that the services to be provided are for the benefit of **CUSTOMER** regardless of whether **CUSTOMER** has direct legal ownership of the work areas specified. In the event that **CUSTOMER** does not directly own the areas where services are to be provided, **CUSTOMER** warrants and represents that he has control of these areas to the extent that he may authorize the specified services and agrees to hold **VERTEX** harmless for the consequences of such services not arising out of **VERTEX** sole negligence.

5. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fires, floods, strikes, riots, war, acts of God, accidents, material

unavailability, governmental order and/or regulations, Upon termination, any advance payments made for services which would have been rendered CUSTOMER after date of terminate shall include, without limitation, increased material and transportation costs resulting from the supplementary supply conditions.

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

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

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

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

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

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

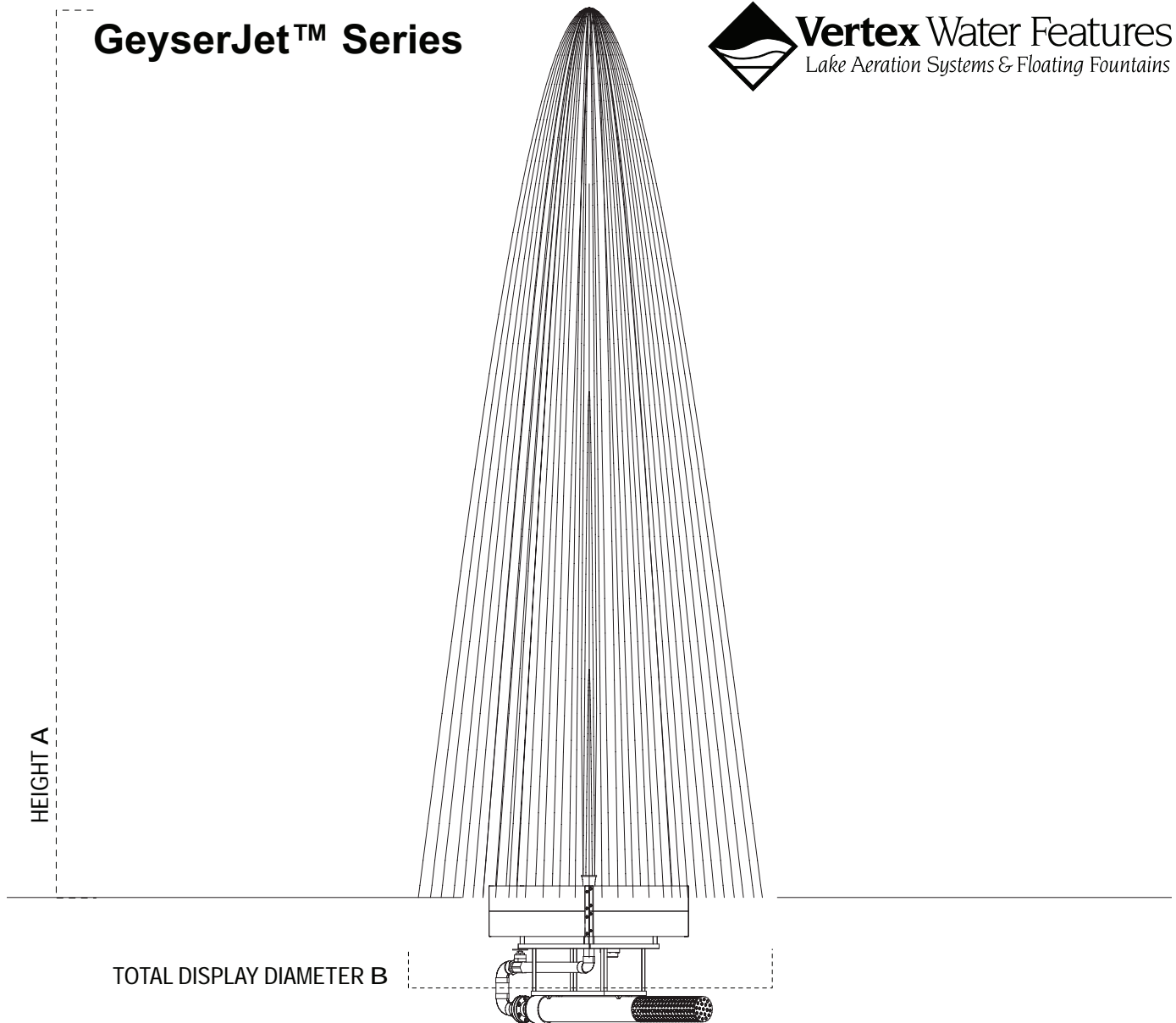
12. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both VERTEX and the CUSTOMER.

13. In the event of any dispute arising hereunder, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs against the non-prevailing party including appellate level.

14. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this Agreement.

<hr/> <b>Vertex Water Features' Signature</b> <b>Date</b>		<hr/> <b>Customer/Authorized Agent's Signature</b> <b>Title</b>	
A Division of Aquatic Systems, Inc.		<hr/> <b>Print Name</b> <b>Date</b>	
		<hr/> <b>Print Company Name</b>	

# GeyserJet™ Series



CHECK EITHER WITH OR WITHOUT LIGHTS

Fountain Only																				
With LED Lights							✓													
HP	2	2	2	3	3	3	5	5	5	7.5	7.5	7.5	10	10	10	15	15	15	20	20
Volts	230	230	460	230	230	460	230	230	460	230	230	460	230	230	460	230	230	460	230	460
Phase	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	1	3	3	3	3
AMP	14	8	4	17	10	5	28	17	9	42	25	12	51	32	16	72	47	24	61	30
HT. A	12'	12'	12'	16'	16'	16'	20'	20'	20'	22'	22'	22'	25'	25'	25'	30'	30'	30'	35'	35'
Dia. B	4'	4'	4'	5'	5'	5'	6'	6'	6'	7'	7'	7'	8'	8'	8'	9'	9'	9'	10'	10'
60W LED Lights	2	2	2	2	2	2	3	3	3	4	4	4	4	4	4	5	5	5	6	6
Total Watts	120	120	120	120	120	120	180	180	180	240	240	240	240	240	240	300	300	300	360	360
AMP Draw	1	1	1	1	1	1	1.5	1.5	1.5	2	2	2	2	2	2	2.5	2.5	2.5	3	3

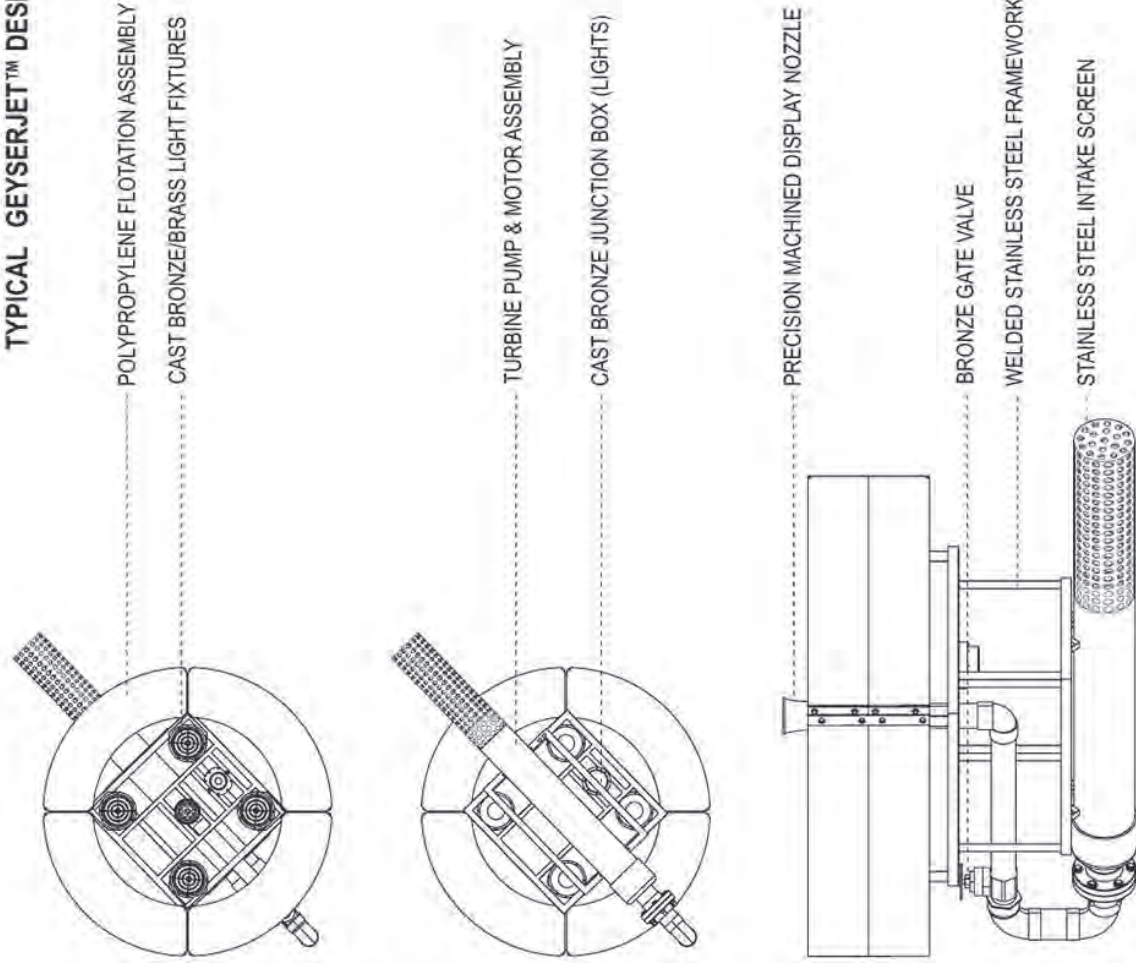
## Notes:

1. Drawings are for illustration only and are not to scale
2. Installation of all fountain equipment shall be in accordance with manufacturers guidelines and specifications

Vertex Water Features  
 2100 NW 33rd Street Pompano Beach, FL 33069  
 P: 800-432-4302 F: 954-977-7963  
[www.vertexwaterfeatures.com](http://www.vertexwaterfeatures.com)



**TYPICAL GEYSERJET™ DESIGN**



**FLOTATION SYSTEM:**

Rotocast polypropylene with ultraviolet inhibitors added for extended protection against warping/cracking. Each seamless, watertight section is equipped with threaded brass insert and expanding type fill-plug for addition of water ballast and leveling control.

**PUMP/MOTOR:**

5 HP, 230 Volt, 1 Phase submersible turbine pump. Driveshaft is 416 stainless steel, supported by bronze bearings above and below each impeller. Pump is equipped with sand collars for maximum protection against abrasives. Stainless steel sealed UL listed submersible motor. Pump and motor are water cooled and lubricated. *Use of oil-filled motors/pumping systems are not acceptable due to need for regular replacement of oil, O-rings, and seals.*

**INTAKE SCREEN:**

Type 304, 18ga stainless steel, protects against foreign material entering pumping system.

**FRAMEWORK:**

Type 304 stainless steel with welded joints and stainless steel fastenings.

**LIGHTING FIXTURES:**

3 60watt, 120V clear LED lamps housed in cast bronze fixtures with tempered lens and neoprene gaskets, mounting brackets and fastenings of stainless steel. See specification chart for suggested lighting package. ETL listed.

**DISPLAY HEAD:**

Head shall be water-level sensitive Geyser nozzle of 100% brass construction, producing a heavy, active, and highly aerated display. Display heads of plastics, PVC and/or "thermoplastics" are unacceptable.

**UNDERWATER ELECTRICAL CABLES:**

STW-A rated, stamped "water resistant". 175 ' of 10/4 ga-pump, 175 ' of 12/3 ga-lights

**FOUNTAIN CONTROL PANEL:**

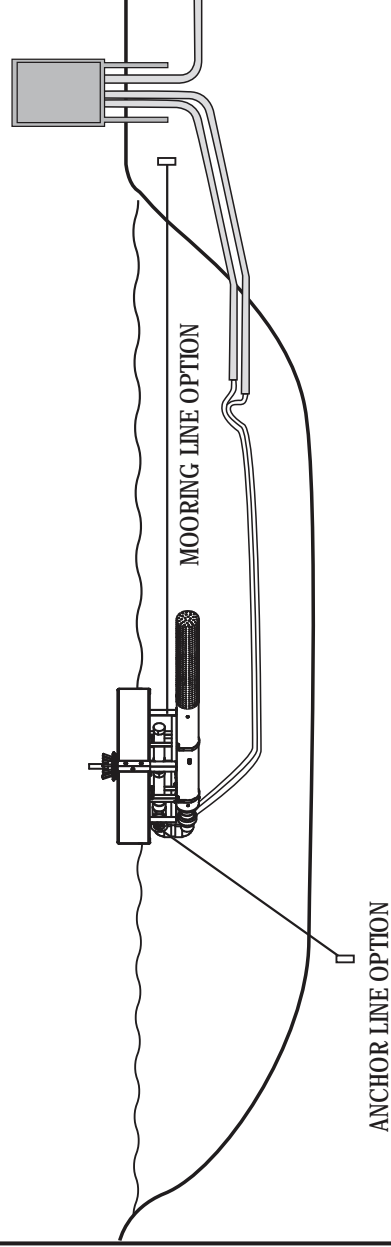
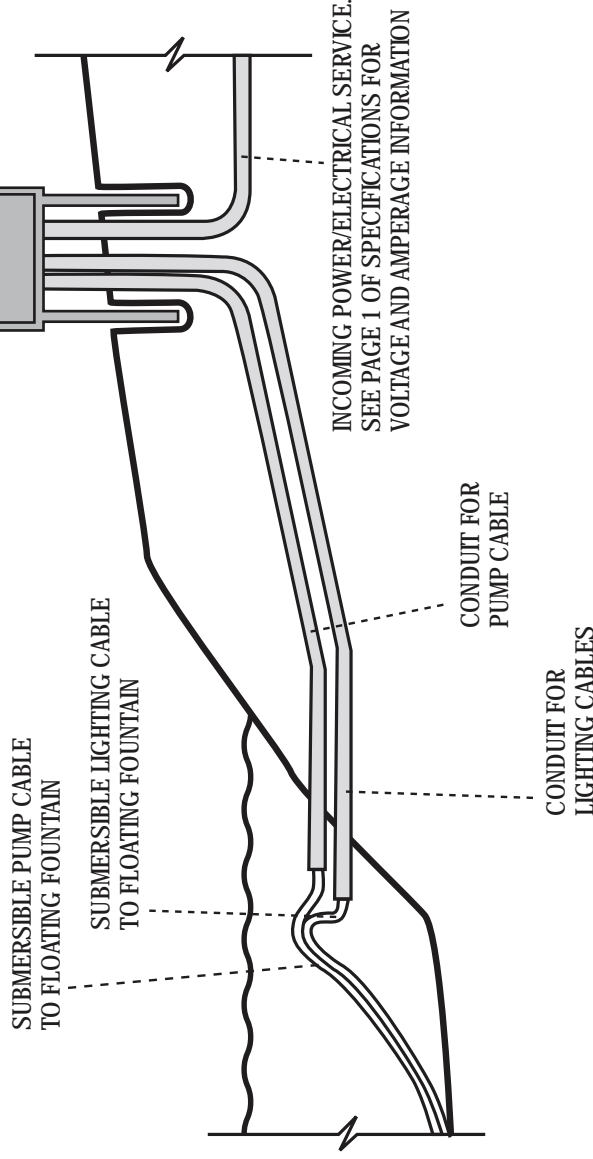
- ♦ Steel NEMA 3R enclosure
- ♦ Capacitive motor starter (single phase units)
- ♦ Phase loss protection (3-phase units)
- ♦ Circuit breaker – lights (if equipped)
- ♦ GFI protection – lights (if equipped)
- ♦ Surge/Lighting Protection
- ♦ 2 – 24 hour time clocks
- ♦ Circuit breaker – pump
- ♦ GFI protection – pump

*\*Vertex reserves the right to improve and change designs and/or specifications without notice or obligation.*

**MATERIALS WARRANTY:**

- ♦ Fountain - 4 years
- ♦ Light Fixtures (excludes bulbs) - 2 years
- ♦ Controls - 1 year

FOUNTAIN CONTROLLER  
SUPPLIED BY VERTEX



NOTE: Drawings are for illustrative purposes only and are not to scale.

## WARNING:

THE FOUNTAIN CONTROL PANEL MUST BE INSTALLED BY LICENSED ELECTRICIAN IN ACCORDANCE WITH ARTICLE 682 OF NATIONAL ELECTRICAL CODE. FAILURE MAY RESULT IN POTENTIALLY HAZARDOUS CONDITIONS AND/OR FAILURE OF ELECTRICAL INSPECTION. CONSULT AUTHORITIES HAVING JURISDICTION (AHJ) FOR SPECIFIC LOCAL CODES / RESTRICTIONS.

Vertex Water Features accepts/assumes no responsibility for installations not in accordance with local and/or national electrical codes.

## INSTALLATION OF CONTROL PANEL:

Installation of fountain control panel must be by licensed electrician in accordance with NEC 682 to insure panel location is above any/all possible high water levels. Submergence of panel poses serious risk of electrical shock and damage of fountain system.

## SCOPE OF WORK/ELECTRICIAN:

1. Mount NEMA 3R panel enclosure in accordance with NEC 682 in addition to any other local codes and/or restrictions.
2. Trench and bury sufficiently sized conduit(s) from fountain panel to water's edge, extending conduit(s) far enough into water to insure no submersible cable is exposed should low water conditions arise.
3. Bring incoming power from power source into the fountain panel. Incoming voltage must match with specifications of fountain panel or failure will result, damaging the system and voiding the warranty.
4. Pull submersible cable(s) from fountain through conduit to control panel and perform final connections (see Fountain Owner's Manual for more information).

**NOTE:** Do not operate fountain & lights until fountain installation has been completed and lights are fully submerged. Operating light(s) out of water will result in damage to bulb(s) and lens(es), voiding manufacturer's warranty.

**NOTE:** Connect only 120V to light(s) – higher voltage will result in immediate damage/failure of bulb(s).



Cordoba Ranch CDD

6-26-14 CB

Legend:

5hp Geyser Jet



Control Panel



Launch Site



Vertex Water Features

Livingston Ave

2

1

157 ft

© 2014 Google



## F L O A T I N G   F O U N T A I N S



Create a strong statement with the white and frothy activity of the GeyserJet series. Its heavy, wind-resistant display is highly visible during the day and a dramatic focal point at night when illuminating its dense, aerated pattern.

Powered by a UL listed heavy-duty submersible turbine pump, the GeyserJet standard equipment includes a complete UL listed control panel.

All fountain components are fully waterproof and made of the finest corrosion resistant materials to provide years of dependability and high performance.

## F E A T U R E S   A N D   B E N E F I T S

### PUMPS/MOTORS

- ◆ High performance turbine pump/motor assembly
- ◆ Stainless steel construction
- ◆ Water cooled: no oils, seals or o-rings to replace
- ◆ 4 year warranty

### NOZZLES

- ◆ Precision machined brass/bronze nozzles

### SUBMERSIBLE LIGHT FIXTURES

- ◆ Halogen or LED available
- ◆ Cast bronze/stainless steel housing
- ◆ Stainless steel brackets
- ◆ Tempered lenses
- ◆ 2 year warranty

### CONTROL PANEL

- ◆ UL listed per National Electrical Code
- ◆ Weatherproof steel enclosures

### CABLES

- ◆ STW-A rated
- ◆ 4 year warranty

### FLOTATION

- ◆ Rotocast polypropylene construction
- ◆ UV inhibitors for long life
- ◆ Individual leveling compartments for exact adjustments
- ◆ 4 year warranty

### CORROSION RESISTANT

- ◆ Cast brass/bronze nozzles
- ◆ Polypropylene float
- ◆ Stainless steel frame and fastenings
- ◆ Bronze/stainless steel lights

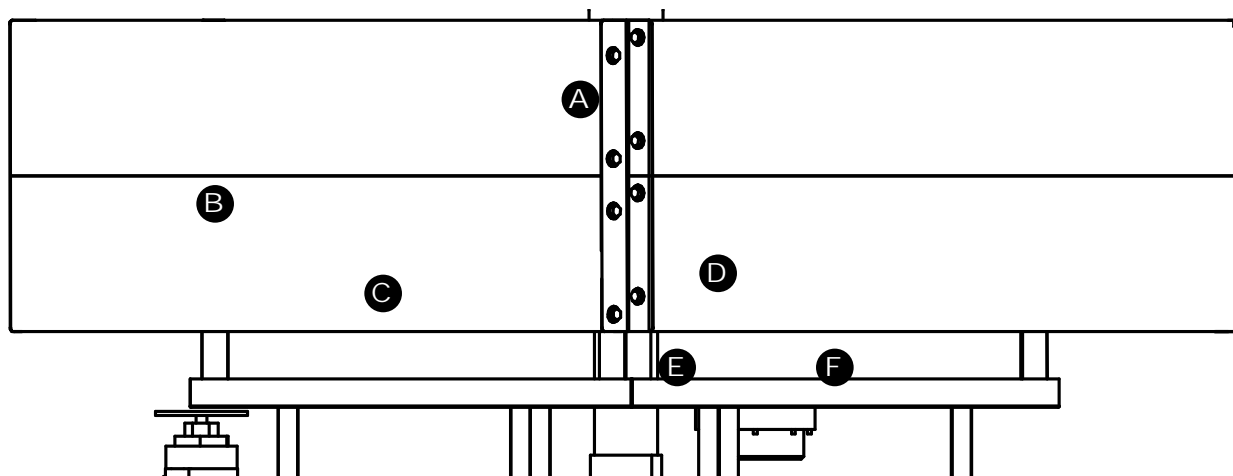
### BENEFITS TO LAKE

- ◆ Aesthetics – beautifies waterway
- ◆ Increases property value and quality of community
- ◆ Adds a focal point to any community
- ◆ Assists in aeration of lake system, aiding in fish dynamics
- ◆ Through agitation, prevents aggregation of planktonic algae on the surface and helps in reduction of mosquito larvae

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# GEYSERJET™ FLOATING FOUNTAIN

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<b>A</b>	PRECISION MACHINED BRASS/BRONZE DISPLAY NOZZLES
<b>B</b>	POLYPROPYLENE FLOTATION ASSEMBLY
<b>C</b>	WELDED STAINLESS STEEL FRAMEWORK

<b>D</b>	CAST BRONZE/BRASS LIGHT FIXTURES
<b>E</b>	TURBINE PUMP MOTOR ASSEMBLY
<b>F</b>	STAINLESS STEEL INTAKE SCREEN

---

Due to the electric equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. Specifications recorded during calm wind conditions. Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our fountains without notice or obligation.

---

## DISPLAY SPECIFICATIONS

HP	HT	Nozzle Diameter	1 Phase (V)	3 Phase (V)		
2	12'	3"	230	208	230	460
3	16'	4"	230	208	230	460
5	20'	4"	230	208	230	460
7.5	22'	6"	230	208	230	460
10	25'	6"	230	208	230	460
15	30'	6"	230	208	230	460
20	35'	6"	—	208	230	460

## PUMP AMPERAGE

(208V & 460V 3-phase motors available)

HP	230V10	230V30
2	14	8
3	17	10
5	28	17
7.5	42	25
10	51	32
15	72	47
20	-	61

© 2013 Vertex Water Features

**BLANK**

Mandy Electric, Inc.

P.O. Box 152114  
Tampa, Fl. 33684-2114  
(813) 264-9234  
(813) 333-9701 (fax)

# Proposal

Date	Accept Time
8/20/2014	30 Days

Name / Address
Cordoba Ranch CDD

Job Site
Cordoba Main Entrance

			Terms
			On completion
Description	Qty	Rate	Total
We hereby propose to furnish the materials and to provide the labor necessary for the completion of:  The following electrical for the (2) fountains at the main entrance: <ul style="list-style-type: none"><li>- (2) 40amp DP circuits to the fountain control box per layout provided</li><li>- (2) NEMA 3R disconnects by control box</li><li>- Circuits will be installed underground in PVC conduit per NEC code</li></ul> Thank-you for the opportunity to quote the above. Upon acceptance, please sign and return a copy to us.		3,900.00	3,900.00
I hereby accept this proposal and authorize you to do the work.		<b>Total</b>	\$3,900.00

\_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

**BLANK**





Quotation For: Cordoba Ranch CDD- Main Entrance Fountains- Electrical  
Date: 9-13-2014

**Scope of Work:**

- Install 2 new 40 amp GFCI circuits for 2 new 5 hp pond aerators per request
- North side scope will include the installation of 1 new concrete pedestal near the existing electrical service. Electrical for this fountain control box shall be fed and disconnected from the Main distribution panel per NEC requirements.
- South side scope of work shall include the directional boring of 1- 3/4" conduit to requested control panel location and installation of 1 concrete pedestal and 60 amp nema 3r disconnect

**Time Frame:**

- Permitting 2 weeks
- Construction 2 weeks

**What is included in contract:**

- Obtainment of all permits, within scope of work
- Payment of all government fees, sales taxes and other costs including utility connections in connection with this work
- Work shall be installed in proper location as requested by owner/officer
- Work shall be installed as a complete electrical system
- All supervision, labor, material, equipment, machinery, factory trained personnel, and all other items necessary to complete the electrical system
- All material shall be new of first class quality, shall be furnished, delivered, erected, connected and finished in every detail.

**Base Bid: \$8,250**

**Cost Breakdown:**

Wire	\$350
Material (incl. disconnect, breakers, pedestals, handholes, misc.)	\$1500
Permit	\$300
Directional boring	\$2900
Labor	\$3200

## **Tab 4**



09/12/2014

The following report is for August to illustrate what has changed from July and what to expect through September and moving forward.

Overall, the algae issues for the most part have remained low. A couple ponds had a Planktonic Algae bloom this month.

As mentioned last month Spike Rush is a difficult to control submersed plant that is somewhat plaguing throughout most of the ponds. Eleocharis spp (spike rush) is often listed as only “partially controlled” and not listed on very many herbicides that are approved for aquatic use. One of the best opportunities for us to finally gain good control of this difficult plant will be over the winter months when pond water levels are low and the spike rush is exposed on the banks. When it is exposed, it is actually easy to control with a contact treatment.

One important recommendation we have regarding the spike rush and the ponds condition over all is the addition of Triploid Grass Carp. This sterile non-reproducing carp is heavily permitted through the FWC. However, we would be happy to assist Cordoba by handling the permitting process and stocking the fish. Cordoba’s investment in carp through us would only be to help cover our cost on the carp themselves. We are not interested in profiting off a carp sale as much as we are the long term benefits & reduced chemical usage in the battle with Spike Rush.


The vegetation removal is scheduled for Thursday Sept. 18th. You will see in the photo’s the cattail treatment was very successful last month. This will greatly minimize returning growth.


Sincerely,


Jamos Beierle


Aquagenix




Date: 09/09/14	Pond #100
<p><b>What we found:</b> Water levels are still pretty high. Torpedo grass is growing out from the littoral shelf.</p> <p><b>What we did:</b> Algae was treated as well as grasses around the boarder.</p> <p><b>What to expect:</b> We will have a better opportunity to control spike rush and border grasses when water level lowers.</p>	
<p><b>Recommendations &amp; Notes:</b> If we were to spray grasses right up to the current bank it would damage vegetation that helps prevent erosion. When levels lower, your maintenance company will be able to string trim down to the current waterline and we will treat more aggressively then, this helps minimize the “dirt bank” look.</p>	


Date: 09/09/14	Pond #110
<p><b>What we found:</b> The algae is for the most part under control at this time. Dying spike rush is seen floating in this picture.</p> <p><b>What we did:</b> Algae, grasses and submersed vegetation were treated in August.</p> <p><b>What to expect:</b> upcoming September application we will continue to focus on knocking back the spike rush.</p>	
<p><b>Notes:</b> We know getting the submersed plants like spike rush &amp; algae under control are especially important on ponds 100 &amp; 110 due to your consideration of installing new fountains here. The more we can knock out now will be less getting sucked through the intake screens of the fountains.</p>	


Date: 09/09/14	Pond #120
<p><b>What we found:</b> Some Torpedo grass has popped up out in the middle.</p> <p><b>What we did:</b> Treated grasses and broad leaf weeds around the perimeter.</p> <p><b>What to expect:</b> Steep banks &amp; lack of regular maintenance on this pond make boat access difficult. We will find a solution during September or October's treatment.</p>	
<b>Recommendations &amp; Notes:</b> A onetime maintenance event around this pond would help improve our access.	


Date: 09/09/14	Pond #125
<p><b>What we found:</b> The cattail treatment was a success!</p> <p><b>What we did:</b> Treated the cattails and allowed time for the herbicide to translocate down to the roots.</p> <p><b>What to expect:</b> The removal is scheduled for the 18<sup>th</sup>. Cattails will be manually cut down to the current water level and removed. We will continue to insure they don't take back over.</p>	
<b>Recommendations &amp; Notes:</b> Consider lower growing native plants here. They can help utilize excessive nutrients and minimize future algae production. Most of the ponds at Cordoba are fairly shallow which allows for warm water temps and full sunlight penetration which aids in algae and other problems.	




<b>Date: 09/09/14</b>	<b>Pond #126</b>
<p><b>What we found:</b> Still looking good. Sticks will be gone next week.</p> <p><b>What we did:</b> Treated for algae &amp; grasses in August.</p> <p><b>What to expect:</b> we will continue to address algae and grasses as well as any submersed issues that pop up.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	


<b>Date: 09/09/14</b>	<b>Pond #130</b>
<p><b>What we found:</b> This pond has spatterdock(lilies), spike rush and is part of a long wet ditch. The other end looks much worse with dead plant material &amp; duckweed.</p> <p><b>What we did:</b> Treated algae, grasses, duckweed.</p> <p><b>What to expect:</b> Spike rush is almost impossible to eliminate but we will continue to get better results</p>	
<p><b>Recommendations &amp; Notes:</b> Lilies can help utilize excessive nutrients in the pond which can reduce algae blooms. If undesired at any time, just say the word and we can get rid of them. This pond is scheduled for clean out of dead vegetation.</p>	

<b>Date:</b> 09/09/14	<b>Pond #140</b>	
<b>What we found:</b> Aligatorweed(the original problem is completely under control. Spike Rush is the new challenge.		
<b>What we did:</b> Grasses, algae and spike rush were treated.		
<b>What to expect:</b> Once we get the spike rush under control we should have most of the ponds looking very good.		
<b>Recommendations &amp; Notes:</b> We have improved many aspects of this pond and others on site, unfortunately, any gains are overshadowed by the severity of the spike rush outbreak. As we move forward and for years to come this will be our number one battle.		


<b>Date:</b> 09/09/14	<b>Pond #143A</b>	
<b>What we found:</b> Spatterdock & Spike rush, otherwise this is in pretty good shape		
<b>What we did:</b> Boarder grasses, spike rush and algae treated.		
<b>What to expect:</b> Let us know if you want the lilies treated or left in place.		
<b>Recommendations &amp; Notes:</b> New turf on many of your ponds is several feet below water. We are very careful not to aggressively treat with herbicides that could damage the turf until water levels are back to normal.		





Date: 09/09/14	Pond #143B
<p><b>What we found:</b> Red Planktonic Algae bloom. This is the only pond onsite it was discovered.</p> <p><b>What we did:</b> We will treat to clear up the planktonic algae this month.</p> <p><b>What to expect:</b> This pond should clear up in about 7-10 after the application.</p>	
<p><b>Recommendations &amp; Notes:</b> Shallow water, warm temperatures nutrients will cause these random algae blooms from time to time. Please have patience and know that we will get them under control when they occur. If it becomes chronic in certain ponds we can discuss other methods of prevention such as aeration, aerobic bacteria and pond dye.</p>	


Date: 09/09/14	Pond #146
<p><b>What we found:</b> A little watermeal is still present but has declined. Some algae has popped up.</p> <p><b>What we will do:</b> We will treat the algae and finish off the watermeal hopefully.</p> <p><b>What to expect:</b> This pond should be looking good 10-14 days after our September's treatment.</p>	
<p><b>Recommendations &amp; Notes:</b> The watermeal &amp; duckweed are both easily transported by ducks when they fly from pond to pond. This is why it is critical for us to get it under control on the entire property, however, that doesn't prevent them from picking it up in a nearby untreated waterway.</p>	





<b>Date:</b> 09/09/14	<b>Pond #150</b>
<p><b>What we found:</b> Algae has remained under control. Spike rush is still present around the edges.</p> <p><b>What we did:</b> Treated algae and boarder grasses.</p> <p><b>What to expect:</b> Sticks will be removed.</p>	
<b>Recommendations &amp; Notes:</b>	

<b>Date:</b> 09/09/14	<b>Pond #170</b>
<p><b>What we found:</b> Watermeal &amp; duckweed are still present here. Depending on the time of day and wind direction it probably covers the whole pond.</p> <p><b>What we did:</b> I tested the PH of the pond water to determine if that was impacting our treatment results.</p> <p><b>What to expect:</b> We will likely employ a different herbicide again this month in our control efforts. Rest assured we are committed to getting this knocked out soon.</p>	
<p><b>Recommendations &amp; Notes:</b> The PH tests came back normal. 3 test locations all came back 7.6 to 7.8 indicating it likely isn't the PH that thwarted our previous attempts. We will be applying a herbicide with a different mode of action coming up in an effort to get this problem resolved.</p>	


<b>Date:</b> 09/09/14	<b>Pond #180</b>
<p><b>What we found:</b> The pond overall is looking good. Cattails have been treated and are completely dead.</p> <p><b>What we did:</b> treated cattails &amp; minor algae in August.</p> <p><b>What to expect:</b> Cattails will be removed next week.</p>	
<p><b>Recommendations &amp; Notes:</b> There is some undermining and erosion at the control structure on the west side of this pond.</p>	


<b>Date:</b> 09/09/14	<b>Pond #185</b>
<p><b>What we found:</b> Algae is well under control. Spike rush is noted topped out in the bottom of this photo. Torpedo grass around the skimmer/weir structure.</p> <p><b>What we did:</b> Treated algae &amp; submersed weeds.</p> <p><b>What to expect:</b> We will focus on the spike rush this month along with the rest of the site, and the grasses around the skimmer.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	


<b>Date:</b> 09/09/14	<b>Pond #190A</b>
<p><b>What we found:</b> Last month I reported this pond had improved. In less than 30 days the spike rush has rebounded.</p> <p><b>What we will do:</b> Like most of the ponds on site, we will be focusing on treating the spike rush more than anything else this month.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> As mentioned in the cover letter, we believe the addition of Triploid grass carp is going to be paramount to the success of the spike rush control efforts in Cordoba Ranch.</p>	


<b>Date:</b> 09/09/14	<b>Pond # 190B</b>
<p><b>What we found:</b> Algae is still under control. Some topped out spikerush around the edges.</p> <p><b>What we did:</b> Algae and boarder grasses &amp; spikerush were treated.</p> <p><b>What to expect:</b> We will be treating and looking for more positive results on the spike rush.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	




<b>Date: 09/09/14</b>	<b>Pond #200</b>
<p><b>What we found:</b> Spike Rush &amp; Algae. Pond banks are unmaintained which limits our access and treatment methods.</p> <p><b>What we did:</b> treated algae.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> We can access the pond from one spot on the shore by foot which limits our applications. When the pond banks get cut back we can achieve much better results here.</p>	


<b>Date: 09/09/14</b>	<b>Pond #210</b>
<p><b>What we found:</b> First photo of pond 210 since my original proposal. It is looking a lot better! There is some spike rush and other plant material on the north end, not seen in the photo though.</p> <p><b>What we did:</b> Algae was treated as well as grasses around the boarder.</p> <p><b>What to expect:</b> We will be utilizing a boat to get better coverage on the north end of this pond.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	


<b>Date: 09/09/14</b>	<b>Pond #220</b>
<p><b>What we found:</b> Some spike rush, otherwise looks good.</p> <p><b>What we did:</b> Algae was treated as well as grasses around the boarder.</p> <p><b>What to expect:</b> Sticks to be removed scheduled 09/18.</p>	
<b>Recommendations &amp; Notes:</b>	


<b>Date: 09/09/14</b>	<b>Pond #230</b>
<p><b>What we found:</b> Over all good shape. There is some minor algae &amp; of course some spike rush.</p> <p><b>What we did:</b> Algae was treated as well as grasses around the boarder.</p> <p><b>What to expect:</b> We will continue to work on the spike rush and potential algae blooms.</p>	
<b>Recommendations &amp; Notes:</b> This pond like many others is very shallow. The east side not shown in this photo is very narrow and shallow which can lead to chronic algae problems. Particularly, when homes are built & lawns installed and added nutrients from turf fertilizer programs are introduced.	




<b>Date: 08/05/14</b>	<b>Pond #240A</b>
<p><b>What we found:</b> spike rush, otherwise this pond is in good shape.</p> <p><b>What we did:</b> algae, spike rush and boarder grasses where treated.</p> <p><b>What to expect:</b> Spike rush will remain the focus.</p>	
<b>Recommendations &amp; Notes:</b>	


<b>Date: 05/10/14</b>	<b>Pond #240 B</b>
<p><b>What we found:</b> Overall pretty good condition except the spike rush. Again, that's not algae noted in the picture.</p> <p><b>What we did:</b> treated algae, spike rush and border grasses.</p> <p><b>What to expect:</b> spike rush will take several visits to get under control &amp; continue to be the challenge throughout Cordoba.</p>	
<b>Recommendations &amp; Note:</b>	

Date: 09/09/14	Pond #260
<p><b>What we found:</b> Pond is looking good! The stuff you see in the photo is only grass clippings from the recent maintenance.</p> <p><b>What we did:</b> treated algae and border grasses.</p> <p><b>What to expect:</b> algae pressures should decline as fall/winter approaches. However, we will be addressing submersed vegetation and boarder grasses to keep this pond looking good.</p>	
<p><b>Recommendations &amp; Notes:</b> The grass clippings noted are normal. We encourage maintenance crews to try and avoid as much clippings as possible from going in the pond as they decompose and add more nutrients to the pond, however, it impossible to control it all and this is not a bad job.</p>	


Date: 09/09/14	Pond #270
<p><b>What we found:</b> Spike rush has come back with a vengeance. Spatterdock is showing up as well.</p> <p><b>What we did:</b> treated algae, and spike rush &amp; grasses. Spatterdock wasn't targeted yet.</p> <p><b>What to expect:</b> Whether planted by someone or naturally recruited, let us know if the spatterdock should stay.</p>	
<p><b>Recommendations &amp; Notes:</b> Spatterdock(lilies) is native and can help utilize excessive nutrients. This pond is also very shallow as most of them are.</p>	




Date: 09/09/14	Pond #280
<p><b>What we found:</b> This pond is still very turbid from runoff from the nearby construction site. Also, one of the few ponds with notable algae issues on site.</p> <p><b>What we did:</b> treated algae and border grasses.</p> <p><b>What to expect:</b> Sticks will be removed.</p>	
<p><b>Recommendations &amp; Notes:</b> Turbidity (clarity) will improve when nearby construction is complete and disturbed soils are stabilized and road cleaned.</p>	

Date: 09/09/14	Pond #290
<p><b>What we found:</b> This pond was one of the worst in May. It is still pretty clear, but spike rush is returning and visible around the edges.</p> <p><b>What we will do:</b> Continue to focus on controlling the spike rush.</p> <p><b>What to expect:</b> Because treatment was successful in this pond, we should be able to keep it controlled.</p>	
<p><b>Recommendations &amp; Notes:</b> Especially the larger ponds like this one would really support &amp; benefit from Grass Carp.</p>	



Date: 09/09/14	Pond #300
<p><b>What we found:</b> We wish they all looked like pond 300!</p> <p><b>What we did:</b> treated algae and border grasses and spike rush.</p> <p><b>What to expect:</b> We will continue to focus on keeping spike rush at bay. It is in this pond too. But for now it's under control.</p>	
Recommendations & Notes:	

Date: 09/09/14	Pond #310
<p><b>What we found:</b> This pond has a lot of spike rush, but also Algae. One of only a couple that still have any serious algae issues.</p> <p><b>What we did:</b> treated algae and border grasses and spike rush.</p> <p><b>What to expect:</b> We will continue to focus on getting control of spike rush &amp; algae should decline after this month's treatment as well.</p>	
<p><b>Recommendations &amp; Notes:</b> There is a lot of dead woody vegetation on the south side of this pond. We left it out of the removal because it is completely out of site for now. Grass carp would be a good addition here as well.</p> <p>Pond #320 was not photographed this day. The trail/road has grown in some and was very wet. I was concerned about getting stuck in my vehicle. Our technician has a key for the gate and a 4 wheel drive spray mule. I will ask him to get me a picture on his upcoming visit this month.</p>	

## **Tab 5**



## AGREEMENT FOR SERVICE

THIS AGREEMENT for OLM, Inc. Services ("Agreement") is made and entered into this 28<sup>th</sup> day of August, 2014, by and between Cordoba Ranch Community Development District ("Owner"), and OLM, Inc., ("OLM") hereinafter collectively referred to as the "Parties".

WHEREAS, Owner, on behalf of the Owner, desires to avail itself of the services of OLM for that certain property located at 2516 Cordoba Ranch Blvd., Lutz, FL 33559 and commonly known as "Cordoba Ranch CDD."

1. FEES. OLM will perform the Services as defined in Section 4 for the following fees:

**A. OLM Exterior Landscape Maintenance Bid Package:**

1. Develop Request for Proposal (RFP)
2. Develop Landscape Maintenance Services and Specifications
3. Develop Seasonal Color Specifications
4. Conduct Bid Process
5. Submit Bid Summary Package
6. Submit Finalized Contract(s) for Execution

**Total Fees for A:**

**Cordoba Ranch CDD    \$ 10,000                      Owner Initials \_\_\_\_\_**

**B. Monthly Landscape Maintenance Inspection:**

1. Perform Grounds Inspection
2. Complete Inspection Report
3. Complete Inspection Gradesheet

**Total Monthly Fees for B:**

**Cordoba Ranch CDD    \$ 1,000.00\*                      Owner Initials \_\_\_\_\_**

*\*This fee is based on OLM performing the inspection concurrently with other properties in the area.*

These fee amounts quoted in Section 1 above are valid for one (1) year from the commencement of the term as defined in Section 3 below.

2. SIGNATURES. The parties hereto signing this Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

**OLM, INC.**

**OWNER**

Signature: Thomas V. Medlock

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

Print Name: Thomas V. Medlock

Print Name: \_\_\_\_\_

Title: President

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

Date Signed: August 28, 2014

Date Signed: \_\_\_\_\_

3.       TERM.           The term of this Agreement shall commence on August 28, 2014, and remain in force until terminated. Either party may terminate this Agreement, without cause, upon thirty (30) days written notice to the other Party

4.       SERVICES.       OLM will perform the following professional services ("Services").

A.       OLM Exterior Landscape Maintenance Bid Package:

1.       Develop Request for Proposal (RFP)  
OLM will develop a customized RFP document that will be sent to qualified landscape maintenance contractors. The RFP will include specific bidder instructions regarding site visits, pricing instructions, bid forms, proposal preparation and delivery. Also included will be the customized scope of work and the contract format.
2.       Develop Landscape Maintenance Services and Specifications  
OLM will tailor a detailed scope of work for the property(ies) including specifications for turf, shrub, tree and perennial maintenance, groundcover, mulch, natural areas, irrigation systems, etc.
3.       Develop Seasonal Color Specifications  
OLM will prepare seasonal color specifications, establishing yearly seasonal color operating budgets. Complete installation costs and maintenance costs of beds and plant material will be furnished in this contract.
4.       Conduct Bid Process  
OLM will coordinate and conduct an on-site prebid meeting to review the scope of work. This will include responding to all Contractor calls referencing interpretation and clarification of any aspects of the bid process.
5.       Submit Bid Summary Package  
OLM will receive proposals from all bidders and develop a Bid Summary spreadsheet that compares the pricing of all bidders. OLM will submit to the Owner the Bid Summary for the Owner's files, all pertinent information and pricing submitted by each bidder.
6.       Submit Finalized Contract(s) for Execution  
OLM will coordinate the bidding and contractor selection process. OLM will assist Owner in evaluating bids on the basis of bidder experience, technical knowledge, costs, etc. OLM will assist Owner in the contract negotiations. In the event the bids exceed the Owner's established budget, OLM will negotiate with the selected bidder and modify the contract and OLM Bid Package as necessary to reduce the contract price to an acceptable dollar amount.

B.       Monthly Landscape Maintenance Inspection:

1.       Perform Grounds Inspection  
OLM will schedule and coordinate the Monthly landscape maintenance inspections that are performed once a month. These inspections of the property will consist of a thorough visit of the exterior landscape areas by OLM, the Owner's representative and the landscape maintenance Contractor.
  - a.       Develop Monthly Landscape Maintenance Inspection Program

OLM will develop the Monthly maintenance inspection program where OLM and Owner will visit the property once per month with the Contractor. OLM will evaluate the Landscape Maintenance Contractor's performance and implement the *Performance Payment*™ program.

- b. Develop Weekly Maintenance Worksheets  
OLM will develop a Weekly Maintenance Worksheet that the Contractor must turn in after each visit to the property. This worksheet is designed to be a communications tool for the Contractor to the Owner.

- 2. Complete Inspection Report  
After each Monthly landscape maintenance inspection visit, OLM will develop a detailed report to be provided to the Owner and Contractor. All items on the report are the responsibility of the Contractor to perform or correct prior to the next grounds inspection. OLM is not responsible for identifying or resolving safety issues of any type.

- 3. Complete Inspection Gradesheet  
OLM will grade the Contractor's Monthly Performance based on the timely and quality execution of the required maintenance activities. This sheet will inform the Contractor of his overall performance for that month and calculate what percentage of that month's *Performance Payment*™ the Owner is to pay the Contractor.

- C. Additional Services:  
Additional Services may be performed by OLM upon mutual agreement between the Parties by written amendment to the Agreement.

5. **BID PACKAGE NON-EXCLUSIVE LICENSE.** Upon execution of this Agreement and receipt of payment for the Exterior Landscape Maintenance Bid Package services, OLM and Thomas V. Medlock, President, shall grant to Owner a non-exclusive license to use the copyrighted bid package materials for the properties identified on page one (1) of this Agreement.

6. **FEES AND EXPENSES.**

A. Bid Package Fees and Expenses:

- 1. All printing, postage, shipping and blueprinting costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
- 2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.

B. Monthly Landscape Inspection Fees and Expenses:

- 1. All printing, postage, shipping and long distance telephone costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
- 2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.

7. **PAYMENT.** OLM will invoice for the Exterior Landscape Maintenance Bid Package upon delivery of the Bid Summary Package described in Section 4.A.5 above.



OLM will invoice for the Monthly Landscape Maintenance Inspections upon completion of each inspection.

OLM will invoice for any customer requests of services outside of the above stated services upon completion of such requests.

Payment by Owner shall be due within thirty (30) days of receipt of invoice from OLM.

Invoices outstanding for sixty (60) days or more may result in the discontinuation of Services by OLM. Services will be resumed by OLM upon the receipt of payment in full for such outstanding invoices.

If full payment is not received within ninety (90) days, an interest charge of one and one-half percent (1-1/2%) per month (18% per annum) will be added to the invoice. All accrued interest charges shall be added to Owner's account and shall be due and payable in full in the same manner as set forth for invoices herein. Acceptance by OLM of less than full payment shall not be a waiver of any of its rights.

Owner agrees to pay all costs of collection, including fifteen percent (15%) of the principal and interest due as attorney's fees, if any past due amounts are collected by legal action or through an attorney-at-law.

Should this Agreement be terminated by either Party, OLM will discontinue the Services and will deliver all completed and/or uncompleted work-products "as-is" to Owner and OLM will invoice an amount based on the percentage of work completed for the Bid Package and Maintenance Inspections, including all unpaid reimbursable expenses.

8. **PROPRIETARY INFORMATION.** The Exterior Landscape Maintenance Bid Package materials, including specifications, designs and reports and all other related information as instruments of the Services shall remain the property of OLM, whether the project(s) for which they were made is executed or not, and shall not be reproduced in any form without the written consent of OLM.

9. **INSURANCE.** During the life of this Agreement, OLM shall at all times carry on and maintain at OLM's sole expense, automobile liability insurance (including employer's non-Ownership liability) of not less than One Million Dollars (1,000,000) combined single limit for bodily injury and property damage and General Aggregate in the amount of Three Million Dollars (3,000,000). OLM shall maintain all of the foregoing insurance coverage in full force and effect until the Services under this Agreement are fully completed.

10. **INDEMNIFICATION.** Each Party hereby indemnifies and saves harmless (including court costs and reasonable attorney's fees) the other Party and its officers, employees and agents from all suits, actions or claims of any nature resulting from the indemnifying party's negligence or willful or reckless conduct. A Party shall be relieved of liability under this indemnification to the extent that such liability arises out of any claim or suit which is attributable to the act or failure to act of the other Party. Each Party indemnifies and saves harmless the other Party from all such costs and claims arising out of such Party's failure to perform any obligation assigned to it hereunder.

11. **RELATIONSHIP BETWEEN THE PARTIES.** Nothing herein shall be interpreted or construed so as to create any permanent relationship between the Parties. In performing the services under this Agreement, OLM shall operate as an independent contractor and shall not act as or be an agent or employee of Owner. OLM shall in no way have authority to bind or obligate Owner in any respect.

12. **SUBCONTRACTORS.** OLM reserves the right to use a subcontractor(s) to perform any of the Services described in Section 4 above.

13. **NOTICES.** Notices shall be in writing, effective upon receipt, if mailed or faxed to:

OLM:

OLM, Inc.  
975 Cobb Place Blvd.  
Suite 304  
Kennesaw, GA 30144  
Attn: Tom Medlock  
Phone: 770-420-0900  
Fax: 770-420-0904

OWNER:

Cordoba Ranch CDD  
% Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
Phone: 813.933.5571  
Attn: Joe Roethke  
[jroethke@rizzetta.com](mailto:jroethke@rizzetta.com)

14. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

15. MISCELLANEOUS. This Agreement, together with any Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous agreements, both oral and written.

The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

No subsequent agreement concerning this Agreement shall be effective unless made in writing and executed by authorized representatives of the Parties.



OLM has worked with CDD's such as Tampa Palms and Westchase for over 15 years, protecting their living assets and maximizing property value with our *Performance Payment*™ based landscape management system. No company has more experience than OLM in assisting Districts with systematically addressing one of their largest budget line items. The information below outlines OLM's services:

Step 1: OLM assists in preparing bid documents to be used by the CDD's when soliciting for RFQ's and RFP's for their Service Contracts, which include Bidder Instructions, Industry Leading Specifications and the Service Agreement.

Step 2: OLM develops *Performance Payment*™ Landscape Maintenance Specifications for each property, tailoring the level of service to protect the property's assets. These specifications assure "apples to apples" bidding while minimizing costs.

Step 3: OLM's Landscape Maintenance consulting service is designed to provide long-term assistance to our clients in the administration of the landscape maintenance contract. During the *Performance Payment*™ site inspections an OLM Consultant, the Property Representative and Contractor will inspect the landscape maintenance service provided that month. OLM will assess the quality of work performed and provide a written summary of maintenance items to be addressed prior to the next inspection. The inspection assures that the property pays only for services received, maximizes curb appeal, and minimizes plant loss, which ultimately helps reduce yearly operational costs.

We trust this brief explanation has provided a greater understanding of OLM's *Performance Payment*™ based bidding and contract management services.

COMMUNITY DEVELOPMENT DISTRICTS
Oakstead CDD
Tampa Palms CCCC
Westchase CDD
Lexington Oaks CDD
Meadow Pointe I CDD
Meadow Pointe II CDD
Spring Ridge CDD
Arbor Greene CDD
Northwoods CDD
Rivercrest CDD
Gateway CDD
Southern Hills Plantation CDD
Heritage Isles CDD
Cory Lakes CDD
Panther Trace CDD
Park Place CDD
Lakewood Ranch CDD
Waterlefe CDD
Longleaf CDD
Cheval West CDD
Arlington Ridge CDD
Ballantrae CDD

*\*The Performance Payment™ is in every OLM service agreement. It stipulates that 75% of the Contractor's monthly invoice is a base payment; the remaining 25% of that month's invoice is determined during the Step 3 phase of our service. The OLM Consultant completes a Grade Sheet at the end of each inspection, and that score determines if the Contractor is to receive the Performance Payment™ portion of the monthly invoiced amount.*

For more information, visit our web site at <http://www.olminc.com> or to schedule a presentation please contact Tommy Medlock (President), at 770.420.0900 or Paul Woods (Florida Representative at 813.352.6670.

## **Tab 6**

## Proposal for Extra Work at Cordoba Ranch CDD

Property Name	Cordoba Ranch CDD	Contact	Scott Smith
Property Address	2516 Cordoba Ranch Blvd. Lutz , FL 33559	To	Cordoba Ranch CDD
		Billing Address	c/o Rizetta & Company 3434 Colwell Ave Ste 200 Tampa , FL 33614
Project Name	annuals installed in circle		
Project Description	additional annuals		

### Scope of Work

QTY	UoM/Size	Material/Description
400.00	EACH	Install annuals to traffic circle

**For internal use only**

**SO#** 6002703  
**JOB#** 342200056  
**Service Line** 130

**Total Installed Price** \$700.00

**THIS IS NOT AN INVOICE**

This proposal is valid for 60 days unless otherwise approved by ValleyCrest Landscape Maintenance  
ValleyCrest Landscape Maintenance, Inc. | 26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293 | [www.valleycrest.com](http://www.valleycrest.com)



## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of

this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.

13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

### Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by ValleyCrest Landscape Maintenance within fifteen (15) days after billing, ValleyCrest Landscape Maintenance shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

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

### Customer

Signature	Title
Scott Smith	PM
Printed Name	Date
September 11, 2014	

### ValleyCrest Landscape Maintenance

Signature	Title
Alex Kocher	Account Manager Ext
Printed Name	Date
September 11, 2014	

**Job #:** 342200056

**Proposed Price:** \$700.00

**SO #** 6002703

## **Tab 7**

## POLICY COMPARISON INFORMATION

<u>Coverage</u>	<u>PGIT</u>	<u>Tower Hill</u>	<u>Alternate Carriers</u>
<b>Named Storm Deductible</b>	5% Per Location on applicable Schedule, with \$15,000 minimum. 3% on a few districts	N/A	Please refer to Proposal
<b>Hurricane Deductible</b>	N/A	5% Per Occurrence/per Building. 3% on a few districts	Please refer to Proposal
<b>Wind &amp; Hail Deductible</b>	N/A	5% Per Occurrence/per Building. 3% on a few districts	Please refer to Proposal
<b>All Other Perils (AOP)</b>	\$2,500	\$1,000, \$2,500 or \$5,000	\$1,000, \$2,500 or \$5,000
<b>Sinkhole Coverage</b>	Included	Sinkhole or CGCC	Sinkhole or CGCC
<b>Sinkhole Deductible</b>	Same as AOP Deductible - \$2,500	10% of Limit per Building	Same as AOP Deductible, if cover is included
<b>General Liability Limit</b>	\$1,000,000 per occurrence/ Unlimited Aggregate (unless increased limits are requested)	\$1,000,000 per Occurrence/\$2,000,000 Aggregate	\$1,000,000 per Occurrence/\$2,000,000 Aggregate
<b>Equipment Breakdown</b>	Included	Separate Policy	Separate Policy

**Named Storm Deductible:** The Wind event must be NAMED by the National Hurricane Center, the National Weather Bureau or another Meteorological Authority for this deductible to be activated. If the storm is not named, you are subject to the AOP deductible of \$2,500.

**Hurricane Deductible:** The wind event must be categorized as a HURRICANE by the National Hurricane Center, the National Weather Bureau or another Meteorological Authority for this deductible to be activated. If the storm is not a Hurricane, you are subject to only the AOP Deductible applicable.

**Wind & Hail Deductible:** Any Wind or Hail event is subject to the stated deductible - 3% or 5%.

**Sinkhole:** A landform created by subsidence of soil, sediment, or rock as underlying strata are dissolved by groundwater. A sinkhole may form by collapse into subterranean voids created by dissolution of limestone or dolostone or by subsidence as these strata are dissolved.

**Sinkhole Loss:** Structural damage to the building, including the foundation, caused by sinkhole activity.

**Catastrophic Ground Cover Collapse (CGCC):** Geological activity which results in ALL of the following: 1. The abrupt collapse of the ground cover. 2. A depression in the ground cover clearly visible to the naked eye. 3. Structural damage to the building, including the foundation. 4. The insured structure being condemned and ordered to be vacated by the governmental agency authorized by law to issue such an order for that structure.

**This coverage snapshot is only to assist in comparing the renewal coverage offered. Please refer to the policies for exact coverage forms.**

**BLANK**

**Egis Insurance & Risk Advisors**

101 Plaza Real South, Suite 216  
Boca Raton, Florida 33432  
(561) 693-4515



Date: September 04, 2014

Cordoba Ranch Community Development District  
C/O Joe Roethke  
c/o Rizetta & Company  
3434 Colwell Avenue, Ste. 200  
Tampa, FL 33614

Payment Information	
Invoice Summary:	\$5,435.00
Due Date:	Upon Receipt
Invoice Number	P-2014-09-000410

Invoice	Effective	Transaction	Amount
P-2014-09-000410	October 1, 2014	Florida Insurance Alliance Package Policy Premium Effective: 10/01/2014 to 10/01/2015	\$5,435.00
			<b>Total</b>
Premium Due Upon Receipt			<b>\$5,435.00</b>

**Please Make Check Payable To:**

Egis Insurance Advisors LLC  
101 Plaza Real South, Suite 216  
Boca Raton, Florida 33432

Print Date: September 04, 2014





## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Cordoba Ranch Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

**Cordoba Ranch Community Development District  
c/o Rizetta & Company  
3434 Colwell Avenue, Ste. 200  
Tampa, FL 33614**

**Term: October 1, 2014 to October 1, 2015**

**Quote Number:** 100114610

**PROPERTY COVERAGE**

**Limits**

Blanket Building & Contents Limit	\$289,195
Inland Marine	Not Included
Flood Limit	Included
Excess of NFIP, whether purchased or not	
Earthquake Limit	Included
Boiler & Machinery	Included
TRIA	Not Included

**Deductibles**

Per Occurrence Building & Contents and Extensions of Coverage	\$2,500
Per Occurrence for Named Windstorm	5 %*
Subject to Minimum of:	\$15,000
Per Flood, (except zones A, V see page 8, Terms and Conditions) excess of NFIP, whether purchased or not	\$2,500
Per Earth Movement	\$25,000

\*5 % of Total Insured Values per location, at each affected location throughout Florida  
subject to a minimum of \$15,000 per occurrence, per Named Insured.

**TOTAL PROPERTY PREMIUM** **\$1,335**

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 any one occurrence
	B	Animals	No Coverage
X	D	Business Income	\$1,000,000 any one occurrence
X	E	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	F	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	G	Duty to Defend	\$100,000 any one occurrence
X	H	Errors and Omissions	\$250,000 in any one occurrence
X	I	Expediting Expenses	\$250,000 in any one occurrence
X	J	Fire Department Charges	\$50,000 in any one occurrence
X	K	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	L	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	M	Leasehold Interest	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$50,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$100,000 in any one occurrence
X	T	Transit	\$250,000 in any one occurrence

X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	Y	Additional Expenses	\$1,000,000 in any one occurrence

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
General Aggregate Limit	\$3,000,000
Employee Benefits Liability Limit, per person	\$1,000,000
Employee Benefits Liability Aggregate Limit	\$2,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$1,000,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$2,500

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.





## PREMIUM SUMMARY

**Cordoba Ranch Community Development District  
c/o Rizetta & Company  
3434 Colwell Avenue, Ste. 200  
Tampa, FL 33614**

**Term: October 1, 2014 to October 1, 2015**

**Quote Number: 100114610**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,335
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,250
Public Officials and Employment Practices Liability	\$1,850
<b>TOTAL PREMIUM DUE</b>	<b>\$5,435</b>

Additional Notes:

(None)





## PROPERTY VALUATION AUTHORIZATION

**Cordoba Ranch Community Development District**  
**c/o Rizetta & Company**  
**3434 Colwell Avenue, Ste. 200**  
**Tampa, FL 33614**

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### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- |                                     |   |              |                          |
|-------------------------------------|---|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV                              | \$289,195    | As per schedule attached |
| <input type="checkbox"/>            | Inland Marine   | Not Included |                          |
| <input type="checkbox"/>            | Auto Physical Damage                                  | Not Included |                          |
| <input checked="" type="checkbox"/> | I reject TRIA (Terrorism Risk Insurance Act) coverage |              |                          |

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

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



***Cordoba Ranch Community Development District***

**Quote No.:** 100114610

**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Front gate		2013	10/01/2014	\$40,000	\$40,000	
	2502 Cordoba Ranch Blvd Lutz FL 33559		Masonry non combustible	10/01/2015			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Entry monument		2012	10/01/2014	\$75,000	\$75,000	
	2503 Cordoba Ranch Blvd Lutz FL 33560		Masonry non combustible	10/01/2015			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Aluminum fence		2012	10/01/2014	\$44,495	\$44,495	
	2504 Cordoba Ranch Blvd Lutz FL 33561		Masonry non combustible	10/01/2015			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Columns- 22		2012	10/01/2014	\$55,000	\$55,000	
	2505 Cordoba Ranch Blvd Lutz FL 33562		Masonry non combustible	10/01/2015			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Well Pump		2012	10/01/2014	\$6,000	\$6,000	
	2506 Cordoba Ranch Blvd Lutz FL 33563		Masonry non combustible	10/01/2015			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	2 Sm Columns and Entrywall column		2012	10/01/2014	\$18,500	\$18,500	
	2507 Cordoba Ranch Blvd Lutz FL 33564		Masonry non combustible	10/01/2015			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Bridge monuments		2014	10/01/2014	\$19,100	\$19,100	
	2508 Cordoba Ranch Blvd Lutz FL 33565		Masonry non combustible	10/01/2015			

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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



**Cordoba Ranch Community Development District**

Quote No.: 100114610

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
8	Well pump		2012	10/01/2014	\$6,000			
	2509 Cordoba Ranch Blvd Lutz FL 33566		Masonry non combustible	10/01/2015			\$6,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
9	Well pump		2012	10/01/2014	\$6,000			
	2510 Cordoba Ranch Blvd Lutz FL 33567		Masonry non combustible	10/01/2015			\$6,000	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
10	Bridge monuments		2014	10/01/2014	\$19,100			
	2511 Cordoba Ranch Blvd Lutz FL 33568		Masonry non combustible	10/01/2015			\$19,100	
			Total:	Building Value \$289,195		Contents Value \$0		Insured Value \$289,195

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

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



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# **Tower Hill<sup>®</sup>**

## **Insurance**

### **Commercial Insurance Proposal for:**

## **Cordoba Ranch CDD**

#### **Mailing Address:**

c/o Rizzetta and Co, 3434 Colwell Ave. Ste 200  
Tampa, FL 33614

Policy Term: 10/26/2014 - 10/26/2015

#### **Presented by:**

**Stahl Ross and Assoc Inc**

Tower Hill Insurance Group, LLC  
PO Box 147018  
Gainesville, FL 32614  
Phone (800) 509-1592  
Fax (352) 332-9999

**To Protect Your Castle, Look to the Tower**

## COMPANY BACKGROUND

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Founded in 1972, Tower Hill Insurance Group has become one of Florida's most trusted names in homeowners insurance and select commercial business niches within the state. Our commitment to Florida's homeowners and business owners has been proven again and again. We have weathered many strong storms in Florida's history - including Hurricanes Andrew, Charley and Wilma - and helped our customers rebuild after each one.

We began as a small insurance agency in South Florida and have grown into one of the largest insurance providers in Florida. With more than 400 employees and in partnership with over 500 independent insurance agencies throughout the state, we currently insure over 300,000 Florida homes and numerous community associations and businesses.

Although our company's size has greatly increased over the past 40 years, we remain dedicated to the original ideals of Tower Hill's founder.

As managing general agency, Tower Hill Insurance Group serves businesses in Florida with a variety of program options. All commercial business is marketed exclusively through Tower Hill's statewide network of independent insurance agencies. We are committed to offering our customers exceptional products at competitive pricing. Dedicated to providing superior customer service, our programs include value-added benefits such as on-site visits and recommendations from field loss-control specialists, tailored claims services, and development of the broadest property and casualty products to meet the needs of our consumers.

Tower Hill Insurance Group is a Florida-based corporation, with localized claims handling, policy servicing, and underwriting to best serve the needs of the state's insurance marketplace.

# INTRODUCTION

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We are pleased to offer you the following **HOA Rockhill Insurance Company** quotation.

The quotation is merely a descriptive summary of coverage provided by the proposed insurance company and should be used for reference only. This is not a binder of coverage. This proposal is intended only as a representative outline of coverages afforded by policies quoted by us. When coverage is bound, actual policy forms and wording take precedence over information contained in this proposal with regard to terms, conditions, and exclusions.

Please carefully review this proposal with your insurance representative to review your limits of insurance and to ensure that all information and coverages are correct. Your insurance representative can also assist you with understanding any provisions contained in this proposal that are unclear.

We represent many different insurance companies with solid financial strength and overall performance, such as Rockhill Insurance Company, which currently holds a financial strength rating A, XI (Excellent) from AM Best Company.

All Commercial policies are written on an ISO Business Owners Policy Form which offers some of the broadest coverages available in the marketplace.

Our policies do not have a co-insurance clause; further, they offer Business Income coverage on an actual loss sustained basis as well as Crime, Inland Marine and other coverages that may be critical to your business operations.

# QUOTE SUMMARY

We are pleased to offer you the following **HOA**  
**Rockhill Insurance Company** quotation.

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Described Premises	<i>See Schedule Attached</i>
Limits of Insurance	<i>See Schedule Attached</i>
Optional Coverages	<i>See Schedule Attached</i>

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Base Premium	\$4,124.00
Terrorism Premium	N/A
<b>Total Coverage Premium</b>	<b>\$4,124.00</b>
Policy Fee	\$35.00
Inspection Fee, if applicable	\$150.00
<b>Total Premiums</b>	<b>\$4,309.00</b>
CPIC	\$43.09
FHCF	\$56.02
Policy Tax	\$0.00
FSLSO	\$0.00
EMPAT	\$4.00
<b>TOTAL POLICY PREMIUM</b>	<b>\$4,412.11</b>

## PAYMENT PLAN OPTIONS

Payment Option	Down Payment	Installments	Amt per Installment	Svc Charge per Pmnt	Total Paid
Insured Direct Bill Full Pay	\$4,412.11	0	0	0	\$4,412.11
Insured Direct 3 Pay Plan	\$1,645.39	2	\$1,413.36	\$20.00	\$4,472.11
Agent Direct Bill Full Pay	\$4,412.11	0	0	0	\$4,412.11



# PREMISES AND BUILDINGS

Additional Coverages	Limits
Hired and Non-Owned Auto Liability	\$2,000,000 / \$1,000,000

**Location 1**  
**2502 Cordoba Ranch Blvd.**  
**Lutz, FL 33559-3915**

Bldg #	Description	Bldg Limit	Contents
-	Location 1 Valuation Basis is <b>Replacement Cost</b>		

Bldg #	Policy Coverage	Limits
	Business Income with Extra Expense	Excluded
	BPP Theft Coverage	Included
	All Other Perils Deductible	\$2,500
	Hurricane Deductible	3%
	Catastrophic Ground Cover Collapse	Included
	Sinkhole Coverage	Excluded

Misc. Outdoor Property	Limits
GATE	\$40,000
ENTRY FEATURES - MASONRY	\$75,000
FENCE - FRAME	\$44,495
COLUMNS	\$55,000
COLUMNS	\$18,500
PROP NOC - MASONRY/NOC	\$19,100
PROP NOC - MASONRY/NOC	\$19,100
PUMP HOUSE	\$18,000

General Liability Rating Classes	Limits
Number of Sites	286

DISCLAIMER: This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only. This is a quotation of coverage only. It is not a binder of insurance and is valid only for a period of 30 days from the date of this proposal. This proposal does not amend or alter the insurance document. COVERAGE IS SUBJECT TO ACCEPTABLE INSPECTION REPORT

Cordoba Ranch CDD

Policy Term: 10/26/2014 - 10/26/2015

# LIABILITY AND MEDICAL EXPENSES

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Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000
Medical Expenses Limit - Any One Person	\$5,000
Damage to Premises Rented to You	\$50,000
Personal and Advertising Injury Limit	\$1,000,000
Products and Completed Operations Limit	\$2,000,000

DISCLAIMER: This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only. This is a quotation of coverage only. It is not a binder of insurance and is valid only for a period of 30 days from the date of this proposal. This proposal does not amend or alter the insurance document.

# FORM SCHEDULE

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<b><u>Form</u></b>	<b><u>Version</u></b>	<b><u>Description</u></b>
BP-DS01s	(06/06)	BOP Declarations Page
NAME-01s	(10/02)	Named Insured List
PREM 01s	(10/02)	Location List
C-6501s	(06/06)	BOP Supplemental Declarations Page
FORM-01s	(10/02)	Form List
MAN-0303	(02/12)	Florida Changes
BP-IN01	(07/02)	BOP Index
BP-0003	(07/02)	Businessowners Coverage Form
BP-0159	(08/08)	Water Exclusion Endorsement
BP-0417	(07/02)	Employment Related Practices Exclusion
BP-1005	(07/02)	Exclusion Year 2000 Related
IL-P001	(01/04)	OFAC Notice
BP-0524	(01/08)	Exclusion of Certified Acts of Terrorism
BP-0564	(01/07)	Conditional Exclusion of Terrorism
TRIABOPEXCL	(01/14)	Potential Restrictions of Terrorism Coverage
BP-0514	(01/03)	War Liability Exclusion
BP-0576	(11/02)	Limited Fungi or Bacteria Coverage
BP-0577	(11/02)	Fungi or Bacteria Exclusion (Liability)
BP-0601	(01/07)	Exclusion of Loss Due To Virus or Bacteria
MAN-0067	(03/05)	Exclusion - Violation of Statutes that Govern E-mails, Fax, Phone Calls or Other Methods of Sending Material or Information
Privacy Notice	(05/13)	Privacy Notice
C-0003	(10/05)	Businessowners Coverage- Amendatory Endorsement
C-2101	(08/12)	Exclusion - Athletic or Sports Participants

Attached you will find the terrorism disclosure notice. This should be presented to the insured with this quote.

# FORM SCHEDULE

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<b><u>Form</u></b>	<b><u>Version</u></b>	<b><u>Description</u></b>
IL-FEES	(08/06)	Important Notice About Fees
C-6507	(05/13)	Community Association - Amendatory Endorsement
BP-0404	(07/02)	Hired Auto and Non-Owned Auto Liability
MAN-013	(05/08)	Exclusion- Business Income and Extra Expense
MAN-0314	(10/11)	Florida Hurricane Deductible Percentages
C-2132	(05/09)	Communicable Disease Exclusion

Attached you will find the terrorism disclosure notice. This should be presented to the insured with this quote.

# PROPERTY COVERAGE DEFINITIONS

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***Building Ordinance and Law***

Covers losses resulting from the enforcement of any ordinance and law that requires demolition of parts of the property which are not damaged, regulates the construction or repair of buildings, or establishes zoning and/or land use requirements.

***Business Income***

Defined as the Net Income (Net Profit or Loss before income taxes) that would have been earned or incurred and continuing normal operating expenses incurred including payroll. For manufacturing risks, Net Income includes the net sales value of production. Coverage pays for the Business Income loss you sustain due to the necessary "suspension" of your "operations" during the "period of restoration" (subject to policy limit).

***Extra Expense***

Defined as necessary expenses you incur during the "period of restoration" that you would not have incurred if there had been no direct physical loss or damage to property. Coverage pertains to expenses (other than the expense to repair or replace property) which are incurred to: Avoid or minimize the "suspension" of business and to continue "operations" at the described premises.

***Catastrophic Ground Cover Collapse – Included with all policies***

Defined as geological activity that results in all of the following:

- a. The abrupt collapse of the ground cover;
- b. A depression in the ground cover clearly visible to the naked eye;
- c. "Structural damage" to the covered building, including the foundation; and
- d. The insured structure being condemned and ordered to be vacated by the governmental agency authorized by law to issue such an order for that structure.

***Sinkhole Loss Coverage – Coverage may not be available***

Defined as loss or damage to Coverage Property when "structural damage" to the covered building, including the foundation, is caused by settlement or systematic weakening of the earth supporting the covered building only if the settlement or systematic weakening results from contemporaneous movement or raveling of soils, sediments, or rock materials into subterranean voids created by effect of water on a limestone or similar rock formation. Business Personal Property coverage applies only if there is "structural damage" to Covered Property caused by "sinkhole activity". Business Income, Extended Business income and Extra Expense coverages do not apply to coverage for "Sinkhole Loss".



# COVERAGE ENHANCEMENTS

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## **Additional Coverage Extensions (included in basic policy)**

- Unscheduled buildings and/or business personal property, up to \$5,000 per premises
- Automatic Seasonal increase of 25% for BPP amounts to provide for seasonal variations
- Exterior Building Glass breakage covered with \$1000 deductible
- Tree removal and tree debris removal, up to \$2,500 per premises
- Debris Removal of covered property up to 25% of the RC loss as a sub-limit (within limit of insurance) with \$10,000 as an additional amount of insurance.
- Business Income\* (72-hour waiting period) 4 months actual loss sustained; exclusion may apply. Refer to Policy Coverage section of the quote
- Extended Business Income, up to 30 days and \$5,000 limit (if Business Income applies)
- Extra Expense, 4 months; exclusion may apply. Refer to Policy Coverage section of the quote
- Preservation of Property, up to 30 days
- Fire Department Service Charges, up to \$1,000
- Pollutant Clean Up & Removal, up to \$10,000 per premises
- Civil Authority, Business Income & Extra Expense (72-hour waiting period), up to 3 weeks
- Money Orders & Counterfeit Paper Currency, up to \$1,000
- Forgery & Alteration, up to \$2,500
- Increased Cost of Construction, up to \$10,000
- Personal property off premises, up to \$5,000 with limitations
- Newly Acquired Building and Business Personal Property \$250,000 for buildings, \$100,000 for BPP (30 days or when policy expires)
- Annual Automatic Value Increase for Buildings
- Fire Extinguisher System Re-Charge Expense, up to \$5,000
- Valuable Papers, Electronic Media and Records, up to \$10,000 on premises and \$5,000 off premises
- Accounts Receivable, up to \$10,000 on premises and \$5,000 off premises
- No Co-Insurance

\* Business Income 4 months actual loss sustained is not included in the basic policy of a Commercial Residential program. It can be purchased for an additional premium.

## **Deductible Options (subject to availability and territory)**

- Standard AOP Deductible: \$1,000; \$2,500; \$5,000; or \$10,000 (per occurrence)
- Hurricane Deductible: 2%; 3%; 5%; 10%; or 15% (per occurrence, per building)
- Wind Deductible: 2%; 3%; 5%; 10%; or 15% (per occurrence, per building)

# COVERAGE ENHANCEMENTS (continued)

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## **Business Owners Liability Coverage**

- No General Liability Deductible
- Damage to Premises Rented to You: \$50,000
- Medical Expenses: \$1,000; or \$5,000

## **OPTIONAL COVERAGES AVAILABLE (additional premium may apply)**

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### **Optional Coverages Available (Additional Premium May Apply)**

- Outdoor Signs (with separate \$1,000 deductible)
- Business Income 120 days or 12 months loss of income (actual loss sustained)
- Extended Business Income, up to 360 additional days (subject to a stated amount and actual loss sustained)
- Extra Expense 120 days or 12 months
- Hired & Non-Owned Automobile Liability
- Liquor Liability
- Money & Securities, up to \$5,000 or \$10,000 inside/\$2,000 outside (with separate \$1,000 deductible)
- Employee Dishonesty (with separate \$1,000 deductible)
- Forgery or Alteration (same limit as Employee Dishonesty)
- Ordinance and Law Coverage
- Employee Benefits Liability (Claims Made Form)
- Tools & Equipment: Blanket, Scheduled, Non-Owned, Employee Tools

# VALUE-ADDED BENEFITS

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## Claims service with localized claims handling

Tower Hill's commitment to you is to provide prompt, fair and equitable handling of any claim you may have. We monitor all aspects of the claim process to ensure that you are receiving professional quality service.

## Managed Vendor Program

We have a list of preferred vendors that we work with and have contracts with, to assist you as the insured in your time of need. The contractors have been pre-screened for insurance, licensing and reputation. The contractors and vendors are on our approved list and have consistently provided excellent service to Tower Hill customers. These vendors offer a one year warranty on the repair work performed. Use of this program is optional but recommended as we believe that these designated contractors will assist in the servicing and settlement of the claim so that it can be handled in the fastest and fairest manner. Tower Hill wants to assist our insureds by providing reputable, qualified and licensed contractors.

## On-site field visits

We inspect every risk at the initial binding and every 2 - 3 years afterwards unless more frequent inspections are needed.

## Recommendations from field loss-control specialists

We will conduct an insurability and premium inspection of the above property. In our inspection items may be noted as hazards need to be addressed. We will provide you with time to remedy any issues that are mentioned in these reports. Rockhill and Tower Hill Insurance Group, Inc. are authorized by your policy of insurance to make inspections, surveys, reports and recommendations of the subject property. Please note that our inspections, surveys, reports and recommendations are for our use in determining the insurability and the premiums charged and should not be relied upon for other purposes. Please see your policy of insurance, under Section III - Common Policy Conditions (Applicable to Section I - Property and Section II - Liability) for more details. Nothing herein constitutes, nor should it be construed by you as a waiver of any of the rights of Tower Hill Insurance Group, Inc., or Rockhill under its policy of insurance, nor is it the purpose of this letter to waive any of the policy terms and/or conditions.

# POLICY RISK CHANGES

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Changes to your business, such as adding a new location or building remodeling, may affect your policy coverages. To help ensure that your policy coverages are appropriate to meet your current needs, be sure to notify your insurance agency of any updates or changes immediately.

For example:

- \* Ownership or business name changes.
- \* New buildings, additions or modifications, such as remodeling.
- \* Security changes such as new burglary or fire alarm systems, patrol or guard service.
- \* Added amenities such as a clubhouse, pool, outdoor signs, fences or bath house.

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# **Tower Hill<sup>®</sup>** **Insurance**

## **Commercial Insurance Proposal for:** **Cordoba Ranch CDD**

**Mailing Address:**

c/o Rizzetta and Co, 3434 Colwell Ave. Ste 200  
Tampa, FL 33614

Policy Term: 10/26/2014 - 10/26/2015

**Presented by:**

**Stahl Ross and Assoc Inc**

Tower Hill Insurance Group, LLC  
PO Box 147018  
Gainesville, FL 32614  
Phone (800) 509-1592  
Fax (352) 332-9999

**To Protect Your Castle, Look to the Tower**

## COMPANY BACKGROUND

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Founded in 1972, Tower Hill Insurance Group has become one of Florida's most trusted names in homeowners insurance and select commercial business niches within the state. Our commitment to Florida's homeowners and business owners has been proven again and again. We have weathered many strong storms in Florida's history - including Hurricanes Andrew, Charley and Wilma - and helped our customers rebuild after each one.

We began as a small insurance agency in South Florida and have grown into one of the largest insurance providers in Florida. With more than 400 employees and in partnership with over 500 independent insurance agencies throughout the state, we currently insure over 300,000 Florida homes and numerous community associations and businesses.

Although our company's size has greatly increased over the past 40 years, we remain dedicated to the original ideals of Tower Hill's founder.

As managing general agency, Tower Hill Insurance Group serves businesses in Florida with a variety of program options. All commercial business is marketed exclusively through Tower Hill's statewide network of independent insurance agencies. We are committed to offering our customers exceptional products at competitive pricing. Dedicated to providing superior customer service, our programs include value-added benefits such as on-site visits and recommendations from field loss-control specialists, tailored claims services, and development of the broadest property and casualty products to meet the needs of our consumers.

Tower Hill Insurance Group is a Florida-based corporation, with localized claims handling, policy servicing, and underwriting to best serve the needs of the state's insurance marketplace.

# INTRODUCTION

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We are pleased to offer you the following **HOA Rockhill Insurance Company** quotation.

The quotation is merely a descriptive summary of coverage provided by the proposed insurance company and should be used for reference only. This is not a binder of coverage. This proposal is intended only as a representative outline of coverages afforded by policies quoted by us. When coverage is bound, actual policy forms and wording take precedence over information contained in this proposal with regard to terms, conditions, and exclusions.

Please carefully review this proposal with your insurance representative to review your limits of insurance and to ensure that all information and coverages are correct. Your insurance representative can also assist you with understanding any provisions contained in this proposal that are unclear.

We represent many different insurance companies with solid financial strength and overall performance, such as Rockhill Insurance Company, which currently holds a financial strength rating A, XI (Excellent) from AM Best Company.

All Commercial policies are written on an ISO Business Owners Policy Form which offers some of the broadest coverages available in the marketplace.

Our policies do not have a co-insurance clause; further, they offer Business Income coverage on an actual loss sustained basis as well as Crime, Inland Marine and other coverages that may be critical to your business operations.

# QUOTE SUMMARY

We are pleased to offer you the following **HOA**  
**Rockhill Insurance Company** quotation.

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Described Premises	<i>See Schedule Attached</i>
Limits of Insurance	<i>See Schedule Attached</i>
Optional Coverages	<i>See Schedule Attached</i>

---

Base Premium	\$4,009.00
Terrorism Premium	N/A
<b>Total Coverage Premium</b>	<b>\$4,009.00</b>
Policy Fee	\$35.00
Inspection Fee, if applicable	\$150.00
<b>Total Premiums</b>	<b>\$4,194.00</b>
CPIC	\$41.94
FHCF	\$54.52
Policy Tax	\$0.00
FSLSO	\$0.00
EMPAT	\$4.00
<b>TOTAL POLICY PREMIUM</b>	<b>\$4,294.46</b>

## PAYMENT PLAN OPTIONS

Payment Option	Down Payment	Installments	Amt per Installment	Svc Charge per Pmnt	Total Paid
Insured Direct Bill Full Pay	\$4,294.46	0	0	0	\$4,294.46
Insured Direct 3 Pay Plan	\$1,605.39	2	\$1,374.54	\$20.00	\$4,354.46
Agent Direct Bill Full Pay	\$4,294.46	0	0	0	\$4,294.46

# PREMISES AND BUILDINGS

Additional Coverages	Limits
Hired and Non-Owned Auto Liability	\$2,000,000 / \$1,000,000

**Location 1**  
**2502 Cordoba Ranch Blvd.**  
**Lutz, FL 33559-3915**

Bldg #	Description	Bldg Limit	Contents
-	Location 1 Valuation Basis is <b>Replacement Cost</b>		

Bldg #	Policy Coverage	Limits
	Business Income with Extra Expense	Excluded
	BPP Theft Coverage	Included
	All Other Perils Deductible	\$2,500
	Wind/Hail Deductible	3%
	Catastrophic Ground Cover Collapse	Included
	Sinkhole Coverage	Excluded

Misc. Outdoor Property	Limits
GATE	\$40,000
ENTRY FEATURES - MASONRY	\$75,000
FENCE - FRAME	\$44,495
COLUMNS	\$55,000
COLUMNS	\$18,500
PROP NOC - MASONRY/NOC	\$19,100
PROP NOC - MASONRY/NOC	\$19,100
PUMP HOUSE	\$18,000

General Liability Rating Classes	Limits
Number of Sites	286

DISCLAIMER: This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only. This is a quotation of coverage only. It is not a binder of insurance and is valid only for a period of 30 days from the date of this proposal. This proposal does not amend or alter the insurance document. COVERAGE IS SUBJECT TO ACCEPTABLE INSPECTION REPORT

Cordoba Ranch CDD

Policy Term: 10/26/2014 - 10/26/2015

# LIABILITY AND MEDICAL EXPENSES

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Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000
Medical Expenses Limit - Any One Person	\$5,000
Damage to Premises Rented to You	\$50,000
Personal and Advertising Injury Limit	\$1,000,000
Products and Completed Operations Limit	\$2,000,000

DISCLAIMER: This proposal is merely a descriptive summary of coverage provided by the insurance companies being proposed and should be used for reference purposes only. This is a quotation of coverage only. It is not a binder of insurance and is valid only for a period of 30 days from the date of this proposal. This proposal does not amend or alter the insurance document.



# FORM SCHEDULE

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<b><u>Form</u></b>	<b><u>Version</u></b>	<b><u>Description</u></b>
BP-DS01s	(06/06)	BOP Declarations Page
NAME-01s	(10/02)	Named Insured List
PREM 01s	(10/02)	Location List
C-6501s	(06/06)	BOP Supplemental Declarations Page
FORM-01s	(10/02)	Form List
MAN-0303	(02/12)	Florida Changes
BP-IN01	(07/02)	BOP Index
BP-0003	(07/02)	Businessowners Coverage Form
BP-0159	(08/08)	Water Exclusion Endorsement
BP-0417	(07/02)	Employment Related Practices Exclusion
BP-1005	(07/02)	Exclusion Year 2000 Related
IL-P001	(01/04)	OFAC Notice
BP-0524	(01/08)	Exclusion of Certified Acts of Terrorism
BP-0564	(01/07)	Conditional Exclusion of Terrorism
TRIABOPEXCL	(01/14)	Potential Restrictions of Terrorism Coverage
BP-0514	(01/03)	War Liability Exclusion
BP-0576	(11/02)	Limited Fungi or Bacteria Coverage
BP-0577	(11/02)	Fungi or Bacteria Exclusion (Liability)
BP-0601	(01/07)	Exclusion of Loss Due To Virus or Bacteria
MAN-0067	(03/05)	Exclusion - Violation of Statutes that Govern E-mails, Fax, Phone Calls or Other Methods of Sending Material or Information
Privacy Notice	(05/13)	Privacy Notice
C-0003	(10/05)	Businessowners Coverage- Amendatory Endorsement
C-2101	(08/12)	Exclusion - Athletic or Sports Participants

Attached you will find the terrorism disclosure notice. This should be presented to the insured with this quote.

# FORM SCHEDULE

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<b><u>Form</u></b>	<b><u>Version</u></b>	<b><u>Description</u></b>
IL-FEES	(08/06)	Important Notice About Fees
C-6507	(05/13)	Community Association - Amendatory Endorsement
MAN-0312	(11/08)	Windstorm Or Hail Percentage Deductibles
BP-0404	(07/02)	Hired Auto and Non-Owned Auto Liability
MAN-013	(05/08)	Exclusion- Business Income and Extra Expense
C-2132	(05/09)	Communicable Disease Exclusion

Attached you will find the terrorism disclosure notice. This should be presented to the insured with this quote.

# PROPERTY COVERAGE DEFINITIONS

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***Building Ordinance and Law***

Covers losses resulting from the enforcement of any ordinance and law that requires demolition of parts of the property which are not damaged, regulates the construction or repair of buildings, or establishes zoning and/or land use requirements.

***Business Income***

Defined as the Net Income (Net Profit or Loss before income taxes) that would have been earned or incurred and continuing normal operating expenses incurred including payroll. For manufacturing risks, Net Income includes the net sales value of production. Coverage pays for the Business Income loss you sustain due to the necessary "suspension" of your "operations" during the "period of restoration" (subject to policy limit).

***Extra Expense***

Defined as necessary expenses you incur during the "period of restoration" that you would not have incurred if there had been no direct physical loss or damage to property. Coverage pertains to expenses (other than the expense to repair or replace property) which are incurred to: Avoid or minimize the "suspension" of business and to continue "operations" at the described premises.

***Catastrophic Ground Cover Collapse – Included with all policies***

Defined as geological activity that results in all of the following:

- a. The abrupt collapse of the ground cover;
- b. A depression in the ground cover clearly visible to the naked eye;
- c. "Structural damage" to the covered building, including the foundation; and
- d. The insured structure being condemned and ordered to be vacated by the governmental agency authorized by law to issue such an order for that structure.

***Sinkhole Loss Coverage – Coverage may not be available***

Defined as loss or damage to Coverage Property when "structural damage" to the covered building, including the foundation, is caused by settlement or systematic weakening of the earth supporting the covered building only if the settlement or systematic weakening results from contemporaneous movement or raveling of soils, sediments, or rock materials into subterranean voids created by effect of water on a limestone or similar rock formation. Business Personal Property coverage applies only if there is "structural damage" to Covered Property caused by "sinkhole activity". Business Income, Extended Business income and Extra Expense coverages do not apply to coverage for "Sinkhole Loss".

# COVERAGE ENHANCEMENTS

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## **Additional Coverage Extensions (included in basic policy)**

- Unscheduled buildings and/or business personal property, up to \$5,000 per premises
- Automatic Seasonal increase of 25% for BPP amounts to provide for seasonal variations
- Exterior Building Glass breakage covered with \$1000 deductible
- Tree removal and tree debris removal, up to \$2,500 per premises
- Debris Removal of covered property up to 25% of the RC loss as a sub-limit (within limit of insurance) with \$10,000 as an additional amount of insurance.
- Business Income\* (72-hour waiting period) 4 months actual loss sustained; exclusion may apply. Refer to Policy Coverage section of the quote
- Extended Business Income, up to 30 days and \$5,000 limit (if Business Income applies)
- Extra Expense, 4 months; exclusion may apply. Refer to Policy Coverage section of the quote
- Preservation of Property, up to 30 days
- Fire Department Service Charges, up to \$1,000
- Pollutant Clean Up & Removal, up to \$10,000 per premises
- Civil Authority, Business Income & Extra Expense (72-hour waiting period), up to 3 weeks
- Money Orders & Counterfeit Paper Currency, up to \$1,000
- Forgery & Alteration, up to \$2,500
- Increased Cost of Construction, up to \$10,000
- Personal property off premises, up to \$5,000 with limitations
- Newly Acquired Building and Business Personal Property \$250,000 for buildings, \$100,000 for BPP (30 days or when policy expires)
- Annual Automatic Value Increase for Buildings
- Fire Extinguisher System Re-Charge Expense, up to \$5,000
- Valuable Papers, Electronic Media and Records, up to \$10,000 on premises and \$5,000 off premises
- Accounts Receivable, up to \$10,000 on premises and \$5,000 off premises
- No Co-Insurance

\* Business Income 4 months actual loss sustained is not included in the basic policy of a Commercial Residential program. It can be purchased for an additional premium.

## **Deductible Options (subject to availability and territory)**

- Standard AOP Deductible: \$1,000; \$2,500; \$5,000; or \$10,000 (per occurrence)
- Hurricane Deductible: 2%; 3%; 5%; 10%; or 15% (per occurrence, per building)
- Wind Deductible: 2%; 3%; 5%; 10%; or 15% (per occurrence, per building)

# COVERAGE ENHANCEMENTS (continued)

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## **Business Owners Liability Coverage**

- No General Liability Deductible
- Damage to Premises Rented to You: \$50,000
- Medical Expenses: \$1,000; or \$5,000

## **OPTIONAL COVERAGES AVAILABLE (additional premium may apply)**

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### **Optional Coverages Available (Additional Premium May Apply)**

- Outdoor Signs (with separate \$1,000 deductible)
- Business Income 120 days or 12 months loss of income (actual loss sustained)
- Extended Business Income, up to 360 additional days (subject to a stated amount and actual loss sustained)
- Extra Expense 120 days or 12 months
- Hired & Non-Owned Automobile Liability
- Liquor Liability
- Money & Securities, up to \$5,000 or \$10,000 inside/\$2,000 outside (with separate \$1,000 deductible)
- Employee Dishonesty (with separate \$1,000 deductible)
- Forgery or Alteration (same limit as Employee Dishonesty)
- Ordinance and Law Coverage
- Employee Benefits Liability (Claims Made Form)
- Tools & Equipment: Blanket, Scheduled, Non-Owned, Employee Tools



# VALUE-ADDED BENEFITS

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## Claims service with localized claims handling

Tower Hill's commitment to you is to provide prompt, fair and equitable handling of any claim you may have. We monitor all aspects of the claim process to ensure that you are receiving professional quality service.

## Managed Vendor Program

We have a list of preferred vendors that we work with and have contracts with, to assist you as the insured in your time of need. The contractors have been pre-screened for insurance, licensing and reputation. The contractors and vendors are on our approved list and have consistently provided excellent service to Tower Hill customers. These vendors offer a one year warranty on the repair work performed. Use of this program is optional but recommended as we believe that these designated contractors will assist in the servicing and settlement of the claim so that it can be handled in the fastest and fairest manner. Tower Hill wants to assist our insureds by providing reputable, qualified and licensed contractors.

## On-site field visits

We inspect every risk at the initial binding and every 2 - 3 years afterwards unless more frequent inspections are needed.

## Recommendations from field loss-control specialists

We will conduct an insurability and premium inspection of the above property. In our inspection items may be noted as hazards need to be addressed. We will provide you with time to remedy any issues that are mentioned in these reports. Rockhill and Tower Hill Insurance Group, Inc. are authorized by your policy of insurance to make inspections, surveys, reports and recommendations of the subject property. Please note that our inspections, surveys, reports and recommendations are for our use in determining the insurability and the premiums charged and should not be relied upon for other purposes. Please see your policy of insurance, under Section III - Common Policy Conditions (Applicable to Section I - Property and Section II - Liability) for more details. Nothing herein constitutes, nor should it be construed by you as a waiver of any of the rights of Tower Hill Insurance Group, Inc., or Rockhill under its policy of insurance, nor is it the purpose of this letter to waive any of the policy terms and/or conditions.

# POLICY RISK CHANGES

---

Changes to your business, such as adding a new location or building remodeling, may affect your policy coverages. To help ensure that your policy coverages are appropriate to meet your current needs, be sure to notify your insurance agency of any updates or changes immediately.

For example:

- \* Ownership or business name changes.
- \* New buildings, additions or modifications, such as remodeling.
- \* Security changes such as new burglary or fire alarm systems, patrol or guard service.
- \* Added amenities such as a clubhouse, pool, outdoor signs, fences or bath house.

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***AN INSURANCE PROPOSAL  
PREPARED FOR:***

*CORDOBA RANCH CDD  
C/O RIZZETTA & CO  
3434 COLWELL AVE SUITE 200  
TAMPA, FL 33614*

***PRESENTED BY:***

*SANDIE GRIMES*



*STAHL & ASSOCIATES INSURANCE  
3939 TAMPA ROAD  
OLDSMAR, FL 34677*

*RENEWAL: OCTOBER 24, 2014  
AND OCTOBER 26, 2014*

DISCLAIMER - The abbreviated outlines of coverages used throughout this proposal are not intended to express any legal opinion as to the nature of coverage. They are only visuals to a basic understanding of coverages. Please read your policy for specific details of coverages.

## ***PROPERTY LOCATION LISTING***

<b><i>PREMISES #</i></b>	<b><i>BUILDING #</i></b>	<b><i>ADDRESS</i></b>
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1		2502 Cordoba Ranch Blvd, Lutz, FL 33559-5800
2		17803 Newcastle Field Dr, Lutz, FL 33559-5800
3		3045 Cordoba Ranch Blvd, Lutz, FL 33559-5800
4		2803 Cordoba Ranch Blvd, Lutz FL 33559-5800
5		3101 Cordoba Ranch Blvd, Lutz FL 33559-5800

## ***PROPERTY INSURANCE PROPOSAL OUTLINE***

**INSURER:** Lloyd's of London -Non Admitted

**A.M. BEST RATE:** A XV

### ***CAUSE OF LOSS FORM USED:***

Special Form: Provides coverage against All Risk of direct physical loss or damage, except those perils that are specifically excluded in the policy.

<b><i>PRM#</i></b>	<b><i>BLD#</i></b>	<b><i>SUBJECT OF INS.</i></b>	<b><i>AMOUNT</i></b>	<b><i>COIN%</i></b>	<b><i>DED.</i></b>	<b><i>VALUATION</i></b>	<b><i>INF%</i></b>
1	1	FRONT GATE	\$40,000	80%	\$1,000*	RC	0%
1		ENTRY MONUMENT	\$75,000	90%	\$1,000*	RC	0%
1		ALUM FENCE	\$44,495	80%	\$1,000*	RC	0%
1		COLUMNS - 22	\$55,000	80%	\$1,000*	RC	0%
1, 3, 4		WELL PUMPS – 3	\$18,000	80%	\$1,000*	RC	0%
2		ENTRY WLLS/COLUMN	\$18,500	80%	\$1,000*	RC	0%
3		BRIDGE MONUMENTS (2)	\$19,100	80%	\$1000*	RC	0%
5		BRIDGE MONUMENTS (2)	\$19,100	80%	\$1,000*	RC	0%

**\*Wind/Hail Deductible - 3% of limit of insurance of all insured property at the time of loss.**



## **EXCLUSIONS AND ENDORSEMENTS:**

Property Exclusions and Endorsements:	
CONTRACT PARTICIPATION ENDT (7069)	COMMON POLICY CONDITIONS (IL0017)
COVERAGE CLAUSES (BCM-1)	FL CHANGES - LEGAL ACTION (IL0175)
MICOORGANISM EXCL ABSOLUTE (BCM-3A)	FL SINKHOLE LOSS COVERAGE (IL0401)
INSP REPORT CLAUSE (BCM5)	COMPUTER RELATED LOSSES EXCL (IL0935)
BLDG/PERS PROP COVERAGE (CP0010)	TERRORISM EXCL (IL0953)
COMMERCIAL PROPERTY CONDITIONS (CP0090)	FL PROPERTY COVERAGE DEC (LL-SD-1)
FLORIDA CHANGES (CP0125)	ASBESTOS ENDT (LMA5019)
VIRUS EXCLUSION (CP0140)	TERRORISM NOT PURCHASED (LMA5092)
CANCELLATION CHANGES (CP0299)	SEVERAL LIABILITY NOTICE (LSW1001)
FL DECLARATIONS PAGE (FLA DEC)	MINIMUM EARNED PREMIUM (MEP-1)
FORMS SCHEDULE (FORMS SCH)	-- Continued on next page --

MOLD AND FUNGI EXCL (MLD-3)
AUTHORITIES EXCL (NMA1999B)
BIO OR CHEMICAL MATERIALS EXCL (NMA2962)
PRIVACY POLICY STATEMENT (PN-1)
FL CHANGES - CANCELLATION & NON RENEWAL (SIU-029FL)
COMMON CONDITIONS (SIU-IM001)
POLICY JACKET - FL (SIU1AFL)
MULTIPLE DEDUCTIBLE FORM (CP0320/SIU)
ADDITIONAL COVERED PROPERTY (CP1410)

## **SUBJECT TO:**

- 1) Subject to favorable inspection and compliance with any recommendations.
- 2) 25% Minimum Earned Premium.
- 3) Signed Acord Application and Terrorism Risk Insurance Act (TRIA) Form.
- 4) Annual Premium is minimum and deposit.
- 5) Copy of Tax Exemption certificate.

## **PREMIUM:**

Term Premium:	\$2,892.00*
Inspection & Policy Fee:	\$ 185.00
FHCF / CPICA / EMPA:	\$ 74.77
<b>Total Premium:</b>	<b>\$3,151.77</b>

\*Terrorism Coverage excluded; if you would like to add Terrorism Coverage, the additional annual premium is \$306.85

## COMMERCIAL GENERAL LIABILITY PROPOSAL OUTLINE

**INSURER:** Southern Owners Ins. Co. -Admitted

**A.M. BEST RATE:** A++ XV

**COVERAGE WRITTEN ON:** Occurrence Form

### **COVERAGE**

### **LIMITS**

#### **LIABILITY:**

General Aggregate Limit	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Personal/Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Damage to Premises Rented to You	\$300,000
Medical Expense Limit - Any One Person	\$10,000
Hired & Non-Owned Liability	\$1,000,000

#### **AO – GL PLUS ENDORSEMENT**

Extended Watercraft  
Personal Injury Extension  
Broadened Supplementary Payments  
Broadened Knowledge of Occurrence  
Additional Products-Completed Operations Aggregate  
Blanket Additional Insured – Lessor of Leased Equipment  
Blanket Additional Insured – Managers or Lessors of Premises  
Newly Formed or Acquired Organizations Extension  
Blanket Waiver of Subrogation

***PREMIUM:***

Premium = \$396.00

FHCF = 5.00

**Total Premium = \$401.00**

## ***GENERAL LIABILITY SCHEDULE OF EXPOSURES***

<b><i>LOC</i></b>	<b><i>CLASS</i></b>	<b><i>CLASSIFICATION</i></b>	<b><i>PREMIUM BASIS</i></b>
1	41670	HOA	270

## ***BOILER & MACHINERY PROPOSAL OUTLINE***

**INSURER:** Phoenix Insurance Co (Admitted)

**A.M. BEST RATE:** A++ XV

### ***COVERAGES***

### ***LIMITS***

Total Limit Per Breakdown	\$1,000,000
Property Damage	\$289,195
Business Income	Not Covered
Business Income extended "Period of Restoration"	Not Covered
Extra Expense	Not Covered
Extra Expense extended "Period of Restoration"	Not Covered
Spoilage Damage	\$25,000
Spoilage coverage - Coverage applies only if outage lasts at least:	12 Hours
Utility Interruption	Not Covered
Coverage applies only if outage lasts at least:	Not Covered
Civil Authority Coverage Extension:	Not Covered
Dependent Property Coverage	Not Covered
Electronic "Data" or "Media"	\$25,000
Error in Description	Included in Total Limit
Expediting Expense:	\$25,000
Fungus, Wet Rot and Dry Rot Coverage Extension	\$15,000 Property Damage
Hazardous Substance:	\$25,000
Newly Acquired Locations for 90 Days:	\$1,000,000
Ordinance or Law:	\$25,000
Refrigerant Contamination:	\$25,000

Water Damage:	\$25,000
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**Conditional and Optional Coverages:**

Notice of Cancellation	60 Days - 10 Days for non-pay
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**Deductibles:**

Property Damage:	\$1,000
Business Income	Not Covered
Extra Expenses	Not Covered
Spoilage Damage	\$1,000
Utility Interruption	Not Covered
Dependent Properties	Not Covered
Refrigerant Contamination	\$1,000

***POLICY FORMS & CONDITIONS:***

IL T0 02 11 89	Common Policy Declarations
IL T8 01 10 93	Forms, Endorsements and Schedule Numbers
IL T0 01 01 07	Common Policy Conditions
IL T0 03 04 96	Location Schedule
EB T0 00 08 08	Energymax 21 Equipment Breakdown Protection Declarations
EB T0 01 02 09	Energymax 21 EB Table of Contents
EB T1 00 08 08	Energymax 21 Equipment Breakdown Protection
BM T5 94 01 08	Terrorism Risk Insurance Act 2002 Disclosure
EB T3 18 08 08	Specified Perils Elimination Endorsement
EB T3 76 08 12	Green Coverage Enhancements
EB T9 27 08 10	FL Coinsurance, Loss Payments, Named Insured
IL T3 79 01 08	Caps on Losses from Certified Acts of Terror
IL 01 75 07 02	Florida Changes-Legal Action Against Us
IL 02 55 01 10	Florida Changes-Cancel and Non-Renewal

***ANNUAL PREMIUM:***

Premium	= \$250.00
FHCF	= 3.00
FIGA	= 2.00
Total Premium	= \$255.00



## ***PUBLIC OFFICIALS LIABILITY PROPOSAL OUTLINE***

**INSURER:** RSUI Indemnity Co. - Admitted

**A.M. BEST RATE:** A+ XIII

**FORM:** RSG 211003 0609 Directors & Officers Liability Policy – Not For Profit Organization – 2009

**LIMIT:** \$1,000,000

**RETENTION (EACH LOSS):**

Insuring Agreement A:	\$0
Insuring Agreement B:	\$5,000
Insuring Agreement C:	\$5,000
Employment Practices Claim:	Not Covered

**EXTENSIONS OF COVERAGES:**

RSG 204148 1210 Amended Settlement Clause 70 – 30  
RSG 214038 0204 Coverage Extension - Public Officials  
RSG 204123 0108 Disclosure Pursuant to Terrorism Risk Insurance Act  
RSG 216014 0609 Exclusion - Amended Bodily Injury and Property Damage  
Exclusion - Debt Financing  
RSG 206057 0808 Exclusion - Employment Practices Claim  
RSG206069 1009 Exclusion – Prior Acts – 10/24/12  
RSG 206071 0204 Exclusion – Prior and or Pending Litigation Backdated – 10/24/12  
RSG202113 0511 Florida – Amended Definition of Loss – Defense Claims for ADA  
RSG 202061 1209 Florida - Changes - Punitive Damages  
RSG 212010 0804 Florida - Full Severability  
RSG 202152 0310 Florida Changes - Marital Estate  
RSG 203009 0204 Florida Changes - Nonrenewal  
RSG 99003 0803 Florida Important Notice to Policyholders  
RSG2041580808 Side A & B Non-Rescindable Coverage  
RSG204150 1207 State Amendatory Discrepancy  
RSG 204113 0210 Sublimit - Defense of Non-Monetary Damages - \$10,000 per claim/\$20,000  
Aggregate – Retention \$5,000  
RSG 207002 0204 Three (3) Year Bilateral Discovery Period - 1 yr @ 100%; 2 yrs @ 150%; 3yrs @ 200%  
RSG 204134 1205 – Two Year Aggregate Reinstatement (Annual Installment with Claims Provision)

**PREMIUM:**

Annual Premium	= \$2,800.00
FHCF Assessment 1.3%	= <u>36.40</u>
<b>Total Annual Premium</b>	<b>= \$2,836.40</b>

## PREMIUM QUOTATION

**Insured:** Cordoba Ranch CDD

**Insurer:** BusinessOwners Policy - Rockhill Ins. Co. (Tower Hill)  
 Commercial Property - Lloyd's of London  
 General Liability - Southern-Owners Insurance Co.  
 Boiler & Machinery - Travelers Property Casualty Co.  
 Public Officials Liability - RSUI Indemnity Company

**Policy Term:** 10/24/14 to 10/24/15 (Public Officials Liability)  
 10/26/14 to 10/26/15

### COVERAGE

### ANNUAL PREMIUM

BusinessOwners Policy Options:

<input type="checkbox"/> 3% Hurricane Deductible – Excluding Sinkhole	\$4,412.11
<input type="checkbox"/> 3% Wind/Hail Deductible – Excluding Sinkhole	\$4,294.46
<b>check payable to Stahl – see Invoice</b>	
<b>Or</b>	
<input type="checkbox"/> Commercial Property – <b>check payable to Stahl – see Invoice</b>	\$3,151.77
<input type="checkbox"/> General Liability - – <b>paid directly to Insurer</b>	\$401.00
<b>Plus</b>	
Boiler & Machinery – <b>paid directly to Insurer</b>	\$255.00
Public Officials Liability (POL) – <b>check payable to Stahl – see Invoice</b>	2,836.40
<b>Total Premium – BusinessOwners with Hurricane, Boiler &amp; Mach., POL</b>	<b>\$7,503.51</b>
<b>Total Premium – BusinessOwners with Wind/Hail, Boiler &amp; Mach., POL</b>	<b>\$7,385.86</b>
<b>Total Premium – Comm. Prop., General Liability, Boiler &amp; Mach., POL</b>	<b>\$6,644.17</b>

The Proposal presented has been reviewed and accepted based on the terms provided herein.

**INSURED:** Cordoba Ranch CDD  
 c/o Rizzetta & Company, Inc.  
 3434 Colwell Ave Suite 200  
 Tampa, FL 33614

**INSURED SIGNATURE:** \_\_\_\_\_

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