

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

November 9, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

November 2, 2022

Board of Supervisors
TSR Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on November 9, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Discussion: Evaluation of Landscape Maintenance Proposals
4. Discussion: Sunscape Consulting Landscaping Projects for Fiscal Year 2022/2023
 - A. Soil Treatments and Pruning for Albritton Park [\$36,295] & [\$5,900]
 - B. Fall Tree Pruning and Soil Treatments for Various Locations [\$30,950] & [\$39,027]
 - C. Spring Tree Pruning and Soil Treatments for Various Locations [\$28,159] & [\$22,027]
 - D. Tree Pruning for Huckleberry Pond and West Side of Cunningham Park [\$14,500]
5. Consideration of Down to Earth, Estimate #30688 for Zoysia Sod, Parcel B Turf Loss – Tallfield Lane [\$10,780.00]
6. Consideration of Proposals for Tree Care at Cunningham Park
 - A. The Davey Tree Company [\$17,200.00]
 - B. BrightView Tree Care Services [\$15,000]
7. Consideration of Standard Brick Pavers, Interlocking Paver Proposal for Heart Pine Avenue Bridge [\$15,348.00]

8. Consideration of Egis Insurance & Risk Advisors, Proposal for Workers Compensation [\$636.00]
9. Consideration of Cornerstone Proposal for Woods Rider Loop Project [\$11,719.00]
10. Consideration of Duke Energy Florida, LLC, Easement
11. Consideration of Replacing/Adding Bollards Back to the Trails
12. Consideration of Conveyances
 - A. Albritton Park [Tracts F-1 and B-3]
 - Bill of Sale
 - Warranty Deed
 - Engineer’s Certificate
13. Update: Future Conveyances
14. Discussion: Welcome Center Availability
15. Update: Sunshine Law and Committee Rules
16. Acceptance of Unaudited Financial Reports as of September 30, 2022
17. Approval of October 12, 2022 Regular Meeting Minutes
18. Action & Completed Items
19. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Heidt Design, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 7, 2022 at 5:00 p.m.

○ QUORUM CHECK

Seat 1	David Deenihan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Seat 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Seat 3	Jason Silber	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Seat 4	Tim Green	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Seat 5	Mary Comella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

D. Lifestyle Director & Amenity Manager: *WTS International*

E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

20. Supervisors' Requests

21. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,

A handwritten signature in black ink that reads "Chesley E. Adams, Jr." with a stylized flourish at the end.

Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

4A



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com




Client	Service Location	7/27/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Albritton Park 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1658945396 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*) All Oaks in Park		\$36,295.00		\$36,295.00
Total of All Services		\$36,295.00	\$0.00	\$36,295.00

(* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.


Ben Wasielewski

Ben Wasielewski
Authorization
Date

AUTOMATIC RENEWAL OF SERVICES: Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4B



Client	6/30/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1656357605 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning Rangeland - right of ways and Roundabouts -from Esplanade to Cattle Gap Trl. : For 141 Oaks and 54 Maples Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Clean up wood debris and haul from site.	October	\$14,625.00		\$14,625.00
<input type="checkbox"/> Tree Pruning Heart Pine Entry: Heart Pine Ave and Publix Entrance: Prune 60 Oaks : Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Clean up wood debris and haul from site.	October	\$4,500.00		\$4,500.00
<input type="checkbox"/> Tree Pruning Heart Pine Park: 34 Oaks and 34 Elms Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Clean up wood debris and haul from site.	October	\$5,100.00		\$5,100.00
<input type="checkbox"/> Tree Pruning Lake Blanche Circle: 7 Maples Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Clean up wood debris and haul from site.	October	\$525.00		\$525.00
<input type="checkbox"/> Demossing (*) Option 1: 5 large Live Oaks in Homestead Park. Remove 40-50% (but only while we are completing other work there on the property) Haul debris from site		\$3,700.00		\$3,700.00
Plant Health Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Foliage Treatment (*) Option 2: Spray trees with CuPro. (copper sulfate) (price is only good while we are completing other work there on the property)		\$2,500.00		\$2,500.00
Total of All Services		\$30,950.00	\$0.00	\$30,950.00

(* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com



Client	6/30/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1656357605 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

<i>Ben Wasielewski</i>		
Ben Wasielewski	Authorization	Date

AUTOMATIC RENEWAL OF SERVICES: Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

Client	6/29/2022
TSR CDD Peter 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1656522118 Account #: 7890952 Mobile: (239) 989-2939 Email: psoety@sunscapeconsulting.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Whifield Park: 12 Oaks and 31 Maples	October	\$3,061.00		\$3,061.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Rangeland - right of ways and Roundabouts -from Esplanade to Cattle Gap Trl. - Deep Root fertilize and Soil Aeration : For 141 Oaks and 54 Maples	October	\$10,192.00		\$10,192.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Homestead Park - Deep Root fertilize and Soil Aeration : (Not to include gravel / hardscape areas) 1) North Oak by Pool fence 2) Live Oak East Side by Gravel Path 3) Live Oak in Center of Park area 4) Live Oak Southeast Corner of Park (with petrified limb on ground) 5) Live Oak along fence South perimeter fence 6) Laurel Oaks (2) and Live Oaks (2) by covered Pavilion and swing set area. 7) Magnolia at SW corner of Park area NOTE: Proposal includes use of developer / builders onsite water meter/pump/ spicket to fill application tanks.	October	\$5,071.00		\$5,071.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Cunningham Park - Deep Root fertilize and Soil Aeration : to the available grass and landscape / mulch beds for the following Oak stands: 1) Oaks directly West of Pavilion 2) Large Oak stand West of parking lot 3) Oaks directly around swing set area 4) Oak stand directly next to lakeside just West of swing set area. 5) Oak stand North of Clubhouse across lake 6) Young Oaks in parking lot and along entry road from roundabout. NOTE: Proposal includes use of developer / builders onsite water meter/pump/ spicket to fill application tanks.	October	\$9,367.00		\$9,367.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Soil Aeration: Long Spur (from Rangeland to just East of Heart Pine Park) and Heart Pine (from main entry to Heart Pine Park) - Right of ways and roundabouts. 83 Oaks and Maples	October	\$4,316.00		\$4,316.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Soil Aeration: Heart Pine Entry: Heart Pine Ave and Publix Entrance: Prune 60 Oaks	October	\$3,120.00		\$3,120.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Soil Aeration: Lake Blanche Cir.: 7 Maples This price is only good if done with Rangeland Arbor GreenPro + Biochar	October	\$364.00		\$364.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Soil Aeration: Heart Pine Entry: 34 Oaks and 34 Elms	October	\$3,536.00		\$3,536.00
Total of All Services		\$39,027.00	\$0.00	\$39,027.00




Client	6/29/2022
TSR CDD Peter 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1656522118 Account #: 7890952 Mobile: (239) 989-2939 Email: psoety@sunscapeconsulting.com

(* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

	<i>Ben Wasielewski</i>		
	Ben Wasielewski	Authorization	Date

AUTOMATIC RENEWAL OF SERVICES: Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4C



Client	Service Location	7/14/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1657824019 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning	March	\$4,200.00		\$4,200.00
Homestead Park Area - Prune the following trees to remove dead/broken branches ~2" and greater in diameter, selectively thin interior suckers, and tip prune canopies away from structures/houses to maintain clearance. 1) North Oak by Pool Fence 2) Live Oak East Side by Gravel Path 3) Live Oak in Center of Park Area 4) Live Oak Southeast Corner of Park (with petrified limb on ground) 5) Live Oak along Fence South Perimeter Fence 6) Laurel Oaks (2) and Live Oaks (2) by Covered Pavilion and Swing Set Area NOTE: All debris to be chipped and dumped on property in designated area per property manager				
<input type="checkbox"/> Tree Pruning	March	\$6,180.00		\$6,180.00
CUNNINGHAM PARK - Prune large Oaks in the following locations to remove 75% or more of large moss clumps, thin interior suckers, up to ~16' above grade, and remove dead branches ~2" and greater in diameter. For small/young Oaks in parking lot perform structural pruning to define central leader and thin out rubbing/crossing branches for better development of canopy. 1) Oaks directly West of Pavilion 2) Large Oak stand West of Parking Lot 3) Oaks directly around swing set area 4) Oak stand directly next to lakeside just West of swing set area 5) Oak stand North of Clubhouse across lake 6) Young Oaks in parking lot and along entry road from roundabout				
<input type="checkbox"/> Tree Pruning	March	\$2,205.00		\$2,205.00
Whitfield Park - Prune eleven (11) Oaks in park area - For young Oaks define central leader, thin rubbing/crossing branches, and tip prune to for clearance of understory plants and pedestrian clearance. For larger Oaks prune to remove dead/broken branches ~1.5" and greater, thin interior suckers, remove weak/rubbing branches, and remove 75% or more of moss throughout canopy.				
<input type="checkbox"/> Tree Pruning	March	\$15,574.00		\$15,574.00
Long Spur (from Rangeland to just East of Heart Pine Park) and Heart Pine (from main entry to Heart Pine Park) - Right of Ways and Roundabouts - Perform Structural Canopy pruning for ninety-three (93) Sycamores (LS) and eight-three (83) Maples & Sycamores (HP) to define central leader by subordinating/removing competing stems, thin rubbing/crossing branches, remove dead/broken branches ~1.5" and greater in diameter, and elevate canopy to ~11'-13' above grade (not to exceed 50% of overall tree height) by removing/reducing select lower leads.				
Total of All Services		\$28,159.00	\$0.00	\$28,159.00

Yes, please schedule the services marked above.



The Davey Tree Expert Company
123 Atlantic Dr Suite 111
Maitland, FL 32751-3370
Phone: (407) 331-8020 Fax: (407) 331-4883
Email: Ben.Wasielewski@davey.com



Client	Service Location	7/14/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1657824019 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

ACCEPTANCE OF PROPOSAL:The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.


Ben Wasielewski

Ben Wasielewski

Authorization

Date

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.



Client	Service Location	7/14/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1657825649 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Homestead Park - Deep Root fertilize and Soil Aeration : (Not to include gravel / hardscape areas) 1) North Oak by Pool fence 2) Live Oak East Side by Gravel Path 3) Live Oak in Center of Park area 4) Live Oak Southeast Corner of Park (with petrified limb on ground) 5) Live Oak along fence South perimeter fence 6) Laurel Oaks (2) and Live Oaks (2) by covered Pavilion and swing set area. 7) Magnolia at SW corner of Park area NOTE: Proposal includes use of developer / builders onsite water meter/pump/ spicket to fill application tanks.	March	\$5,071.00		\$5,071.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Rangeland - right of ways and Roundabouts -from Esplanade to Cattle Gap Trl. - Deep Root fertilize and Soil Aeration : For 141 Oaks and 54 Maples	March	\$10,410.00		\$10,410.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Whifield Park: 12 Oaks and 31 Maples	March	\$3,061.00		\$3,061.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Heart Pine Entry - Deep Root fertilize and Soil Aeration: Heart Pine Ave and Publix Entrance: Prune 60 Oaks	March	\$3,120.00		\$3,120.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Lake Blanche Cir. - Deep Root fertilize and Soil Aeration: 7 Maples This price is only good if done with Rangeland Arbor GreenPro + Biochar	March	\$365.00		\$365.00
Total of All Services		\$22,027.00	\$0.00	\$22,027.00

(* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL:The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Ben Wasielewski

Ben Wasielewski

Authorization

Date

AUTOMATIC RENEWAL OF SERVICES: Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4D



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Michael.Provencher@davey.com



Client	Service Location	12/3/2021
TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1636637109 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning		\$12,000.00		\$12,000.00
<p>HUCKLEBERRY POND - Clean up various Live Oaks around the pond to remove underbrush, elevate canopies to ~2'-3' above the water level and ~5'-7' above grade on land to allow better access for maintenance staff while keeping select low character branches for aesthetics, remove dead branches ~2" and greater in diameter, and remove 75% or more of large moss clumps throughout canopy. Work to Include:</p> <ol style="list-style-type: none"> 1) South Side of Lake - Cluster of Live Oaks on peninsula island in pond. 2) 3262 Forsythia Dr - Two (2) Oaks along pond. 3) 3416 Forsythia Dr - Two (2) Oaks along pond. 4) 3456 Forsythia Dr - One (1) Oak along pond. 5) 11668 Bitola Dr - One (1) Oak along pond. 6) NW Side of Pond - Two (2) Oaks along pond. 7) North Side of Pond - One (1) Oak between pond and bike pathway. <p>Debris to be either chipped back under trees as natural mulch or hauled to designated dump site on property as best applicable to area and access.</p> <p>Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
<input type="checkbox"/> Tree Pruning		\$2,500.00		\$2,500.00
<p>CUNNINGHAM PARK - West of Playground Area Along North Side of Small Pond - Clean up two (2) adjacent Oak cluster between pond edge and walking trail to thin out understory saplings and brush leaving palmettos, prune Oaks to remove majority of vine material in canopy, remove 75% or more of large moss clumps, remove dead branches ~2" and greater in diameter, and maintain elevation of ~12'-14' above pathway.</p> <p>Material to be fly chipped back under Oak canopy as natural mulch for area.</p> <p>Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
Total of All Services		\$14,500.00	\$0.00	\$14,500.00

Yes, please schedule the services marked above.



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Michael.Provencher@davey.com



Client	Service Location	12/3/2021
TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1636637109 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Michael Provencher

Michael Provencher
Tree Risk Assessor Qual. FL-5424A

Authorization

Date

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR

COMMUNITY DEVELOPMENT DISTRICT

5



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #30688

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

TSR Invoices
TSR Community Development District
2300 Glades Road
Boca Raton, FL 33431

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Parcel B turf loss Tallfield Lane

Estimated Job Start Date

June 20, 2022

Proposed By

Gary L Hawkins

Due Date

May 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Sod Installation				
Zoysia Sod JSJ 03.15.22 pricing	Square Foot	9800	\$1.10	\$10,780.00
			Subtotal	\$10,780.00
			Job Total	\$10,780.00

Remove and replace damaged Zoysia turf areas due to Homes by Westbay turning off water and damaging irrigation system preventing turf from receiving adequate water along Tallfield Lane during their retaining wall project.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

05/03/2022

Date

Sunscape Consulting

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

6A



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Ben.Wasielewski@davey.com




Client	9/14/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1663180786 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning		\$17,200.00		\$17,200.00
Slightly elevate trees at Cunningham Park around path going around lake. Remove Large clumps of moss (roughly 75%) Majority over sidewalk and anything that could impact i.e. bikers, walker and runners. Clean-up the debris and remove it from property. Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.				
Total of All Services		\$17,200.00	\$0.00	\$17,200.00

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.


Ben Wasielewski

Ben Wasielewski
Authorization
Date

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR




COMMUNITY DEVELOPMENT DISTRICT

6B

BrightView Tree Care Services
Branch Office #49360
4777 Old Winter Garden Road
Orlando, Florida 32789
Michael Provencher
michael.provencher@brightview.com
tel:407-496-8074

Tree Care Service Address/Location
TSR CDD - Starkey Ranch
2500 Heart Pine Ave
Odessa, Florida 33556

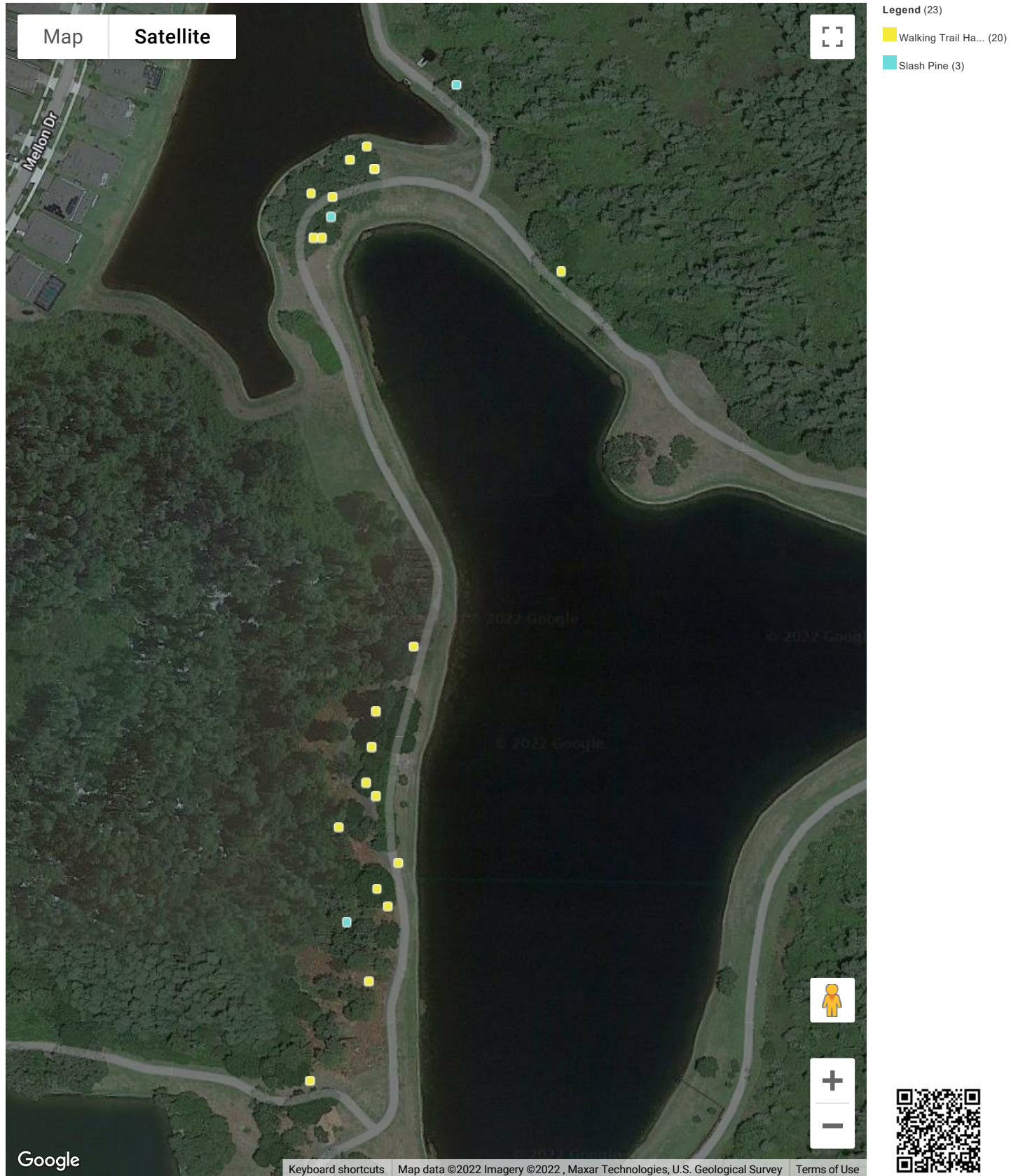
Proposed Tree Care Services

Species	Qty	Objective	Price
 Slash Pine <i>Pinus elliottii</i>	3	Remove and Cut Stump Low	\$2,500
 Walking Trail Hardwood	11	Create clearance for pedestrians along walking trail	\$2,000
 Walking Trail Hardwood	9	Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy	\$10,500
Total			\$15,000

Additional Information

Walking Trail - Clean up select trees to elevate canopy over/near walking trail to ~12'-14'. For large stands remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy. Remove and cut stump low select dead/fallen Pines along/near path. Large wood to be left in wood line or for bike trail and small material to be fly chipped into woodline.

TSR CDD - Starkey Ranch



TSR CDD - Starkey Ranch

TSR CDD - Starkey Ranch Cunningham Walking Trail



October 21, 2022

Walking Trail Hardwood ID# 2
Walking Trail Hardwood



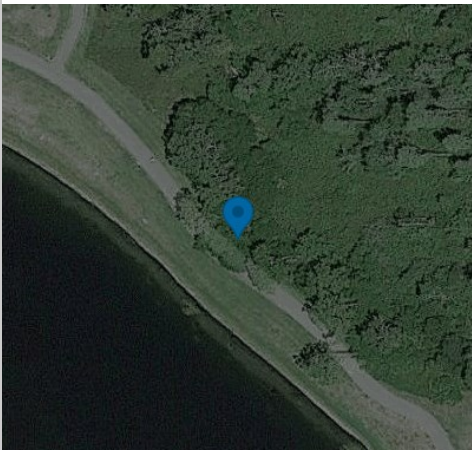
November 2, 2022

Walking Trail Hardwood ID# 3
Walking Trail Hardwood



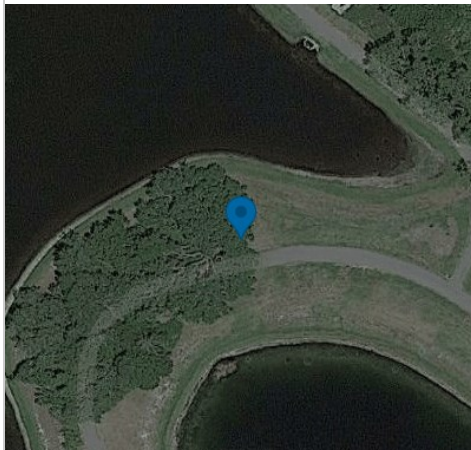
October 21, 2022

Walking Trail Hardwood ID# 4
Walking Trail Hardwood



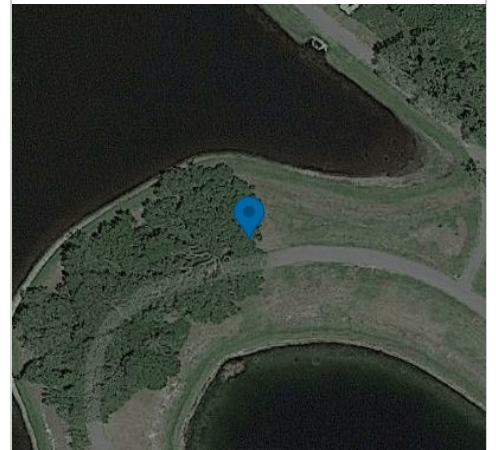
Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail

TSR CDD - Starkey Ranch

TSR CDD - Starkey Ranch Cunningham Walking Trail



October 21, 2022

Walking Trail Hardwood ID# 5
Walking Trail Hardwood



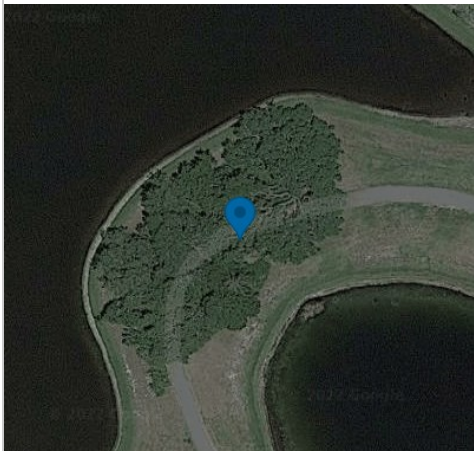
October 21, 2022

Walking Trail Hardwood ID# 6
Walking Trail Hardwood



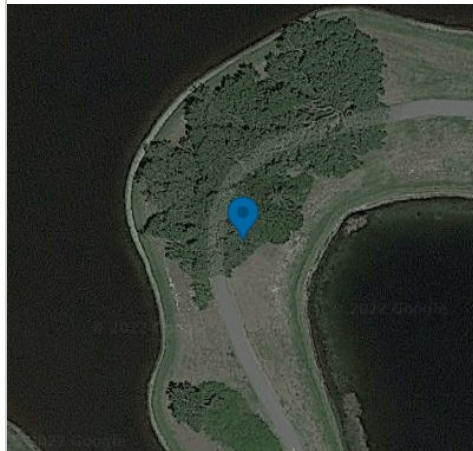
October 21, 2022

Walking Trail Hardwood ID# 7
Walking Trail Hardwood



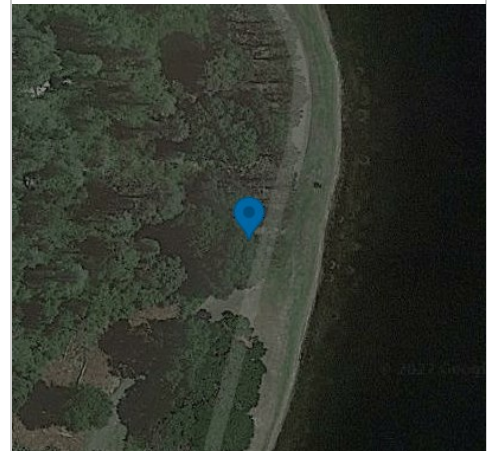
Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail
Pine has numerous dead/broken branches hanging over trail



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail

TSR CDD - Starkey Ranch

TSR CDD - Starkey Ranch Cunningham Walking Trail



October 21, 2022

Walking Trail Hardwood ID# 8
Walking Trail Hardwood



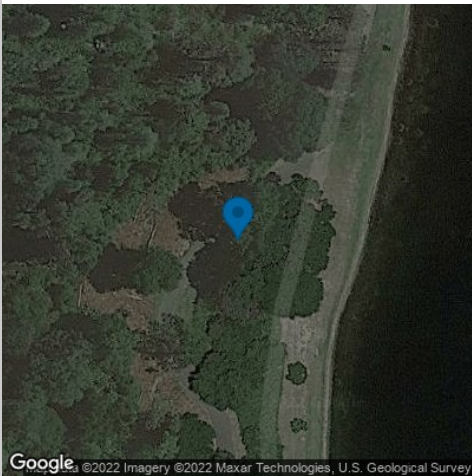
October 21, 2022

Walking Trail Hardwood ID# 9
Walking Trail Hardwood



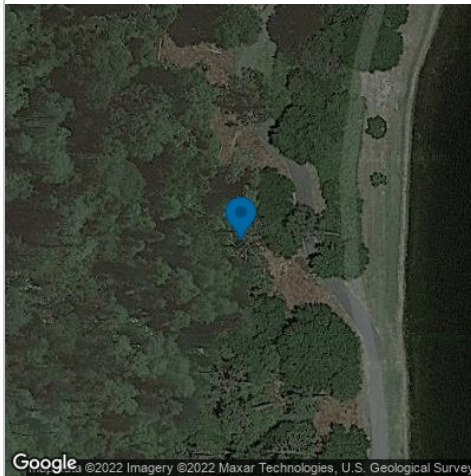
October 21, 2022

Walking Trail Hardwood ID# 10
Walking Trail Hardwood



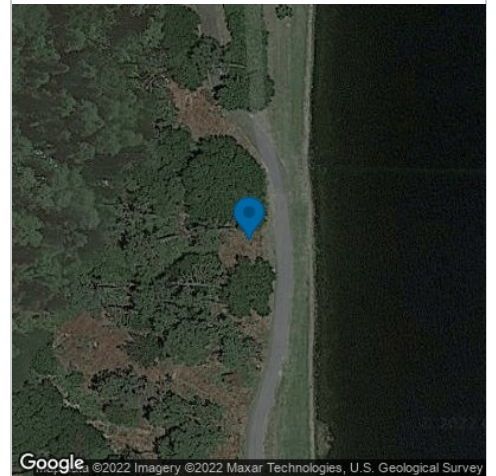
Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail

TSR CDD - Starkey Ranch

TSR CDD - Starkey Ranch Cunningham Walking Trail



October 21, 2022

Walking Trail Hardwood ID# 11
Walking Trail Hardwood



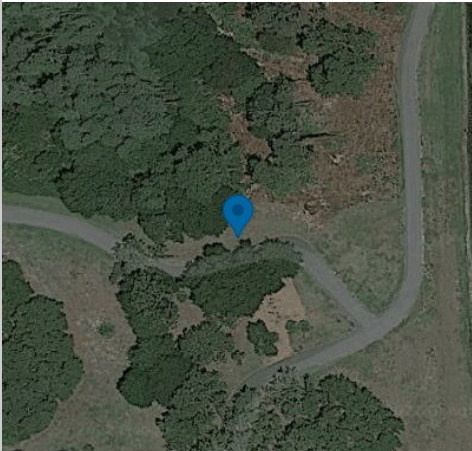
November 2, 2022

Walking Trail Hardwood ID# 15
Walking Trail Hardwood



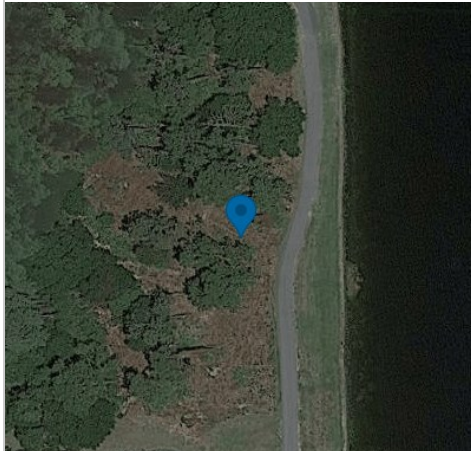
November 2, 2022

Pinus elliottii ID# 16
Slash Pine



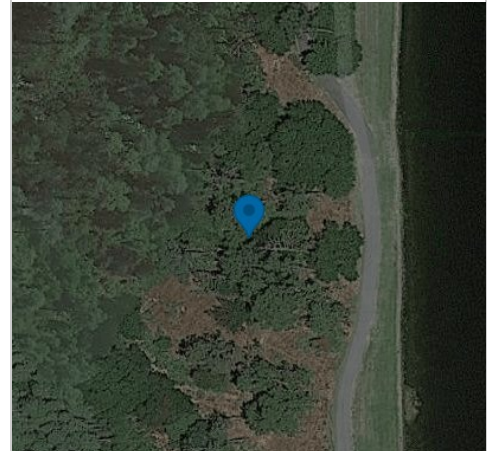
Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Create clearance for pedestrians along walking trail



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove and Cut Stump Low

TSR CDD - Starkey Ranch

TSR CDD - Starkey Ranch Cunningham Walking Trail



November 2, 2022

Walking Trail Hardwood ID# 17
Walking Trail Hardwood



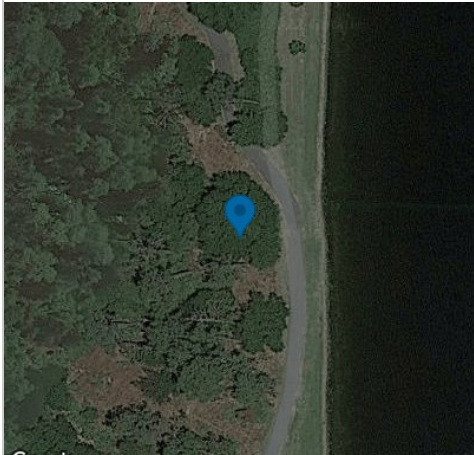
November 2, 2022

Walking Trail Hardwood ID# 18
Walking Trail Hardwood



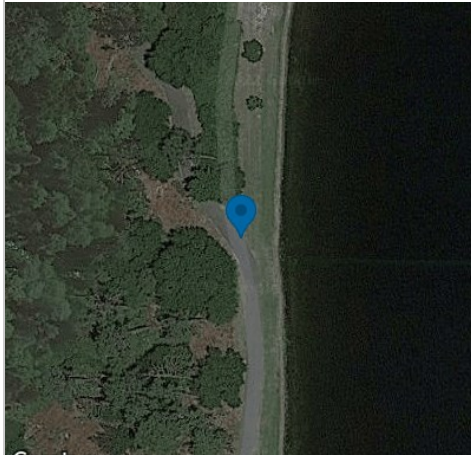
November 2, 2022

Walking Trail Hardwood ID# 19
Walking Trail Hardwood



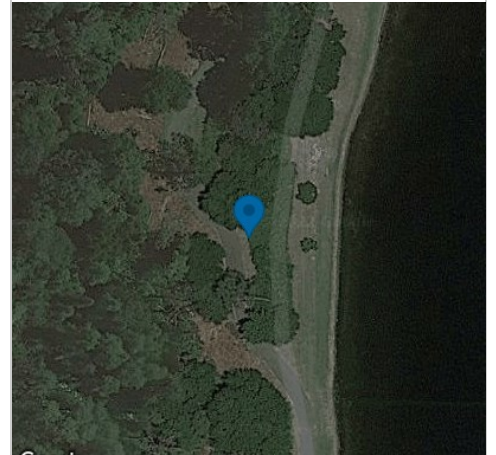
Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy

TSR CDD - Starkey Ranch

TSR CDD - Starkey Ranch Cunningham Walking Trail



November 2, 2022

Walking Trail Hardwood ID# 19
Walking Trail Hardwood



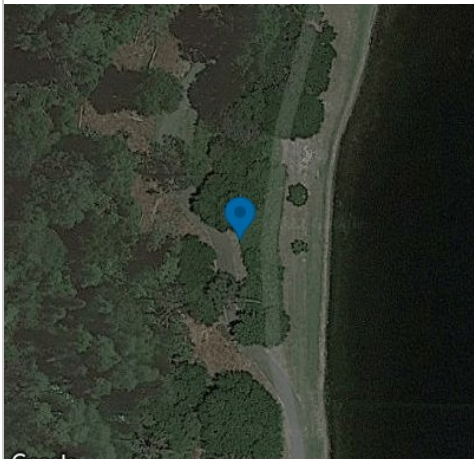
November 2, 2022

Walking Trail Hardwood ID# 20
Walking Trail Hardwood



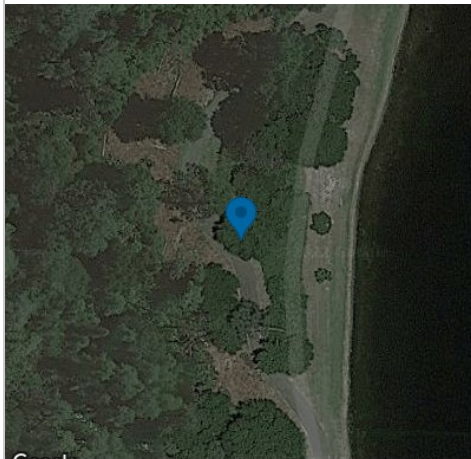
November 2, 2022

Walking Trail Hardwood ID# 21
Walking Trail Hardwood



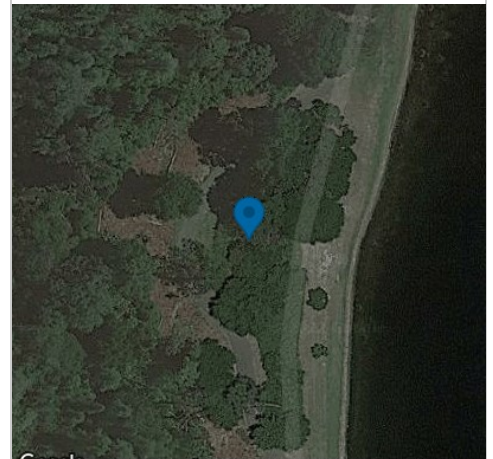
Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy

TSR CDD - Starkey Ranch

TSR CDD - Starkey Ranch Cunningham Walking Trail



November 2, 2022

Walking Trail Hardwood ID# 22
Walking Trail Hardwood



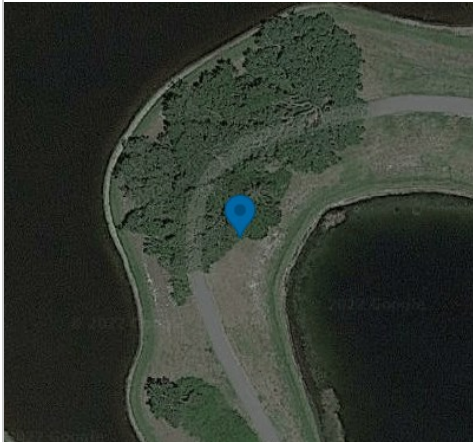
November 2, 2022

Pinus elliottii ID# 23
Slash Pine



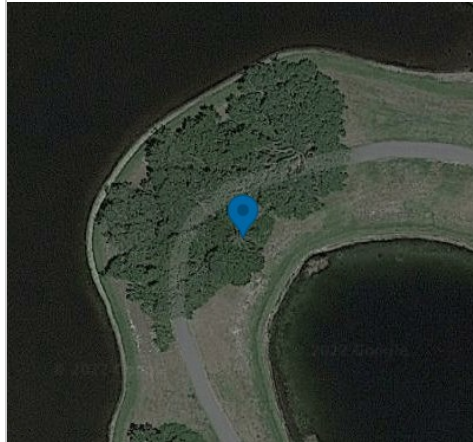
November 2, 2022

Walking Trail Hardwood ID# 24
Walking Trail Hardwood



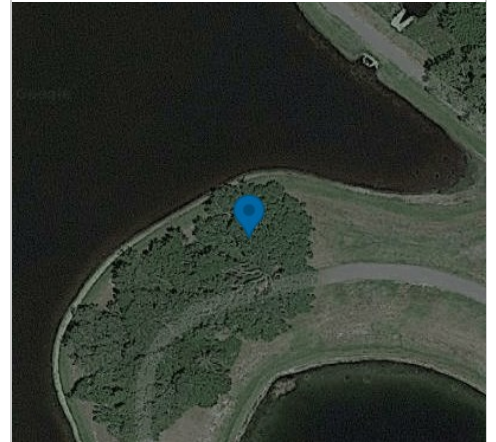
Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove and Cut Stump Low



Google ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy

TSR CDD - Starkey Ranch

TSR CDD - Starkey Ranch Cunningham Walking Trail



November 2, 2022

Walking Trail Hardwood ID# 25
Walking Trail Hardwood



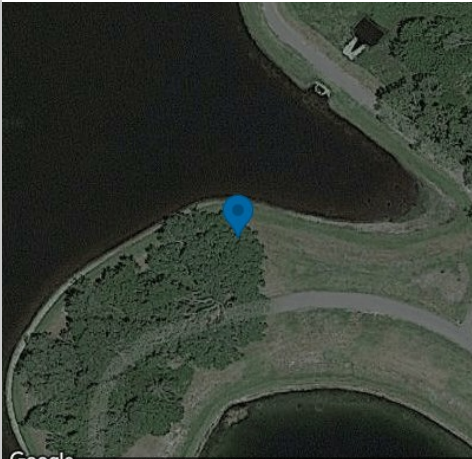
November 2, 2022

Walking Trail Hardwood ID# 25
Walking Trail Hardwood

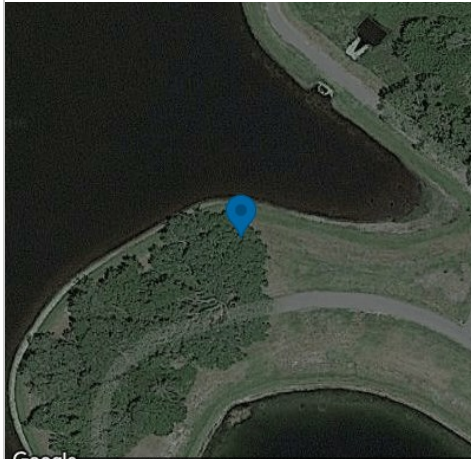


November 2, 2022

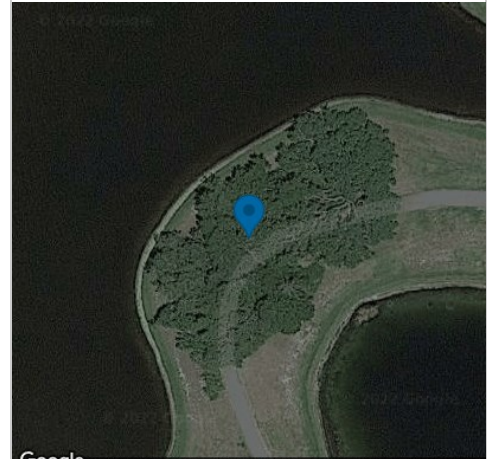
Walking Trail Hardwood ID# 26
Walking Trail Hardwood



Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy



Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy



Remove majority of vines overtaking canopy, remove deadwood ~2" and greater in diameter, and thin 75% or more of large moss clumps in lower half of canopy

TSR CDD - Starkey Ranch

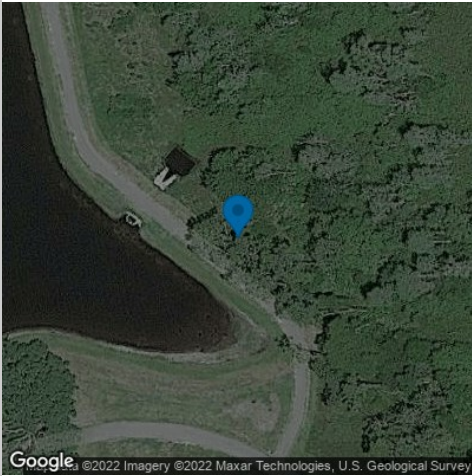
TSR CDD - Starkey Ranch Cunningham Walking Trail



November 2, 2022

Pinus elliottii
Slash Pine

ID# 27



Remove and Cut Stump Low

BrightView Tree Care Services

Terms & Conditions

1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is being done in accordance with ANSI A300 standards.
2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.
3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2:30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.
7. **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 relevant city, state and federal governments, as well as all other requirements of law.
8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **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 a \$1,000,000 limit of liability.
10. **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. 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.
11. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.
12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.
13. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.
15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods 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.
14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.
15. **Cancellation:** Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.
16. **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.
17. **Disclaimer:** This proposal for tree care services 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. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The 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 Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services 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

November 2, 2022

Printed Name

Date

BrightView Tree Care Services

Michael Provencher

November 2, 2022

Signature

Date

Michael Provencher

November 2, 2022

Printed Name

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

7



213 S. Howard Ave.
Tampa, FL 33606
Office: 813-512-2105
Cell: 813-453-4737

October 21, 2022

INTERLOCKING PAVER PROPOSAL
FOR
BARRY MAZZONI – HEART PINE AVE BRIDGE - revised

SCOPE OF WORK:

- Pick up and palletize 3,000 sq. ft. of clay brick, one side of roadway at a time. Assess underlayment and previous installation.
- Re- install existing clay brick using a straight herringbone pattern for better interlock.
- Replace bedding sand or use crushed concrete (fines) as needed based of findings once brick is removed.
- Pavers over grade shall be set on a compacted leveling course with joints sanded.
- There is a chance that additional brick or a layer of filter fabric may be required. We will have to access when we get the bricks up to see what is needed.
- Standard Brick Pavers* to supply fines, labor and sand.

TOTAL PRICE OF INSTALLATION: \$15,348 (Fifteen thousand three hundred and forty-eight dollars.)

*Additional pavers, if required, 220 sq. ft. or two cubes is an additional \$1,611.00

*Additional pavers, if required, 440 sq. ft. or four cubes is an additional \$2,903.00

Payment Terms: Due upon Final Invoicing. Proposal valid for 30 days.

- Any risers, steps, thin-setting, grading, excavation, deco drains, etc. not mentioned above shall be at an additional charge.
- Standard Brick Pavers shall not be held responsible for damage to sod, sprinkler system, utilities, underground pipes, trees, pool, screens, awnings, landscaping, etc. in the course of the installation unless due to negligence. All materials will be placed on property, not in area to receive pavers. Customer will be responsible for repairs or replacement of any such items.***
- Above quotation does not include any removal or pruning of tree roots.
- Costs of permits (if required) are not included.**
- All accounts are due upon final billing after completion of contract. If accounts are not paid when due, interest will accrue at the rate of 1 1/2% per month (18% per annum). If after due date, account is placed in the hands of an attorney or collection agency for collection of all or part of amount of invoice(s), the customer shall be liable for all costs of collection, including reasonable attorney's fees and costs, to include trials and/or appeals, or collection charges in an amount not less than 15% of the balance due.

The above prices, specifications, & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Authorized to Proceed, Owner

Date



Proposed by: Heather Ferrill



TSR

COMMUNITY DEVELOPMENT DISTRICT

8



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

TSR 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:

TSR Community Development District
12131 Rangeland Blvd.
Odessa, FL 33556

Term: January 1, 2023 to October 1, 2023
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100122208

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none"> • Benefits: FL Statutory (Medical, Disability, Death)
Part B	<u>Employers Liability:</u> <ul style="list-style-type: none"> • \$1,000,000- Each Accident • \$1,000,000- Disease- Policy Limit • \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
9015	Building or Property Management- All Other Employees	\$18,750	3.64	\$682.50
Total Manual Premium				\$682.50
Increased ELL 1M/1M/1M				\$120.00
				\$802.50
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				\$802.50
Expense Constant				\$160.00
Terrorism				\$1.88
Policy Total				\$636.00

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

PRODUCER	PHONE (A/C, No, Ext): FAX (A/C, No):	COMPANY Florida Insurance Alliance (FIA)	UNDERWRITER
Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary FL 32746		APPLICANT NAME - INCLUDE ALL SUBSIDIARIES & DBA'S TO BE INCLUDED IN COVERAGE, ALONG WITH THEIR FEIN TSR Community Development District	
		MAILING ADDRESS (INCLUDING ZIP CODE) - INCLUDE PRINCIPAL PHYSICAL LOCATION AND ALL INSURED ENTITIES c/o Wrathell, Hunt & Associates, LLC Boca Raton FL 33431	CHECK HERE IF LIST OF ADDITIONAL LOCATIONS ATTACHED 2300 Glades Road, Suite 410W
LICENSE #:	YRS IN BUS	SIC CODE	INDIVIDUAL CORPORATION <input checked="" type="checkbox"/> OTHER: Special Taxing Distri
CODE:	8		PARTNERSHIP SUBCHAPTER "S" CORP
AGENCY CUSTOMER ID 00000485	FEDERAL EMPLOYER ID NUMBER	NCCI ID NUMBER	OTHER RATING BUREAU ID NUMBER

STATUS OF SUBMISSION		BILLING / AUDIT INFORMATION			
<input checked="" type="checkbox"/> QUOTE	<input type="checkbox"/> ISSUE POLICY	BILLING PLAN	PAYMENT PLAN	AUDIT	
		<input checked="" type="checkbox"/> AGENCY BILL	<input checked="" type="checkbox"/> ANNUAL	<input type="checkbox"/> PREM FINANCED	<input type="checkbox"/> AT EXPIRATION
		<input type="checkbox"/> DIRECT BILL	<input type="checkbox"/> SEMI-ANNUAL	<input type="checkbox"/> OTHER:	<input type="checkbox"/> MONTHLY
			<input type="checkbox"/> QUARTERLY	<input type="checkbox"/> % DOWN:	<input type="checkbox"/> SEMI-ANNUAL
					<input type="checkbox"/> OTHER:
					<input type="checkbox"/> QUARTERLY

LOCATIONS - LIST ALL PHYSICAL LOCATIONS, INCLUDING OTHER STATES, WHETHER COVERAGE IS REQUESTED OR NOT. IF APPLICANT IS A PROFESSIONAL EMPLOYER ORGANIZATION (PEO) / EMPLOYEE LEASING COMPANY, LIST ALL CLIENT COMPANIES AND THEIR LOCATIONS

#	STREET, CITY, COUNTY, STATE, ZIP CODE
1	12131 Rangeland Blvd Odessa Pasco FL 33556

POLICY INFORMATION

PROPOSED EFF DATE 01/01/2023	PROPOSED EXP DATE 10/01/2023	NORMAL ANNIVERSARY RATING DATE	PARTICIPATING NON-PARTICIPATING	RETRO PLAN
PART 1 - WORKERS COMPENSATION (States) FL	PART 2 - EMPLOYER'S LIABILITY \$ 1,000,000 EACH ACCIDENT \$ 1,000,000 DISEASE - POLICY LIMIT \$ 1,000,000 DISEASE - EACH EMPLOYEE	PART 3 - OTHER STATES INS	DEDUCTIBLE COINSURANCE LIMIT	OTHER COVERAGES U.S.L. & H. VOLUNTARY COMPENSATION
DIVIDEND PLAN / SAFETY GROUP	ADDITIONAL COMPANY INFORMATION			

RATING INFORMATION CHECK HERE IF LIST OF ADDITIONAL CLASS CODES ATTACHED

LOC	CLASS CODE	COMPANY USE	CATEGORIES, DUTIES, CLASSIFICATIONS	# OF EMPLOYEES	ACTUAL REMUNERATION PAST 12 MONTHS	ESTIMATED REMUNERATION FOR NEXT POLICY PERIOD	RATE	ESTIMATED ANNUAL PREMIUM
1	9015		Building or Property Management - All Other Employees	25		18,750	3.64000	\$682.50

SPECIFY ADDITIONAL COVERAGES / ENDORSEMENTS

	FACTOR	FACTORED PREMIUM
TOTAL		\$ 682.50
Increased ELL		\$ 120.00
Revised Total		\$ 802.50
EXPERIENCE MODIFICATION	1.00	\$ 0.00
MODIFIED PREMIUM		\$ 802.50
PREMIUM DISCOUNT	TRIA	\$ 1.88
EXPENSE CONSTANT	N/A	\$ 160.00
TOTAL ESTIMATED ANNUAL PREMIUM		\$ 850.00
MINIMUM PREMIUM	DEPOSIT PREMIUM	\$ 636.00

INDIVIDUALS INCLUDED / EXCLUDED

PARTNERS, OFFICERS, OWNERS TO BE INCLUDED OR EXCLUDED. (REMUNERATION TO BE INCLUDED MUST BE PART OF RATING INFORMATION SECTION.) ATTACH LIST OF ADDITIONS/EXEMPTIONS, IF ANY. PROVIDE COPIES OF EVIDENCE OF EXCLUSIONS/INCLUSIONS. DISCLOSURES OF THE SOCIAL SECURITY NUMBERS IS VOLUNTARY. AS AN ALTERNATIVE, ATTACH A COPY OF EXEMPTION OR INCLUSION FORM FILED WITH THE STATE OF FLORIDA.

#	NAME	DATE OF BIRTH	SOCIAL SECURITY #	TITLE / RELATIONSHIP	OWNR-SHP %	DUTIES	INC / EXC	CLASS CODE	REMUNERATION
1									
2									
3									

PRIOR CARRIER INFORMATION / LOSS HISTORY

PROVIDE INFORMATION FOR THE PAST 5 YEARS AND USE THE REMARKS SECTION FOR LOSS DETAILS

YEAR	CARRIER & POLICY NUMBER	ACTUAL/AUDITED PREMIUM	MOD	# CLAIMS	AMOUNT PAID	RESERVE
	CO: NONE POL #:					
	CO: POL #:					
	CO: POL #:					
	CO: POL #:					
	CO: POL #:					

LOSS RUN ATTACHED

NATURE OF BUSINESS / DESCRIPTION OF OPERATIONS

GIVE COMMENTS AND DESCRIPTIONS OF ALL BUSINESSES, OPERATIONS AND PRODUCTS (INCLUDING OTHER STATES): MANUFACTURING - RAW MATERIALS, PROCESSES, PRODUCT, EQUIPMENT; CONTRACTOR - TYPE OF WORK, SUB-CONTRACTS; MERCANTILE - MERCHANDISE, CUSTOMERS, DELIVERIES; SERVICE - TYPE, LOCATION; FARM - ACREAGE, ANIMALS, MACHINERY, SUB-CONTRACTS. IF CONTRACTOR, PROVIDE LICENSE NUMBER.

PROFESSIONAL EMPLOYER ORGANIZATION (PEO) / EMPLOYEE LEASING COMPANY TEMPORARY EMPLOYMENT SERVICE

EMPLOYEES - ATTACH A LIST OF ADDITIONAL EMPLOYEE NAMES

NAME	CLASS CODE	SOCIAL SECURITY #	NAME	CLASS CODE	SOCIAL SECURITY #

ATTACH THE LAST FOUR (4) EMPLOYERS QUARTERLY REPORTS OR IRS FORM 941. PLEASE EXPLAIN IF THE EMPLOYERS QUARTERLY REPORTS OR 941 IS NOT AVAILABLE. DISCLOSURE OF THE SOCIAL SECURITY NUMBERS IS VOLUNTARY. AS AN ALTERNATIVE, THE LATEST EMPLOYERS QUARTERLY REPORT WITH CLASS CODES ADDED CAN BE USED IN LIEU OF A SEPARATE LISTING OF EMPLOYEE NAMES, SOCIAL SECURITY NUMBER AND CLASS CODE. ANY EMPLOYEES NOT ON THE EMPLOYERS QUARTERLY REPORT SHOULD BE SHOWN SEPARATELY.

GENERAL INFORMATION

EXPLAIN ALL "YES" RESPONSES	YES	NO	EXPLAIN ALL "YES" RESPONSES	YES	NO
1. DOES APPLICANT OWN, OPERATE OR LEASE AIRCRAFT / WATERCRAFT?		<input checked="" type="checkbox"/>	16. ARE PHYSICALS REQUIRED AFTER OFFERS OF EMPLOYMENT ARE MADE?		<input checked="" type="checkbox"/>
2. DO / HAVE PAST, PRESENT OR DISCONTINUED OPERATIONS INVOLVE(D) STORING, TREATING, DISCHARGING, APPLYING, DISPOSING, OR TRANSPORTING OF HAZARDOUS MATERIAL? (e.g. landfills, wastes, fuel tanks, etc)		<input checked="" type="checkbox"/>	17. ANY OTHER INSURANCE WITH THIS INSURER?	<input checked="" type="checkbox"/>	
3. ANY WORK PERFORMED UNDERGROUND OR ABOVE 15 FEET?		<input checked="" type="checkbox"/>	18. ANY PRIOR COVERAGE DECLINED / CANCELLED / NON-RENEWED (Last 3 years)?		<input checked="" type="checkbox"/>
4. ANY WORK PERFORMED ON BARGES, VESSELS, DOCKS, BRIDGE OVER WATER?		<input checked="" type="checkbox"/>	19. ARE EMPLOYEE HEALTH PLANS PROVIDED?		<input checked="" type="checkbox"/>
5. IS APPLICANT ENGAGED IN ANY OTHER TYPE OF BUSINESS?		<input checked="" type="checkbox"/>	20. IS THERE A LABOR INTERCHANGE WITH ANY OTHER BUSINESS / SUBSIDIARY?		<input checked="" type="checkbox"/>
6. ARE SUB-CONTRACTORS AND/OR INDEPENDENT CONTRACTORS USED?		<input checked="" type="checkbox"/>	21. DO YOU LEASE EMPLOYEES TO OR FROM OTHER EMPLOYERS?		<input checked="" type="checkbox"/>
7. ANY WORK SUBLET WITHOUT CERTIFICATES OF INS.?		<input checked="" type="checkbox"/>	22. DO ANY EMPLOYEES PREDOMINANTLY WORK AT HOME?		<input checked="" type="checkbox"/>
8. IS A FORMAL SAFETY PROGRAM IN OPERATION?		<input checked="" type="checkbox"/>	23. WHAT ARE YOUR ESTIMATED ANNUAL REVENUES? \$		
9. ANY GROUP TRANSPORTATION PROVIDED?		<input checked="" type="checkbox"/>	24. IS THERE ANY CURRENT OR ANTICIPATED DEBT FOR UNPAID PREMIUMS OWED TO ANY PREVIOUS WORKERS' COMPENSATION PROVIDER?		
10. ANY EMPLOYEES UNDER 16 OR OVER 60 YEARS OF AGE?		<input checked="" type="checkbox"/>	CONTACT INFORMATION		
11. ANY PART TIME OR SEASONAL EMPLOYEES?		<input checked="" type="checkbox"/>	IN-SPECTION	PHONE: (561)571-0010	
12. IS THERE ANY VOLUNTEER OR DONATED LABOR?	<input checked="" type="checkbox"/>		NAME: Barry Mazzoni		
13. ANY EMPLOYEES WITH PHYSICAL HANDICAPS?		<input checked="" type="checkbox"/>	ACCTNG RECORD	PHONE: (561)571-0010	
14. DO EMPLOYEES TRAVEL OUT OF STATE?		<input checked="" type="checkbox"/>	NAME: Barry Mazzoni		
15. ARE ATHLETIC TEAMS SPONSORED?		<input checked="" type="checkbox"/>	CLAIMS INFO	PHONE: (561)571-0010	
			NAME: Barry Mazzoni		

REMARKS

THE FILING OF AN APPLICATION CONTAINING FALSE, MISLEADING, OR INCOMPLETE INFORMATION PROVIDED WITH THE PURPOSE OF AVOIDING OR REDUCING THE AMOUNT OF PREMIUMS FOR WORKERS' COMPENSATION COVERAGE IS A FELONY OF THE THIRD DEGREE, PUNISHABLE AS PROVIDED IN S. 775.082, S. 775.083, OR S. 775.084.

I UNDERSTAND THAT AS THE EMPLOYER, I MUST UPDATE THE APPLICATION MONTHLY TO REFLECT ANY CHANGE IN THE REQUIRED APPLICATION INFORMATION; (THE FLORIDA WORKERS COMPENSATION CHANGE SHEET WILL BE USED FOR THIS PURPOSE.)

IF I FILE AN APPLICATION OR APPLICATION UPDATE CONTAINING FALSE, MISLEADING, OR INCOMPLETE INFORMATION WITH THE PURPOSE OF AVOIDING OR REDUCING THE AMOUNT OF PREMIUMS FOR WORKERS COMPENSATION COVERAGE IT IS A FELONY OF THE THIRD DEGREE OR AS OTHERWISE PUNISHABLE AS PROVIDED UNDER THE LAW.

I SHALL SUBMIT TO THE CARRIER, A COPY OF THE EMPLOYERS QUARTERLY REPORT AND SELF-AUDITS SUPPORTED BY THE EMPLOYERS QUARTERLY REPORT, AS REQUIRED BY CHAPTER 443, AT THE END OF EACH QUARTER. IF I OMIT THE NAME OF AN EMPLOYEE FROM THIS EMPLOYERS QUARTERLY REPORT, FLORIDA STATUTES STATE THAT I WILL REMAIN LIABLE AND WILL REIMBURSE THE CARRIER FOR ANY WORKERS COMPENSATION BENEFITS PAID TO THIS OMITTED EMPLOYEE;

I AGREE TO MAKE AVAILABLE, ALL RECORDS NECESSARY FOR THE PAYROLL VERIFICATION AUDIT AND PERMIT THE AUDITOR TO MAKE A PHYSICAL INSPECTION OF OUR OPERATIONS. I UNDERSTAND FAILURE TO DO THIS SHALL RESULT IN A \$500 PAYMENT TO THE CARRIER TO DEFRAY THE COST OF THE AUDITS;

THAT, IN ACCORDANCE WITH FLORIDA STATUTES 440.381(6), IF I (WE) UNDERSTATE OR CONCEAL PAYROLL, OR MISREPRESENT OR CONCEAL EMPLOYEE DUTIES SO AS TO AVOID PROPER CLASSIFICATION FOR PREMIUM CALCULATIONS, OR MISREPRESENT OR CONCEAL INFORMATION PERTINENT TO THE COMPUTATION AND APPLICATION OF AN EXPERIENCE RATING MODIFICATION FACTOR, I (WE) SHALL PAY A PENALTY OF TEN (10) TIMES THE AMOUNT OF THE DIFFERENCE IN PREMIUM PAID AND THE AMOUNT I (WE) SHOULD HAVE PAID, AND REASONABLE ATTORNEY'S FEES.

FORMER NAMES AND OWNERS

FOR THE LAST 5 YEARS, LIST THE CURRENT BUSINESS NAME AND ANY FORMER NAMES OR PREDECESSOR COMPANIES FOR ALL COMPANIES TO BE COVERED BY THE POLICY. INCLUDE THE FEIN FOR EACH COMPANY.

FOR EACH COVERED COMPANY, LIST ANY CURRENT OWNER WHO HAS MORE THAN 5% OWNERSHIP INTEREST. FOR EACH COVERED COMPANY OR PREDECESSOR COMPANY, LIST ANY OWNER WHO HAD MORE THAN 5% OWNERSHIP INTEREST IN THE LAST 5 YEARS.

OWNERSHIP / COMBINABILITY

DOES THIS BUSINESS OR ANY OF THE OWNERS OF THIS BUSINESS, EITHER INDIVIDUALLY OR IN COMBINATION WITH OTHER OWNERS OF THIS BUSINESS, OWN MORE THAN 50% OF ANY OTHER BUSINESS, WHICH OPERATED AT ANY TIME DURING THE FIVE YEARS PRIOR TO THIS APPLICATION?

YES NO

OR, DOES THIS BUSINESS OWN A MAJORITY INTEREST IN ANOTHER ENTITY, WHICH IN TURN OWNS A MAJORITY INTEREST IN ANY ENTITY THAT OPERATED AT ANY TIME IN THE FIVE YEARS PRIOR TO THIS APPLICATION?

YES NO

IF THE ANSWER TO EITHER OF THE ABOVE QUESTIONS IS YES, COMPLETE THE FOLLOWING SUPPLEMENTAL OWNERSHIP / COMBINABILITY QUESTIONS:

1. IDENTIFY BY NAME, ADDRESS, AND FEIN EACH BUSINESS WHICH IS RELATED BY COMMON OWNERSHIP TO THE APPLICANT BUSINESS.
2. SET FORTH THE DATES EACH BUSINESS WAS IN OPERATION, THE INSURANCE COMPANY THAT PROVIDED WORKERS' COMPENSATION INSURANCE, THE POLICY NUMBER AND THE EXPERIENCE MODIFICATION FACTOR APPLIED TO EACH SUCH POLICY.
3. IF THE POLICY WAS WRITTEN WITHOUT AN EXPERIENCE MODIFICATION FACTOR, PLEASE STATE.

THE APPLICANT HEREBY AUTHORIZES AND REQUESTS EACH RATING ORGANIZATION WITH EXPERIENCE RATING INFORMATION RELATED TO THE APPLICANT AND THE BUSINESS SET FORTH ABOVE TO RELEASE SUCH INFORMATION TO THE INSURER, FWCJUA, OR OTHER RATING ORGANIZATION SO THAT THE CORRECT EXPERIENCE MODIFICATION FACTOR CAN BE DETERMINED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THE ABOVE STATEMENTS AND PERSONALLY SWEAR THAT THE INFORMATION CONTAINED IN THE APPLICATION IS ACCURATE. THAT I, AS AN OWNER / OFFICER, AM FULLY AUTHORIZED TO SIGN THIS APPLICATION ON BEHALF OF THE APPLICANT AND TO BIND THE APPLICATION.

AS AGENT / PRODUCER I HEREBY ATTEST THAT I HAVE GIVEN THE APPLICANT/SIGNATORY THE OPPORTUNITY TO READ THE APPLICATION AND I HAVE EXPLAINED ANY AND ALL QUESTIONS REGARDING THE APPLICATION. I ALSO ATTEST THAT I HAVE EXPLAINED TO THE EMPLOYER OR OFFICER THE CLASSIFICATION CODES THAT ARE USED FOR PREMIUM CALCULATIONS PURSUANT TO SECTION 440.381 (2), FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

OWNER / OFFICER SIGNATURE

DATE

PRODUCER'S SIGNATURE

DATE

PRINT NAME



10/24/2022

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

CORNERSTONE PROPOSAL

Clear an area approx. 140' long by 15' wide along the North side of the wooden bridge between Tallfield Ln and Woods Rider Loop. This clearing will be done with a forestry mulcher and chippings will be left on the ground to decompose naturally. No organic material will be hauled off site.

Once cleared a ground mat will be laid out approx. 140' long by 5' wide and a 4" tall, geo web material will be placed on top of that. The geo web material will be filled with 4" of "57" stone to form a base and then an additional approx. 10" of "57" stone will be placed on top of the Geo webbing. The final path height will be approx. 14"-16" over average grade of the low area. With final width being approx. 5' wide.

(6) 3" PVC pipes will be installed at the base of the gravel path to assist in allowing water to flow past the new gravel trail.

Notes,

Given the area currently has standing water the exact depth cannot be determined. Imported stone material not to exceed 53 Yards. Any material over this would be charged above and beyond.

Price for entire above project, \$11,719

TSR

COMMUNITY DEVELOPMENT DISTRICT

10

Prepared by: Duke Energy Florida, LLC
Return to: Duke Energy Florida, LLC
Attn: Land Services
2166 Palmetto Street
Mail Code: CW ENG
Clearwater, Florida 33765

Parcel # 27-26-17-0120-0B100-0000
2699 Cattle Gap Trail
Odessa, FL 33556

EASEMENT

State of Florida

County of Pasco

THIS EASEMENT (“**Easement**”) is made this ____ day of _____ 20____, from **TSR COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose government organized and existing pursuant to Chapter 190 of the Florida Statutes (“**Grantor**”, whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 (“**Grantee**”).

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, “**Facilities**”).

Grantor is the owner of that certain property described in “Exhibit A” attached hereto and incorporated herein by reference. (“**Property**”).

The Facilities shall be underground, except as needed on or above the ground to support the underground Facilities, and located in, upon, along, under, through, and across a portion of the Property within an easement area described as follows:

For Grantee’s Internal Use:
Work Order #: 45144822

A strip of land ten feet (10') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, (hereinafter referred to as the "Easement Area"). **This easement will be replaced with a Descriptive Easement, 5.00 feet on either side of all facilities installed by GRANTEE, as will be shown on a certified surveyed sketch and legal description to be provided by GRANTOR within sixty (60) days after the installation of facilities by GRANTEE. If the certified sketch and legal description are not provided by GRANTOR within sixty (60) days after completion of installation, GRANTEE will record this easement.**

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
5. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
6. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
7. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 2022.

Witnesses:

TSR COMMUNITY DEVELOPMENT DISTRICT

a unit of special purpose government organized and existing pursuant to Chapter 190 of the Florida Statutes

(Witness #1)
Printed Name _____

PRINT: _____
as _____
Name and Title

(Witness #2)
Printed Name _____

Grantor(s) Mailing Address:
c/o Wrathell Hunt & Associates _____
2300 Glades Road, Suite 410W _____
Boca Raton, Florida 33431 _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as _____, of TSR COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government organized and existing pursuant to Chapter 190 of the Florida Statutes, on behalf of the government organization. He/she is personally known to me or has produced _____ as identification.



Notary Public: _____

Printed/Typed Name: _____

Commission Expires: _____

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

Exhibit A

TRACT B-1, STARKEY RANCH DOWNTOWN INFRASTRUCTURE, according to the plat thereof, recorded in Plat Book 76, Page 22 of the Public Records of Pasco County, Florida.

TSR

COMMUNITY DEVELOPMENT DISTRICT

11

Deliver to Person
Odessa 33556

All ▾ bollard post

Shop breakroom supplies ▸

Departments Get the app Amazon Business Card

EN

Hello, Renee
Account for TSR Communit...

Lists Business Prime

0

Guide buyers in your org

Group: TSR Community Development District

Mark product as preferred

View other pages Close

amazon pharmacy

The pharmacy that really delivers



Learn more ▸

Back to results



Roll over image to zoom in

Spring Parking Post, Parking Barrier Parking Lock Folding Heavy Metal Parking Obstacle Pile with Warning Stripes, Parking Piles, Driveway Parking Interceptor Bollard (Red)

Brand: SUNKONG

9 ratings

4 answered questions

Price: \$74.99

FREE Returns

Thank you for being a Business Prime Member. **Get \$200 off: Pay \$0.00 \$74.99** upon approval for the **Amazon Business Prime Card** with an eligible Prime membership. Terms apply.

Color: Red



\$74.99



\$72.99

\$74.99

FREE Returns

FREE delivery **Wednesday, October 26**. Order within 6 hrs 45 mins

Deliver to TSR - Odessa 33556

In Stock.

Qty: 1

Buying in bulk?

Add to Cart

Secure transaction

Sold by Aliee and Fulfilled by Amazon.

Return policy: Returnable until Jan 31, 2023

Shows what's inside. Item often ships in manufacturer container to reduce packaging. To hide what's inside, choose **Ship in Amazon packaging** at checkout.

Add a gift receipt for easy returns

Add to List

Have one to sell?

Sell on Amazon



WeatherTech

Flexible Floor Mats for Your Vehicle

WeatherTech All-Weather Floor Mat...

Sponsored

- **Strong Anti-Collision Spring** : Anti-collision design support can effectively reduce the damage to the parking lock itself when the external force hits the parking lock, and well protect the parking space.
- **Waterproof & Rustproof**: Made of brass, never rust and break . Waterproof and moisture-proof, dust-proof and sand-proof to better prevent clogging, and more effectively prolong using the lock cylinder.
- **Pull up to lock**: Pull up the fast automatic card lock, no key operation, easy to use.
- **Thickened Base**: 4.5mm steel plate is used to bend at one time, which is stronger, and the curved corner design does not hurt the tires.
- **Multiple Use**: This is an ideal lockable barrier, usually fixed in the center of the parking space to prevent other vehicles from occupying the parking space, and truly provides a convenient space for private cars.

See more product details

Compare with similar items

Deliver to Renee
Odessa 33556

Automotive Parts & Accessories ▾ Ent

Departments Get the app Amazon Business Card

EN

Hello, Renee
Account for TSR Communit...

Lists Business Prime

0

Guide buyers in your org

Group TSR Community Development District

Mark product as preferred

View other policies Close

amazon pharmacy

The pharmacy that really delivers



Learn more >

Industrial & Scientific › Occupational Health & Safety Products › Safety Signs & Signals › Safety Barriers › Chain Barriers



Roll over image to zoom in

27.6" Parking Bollard Pole k, Steel ection e Anchor Garage Traffic Square

\$79.99

Color: Square Yellow



\$79.99



\$79.99



\$79.99



\$79.99

\$79.99

FREE delivery **November 1 - 4.**
Details

Deliver to TSR - Odessa 33556

In Stock.

Qty:

Buying in bulk?

Secure transaction

Ships from and sold by HongGou.

Return policy: Returnable until Jan 31, 2023

Have one to sell?

Sell on Amazon



CYGJSYEA Steel Bollards,Safety...
prime

Sponsored

- This safety pile is made of Q235 steel, which has high hardness, high strength and durability. Welded and integrated structure enables the bollard to withstand impact. Height: 27.6 Inches.
- Powder coating finish can protect parking piles from oxidation, ultraviolet rays and discoloration or rust. Yellow tops increase visibility. Square size: 2.8 x 2.8 inches. The posts can be locked either up or down, lightweight, with warning striped for extra security at night.
- Steel pipe safety column adopts sealed bottom design, which increases the grounding area. Base: 6.7 X 4.5 inches more stable and durable. No need to worry about sand or cement seeping out of the bottom.
- The yellow bollard with 4 anchor bolts is easy to install in the bottom plate with 4 Pre-drilled mounting holes. Assembly can save you energy and time.
- This guarded steel column stands in the vertical direction to improve the view and protect the entrance, parking lot, sidewalk,

Deliver to Prime
Odessa 33556

Automotive Parts & Accessories ▾ Enter ke

Shop breakroom supplies >

Departments Get the app

Amazon Business Card Business Gift Guide

EN

Hello, Renee
Account for TSR Community...

Lists

Business Prime

0

Guide buyers in your org

Group: TSR Community Development District

Mark product as preferred

View other policies Close

amazon pharmacy

Save time, save money, stay healthy.

Learn more



Industrial & Scientific > Occupational Health & Safety Products > Safety Signs & Signals > Safety Barriers > Chain Barriers

LOYALHEARTDY Safety Bollard Post, 24" H 4.5" D Yellow Pipe Bollards Steel Parking Barrier, Yellow Powder Coat Pipe Steel Safety Barrier with 4 Free Anchor Bolts, for Traffic-Sensitive Area, 1pk

Brand: LOYALHEARTDY

4 ratings

Price: \$59.99

FREE Returns

- **【PERFECT SIZE】** Height: 24"/61cm, Tube Thickness: 0.08"/2mm, Tube Diameter: 4.5"/11.4cm, Base Size (L x W): 7.87 x 7.87"/20 X 20cm, Base Thickness : 0.24 inches / 6 mm
- **【HIGH VISIBILITY】** Yellow top improves visibility for increased awareness and caution while driving, striking with its bright yellow finish and black stripes on top, powder-coated finish protects parking piles from oxidation, UV rays and discoloration or raw materials rust
- **【HIGH QUALITY】** This safety stake is made of Q235 steel with high hardness, high strength and durability. The welded one-piece construction allows the bollards to withstand shocks. The steel pipe safety rod adopts the bottom sealing design to increase the grounding area, and there is no need to worry about the seepage of sand or cement from the bottom
- **【EASY TO ASSEMBLE】** The yellow bollard with 4 anchor bolts is easy to install on the base plate, with 4 pre-drilled mounting holes, assembly can save your effort and time
- **【APPLICATION】** This protective steel column can be used outdoors or indoors to control traffic and block important objects from impact damage; used in warehouses to prevent damage to machines; installed along storefronts, school entrances and bicycle paths to protect pedestrians; Line cliffs and bodies of water to protect vehicles and drivers

Roll over image to zoom in



VIDEO

\$59.99

FREE Returns

FREE delivery **Friday, October 28.**
Order within 9 hrs 21 mins

Deliver to TSR - Odessa 33556

In Stock.

Qty: 1

Buying in bulk?

Add to Cart

Secure transaction

Sold by Aoliu and Fulfilled by Amazon.

Return policy: Returnable until Jan 31, 2023

Add a gift receipt for easy returns

Add to List

Have one to sell?

Sell on Amazon

Report incorrect product information.

Goplus 6 Pack Delineator Post Cone with Fillable Base, Traffic Cones Safety Cones for Parking Lot, Construction, Plastic Stanchion Chain Safety Barriers...

89



Sponsored

Sponsored

Buy it with



This item: LOYALHEARTDY Safety



BISupply Parking Bollard - 42in

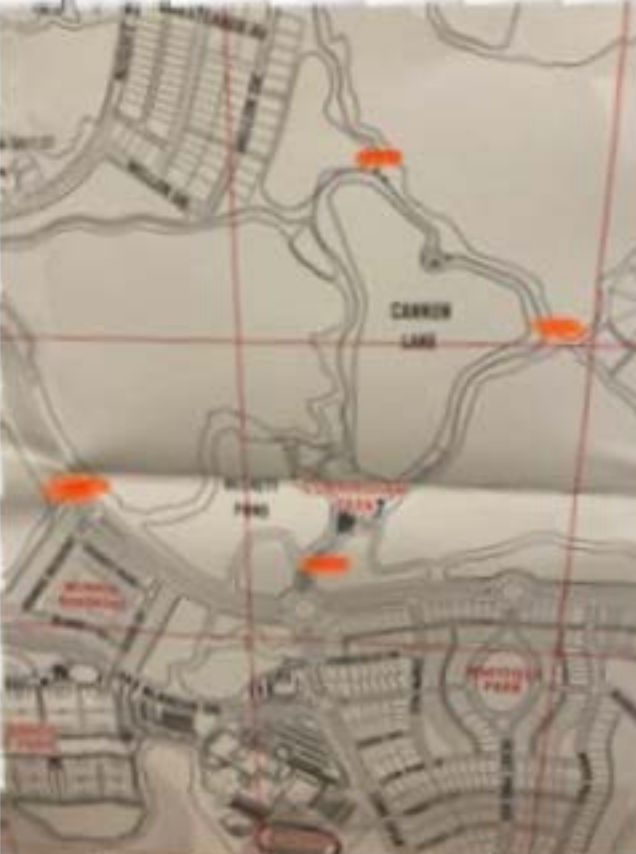


BestEquip Safety Bollard 36-5.5

Total price: \$208.97

Add all three to Cart

Some of these items ship sooner than the others.
Show details



TSR

COMMUNITY DEVELOPMENT DISTRICT

12A

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **WS-TSR LLC**, a Delaware limited liability company, whose address for purposes hereof is 660 Steamboat Road, 3rd Floor, Greenwich, Connecticut 06830 (the “**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

Albritton Park pool and related facilities, playground and landscaping improvements as part of the infrastructure improvements contemplated in District’s Improvement Plan (the “**Personal Property**”) located on the real property described in the legal description attached hereto as Attachment A (the “**Real Property**”).

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that, to the extent of each individual Seller’s fee simple interest (if any) in the Real Property, they are the lawful owners of the Personal Property; that said Personal Property is free from all liens and encumbrances; that Seller has good right to sell said Personal Property; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the Personal Property and assets have been paid in full; and that Seller will warrant and defend the sale of its said Personal Property hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons claiming by and through Seller.

All of the right, title, interest and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification given heretofore, and with respect to the Personal Property (“Warranty and Indemnification Rights”), which Warranty and Indemnification Rights are being assigned to District.

Notwithstanding anything to the contrary in Bill of Sale, the parties hereto acknowledge and agree that this Bill of Sale was prepared and delivered without the benefit of a title search or survey of the Real Property, and that the entities constituting Seller hereunder are not jointly and severally liable for the warranties of Seller in this Bill of Sale, but that each Seller's warranties hereunder pertain only to the portion of the Personal Property owned by such Seller and located within any portion of the Real Property of which such Seller is the fee simple title holder, if any. The Personal Property does not include any other improvements, which are not expressly described herein and which may encroach or otherwise be located on the Real Property.

[Signature contained on following page]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in its name this ____ day of _____, 2022.

Signed, sealed and delivered
in the presence of:

(Signature)

(Print Name)

(Signature)

(Print Name)

SELLER:

WS-TSR, LLC,
a Delaware limited liability company

By: _____
Reed Berlinsky, Authorized Signatory

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by Reed Berlinsky, as Authorized Signatory of WS-TSR, LLC, a Delaware limited liability company, on behalf of the company. He/She [] is personally known to me, or [] has produced _____ as identification.

Notary Public

Signed, sealed and delivered
in the presence of:

(Signature)

(Print Name)

(Signature)

(Print Name)

ACCEPTED BY DISTRICT:

TSR COMMUNITY DEVELOPMENT DISTRICT

_____, Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as _____ of the Board of Supervisors of the **TSR Community Development District**, a unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, on behalf of said District. He/She [] is personally known to me, or [] has produced _____ as identification.

Notary Public

ATTACHMENT A

Tracts F-1 and B-3 as shown on that plat of Starkey Ranch Parcel B2, recorded in the Official Records of Pasco County, Florida at Plat Book 85, Pages 41-48.

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

WARRANTY DEED

THIS WARRANTY DEED made the ____ day of _____, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3rd Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of)

WITNESSETH: That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee of the following described land situate in Pasco County, State of Florida ("Property"):

SEE EXHIBIT "A"

Attached hereto and by reference made a part hereof.

This conveyance is to provide

Albritton Park: Tract F-1 and B-3

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

GRANTOR reserves for itself, its successors and assigns, for the benefit of the grantor's

adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the “Starkey Ranch MPUD”), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee’s use, occupation or enjoyment of the grantee’s interest conveyed herein. The grantor’s reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to _____, 2022.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

WS-TSR, LLC

BY: _____
Printed Name: _____
As its: _____

Signed, sealed and delivered in the presence of:

1st Witness signature

2nd Witness signature

1st Witness print name

2nd Witness print name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2022, by _____, as _____ of WS-TSR, LLC, for and on behalf of said company, who is [__] is personally known to me or [__] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

Exhibit A

Tracts F-1 and B-3 as shown on that plat of Starkey Ranch Parcel B2, recorded in the Official Records of Pasco County, Florida at Plat Book 85, Pages 41-48.

CERTIFICATE OF DISTRICT ENGINEER

_____, 2022

Board of Supervisors
TSR Community Development District

Re: TSR Community Development District (Pasco County, Florida),
Acquisition of District Property

Ladies and Gentlemen:

Heidt Design, LLC, (the “**District Engineer**”), as the District Engineer for the TSR Community Development District (the “**District**”) hereby makes the following certifications to the Board of Supervisors of the District in connection with the District’s acquisition by deed from Developer of certain improvements and real property (the “**Property**”) within the District and identified on Exhibit “A” attached hereto together with certain improvements thereon as more particularly described herein.

1. Waldrop Engineering, LLC (the “Design Consultant”) prepared the plans, permits, certifications and specifications applicable to the Improvements (as hereinafter defined); and
2. Improvements designed by the Design Consultant, including Albritton Park pool and related facilities, playground and landscaping (collectively, the “**Improvements**”), which are within the scope of the Project as set forth in the TSR Community Development District Supplemental Engineer’s Report, 2019 Project, dated October 3, 2019, are necessary for the development of lands within the District, and are capable of performing the functions for which they were intended and suitable for maintenance by the District; and
3. Known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete, and have been transferred to operations and maintenance status; and
4. In my opinion, the acquisition amount of \$ _____ is equal to or less than each of the following: (i) what was actually paid by WS-TSR, LLC to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. To the best of my knowledge and belief based primarily upon the Design Consultant’s certification attached hereto as Exhibit “B”, the Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from obstruction, and are functional for their intended purpose; and
6. With this document, I hereby certify that it is appropriate at this time to further recognize the District’s ownership of the Improvements, and the District’s operation and maintenance responsibilities relating to the same.

[Signatures Appear on Following Page]

Under penalties of perjury, I certify that I have read the foregoing certificate and that the facts stated in it are true and correct to the best of my knowledge and belief.

Signature

Printed Name

Title

STATE OF FLORIDA

COUNTY OF _____

Sworn to and subscribed before me by means of physical presence or online notarization this _____ day of _____, 2022, by _____, as _____ of Heidt Design, LLC, [] who is personally known to me or [] who has produced _____ as identification.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Tracts F-1 and B-3 as shown on that plat of Starkey Ranch Parcel B2, recorded in the Official Records of Pasco County, Florida at Plat Book 85, Pages 41-48.

EXHIBIT B
DESIGN CONSULTANT'S CERTIFICATION

TSR

COMMUNITY DEVELOPMENT DISTRICT

15

MEMORANDUM

TO: BOARD OF SUPERVISORS
TSR COMMUNITY DEVELOPMENT DISTRICT “DISTRICT”

FROM: ALYSSA WILLSON

DATE: NOVEMBER 9, 2022

RE: SUNSHINE LAW AND APPLICABILITY TO COMMITTEES

I would like to provide a short overview of Florida’s public meeting requirements, particularly as it is applied to committee use . Please contact me at your convenience with any questions.

Florida’s Government in the Sunshine Law

Generally speaking, Florida’s Sunshine Law applies to all formal or informal gatherings of two or more Board Supervisors to discuss matters that **may foreseeably come before the Board for official action**. Section 286.011, Florida Statutes, contains three requirements for such meetings: (1) the meetings must be open to the public; (2) the meetings must be noticed; and (3) minutes of the meetings must be taken. The Sunshine Law is intended to protect the public from “closed door” politics, and Courts broadly construe the law to ensure it meets this remedial and protective purpose.¹

Committees and advisory groups may be subject to the Sunshine Law, depending on the scope of the committee’s activity. Courts and Florida’s Attorney General have opined that it extends to meetings of committees or advisory groups that have been delegated some decision-making authority (e.g., tasked with responsibility to make recommendations on some Board-related business), whether delegation is by the board or by a single board member.² A limited exemption to the applicability of the Sunshine Law requirement has been recognized for committees established for the limited purpose of fact-finding activities.

¹ See, e.g., *Wood v. Marston*, 442 So.2d 934, 938 (Fla. 1983).

² *Wood v. Marston*, 442 So.2d 934 (Fla. 1983). See also Att’y General Opinion 75-41.

The “dispositive question” is whether the committee has been delegated “decision-making authority,” as opposed to mere “information-gathering or fact-finding authority.”³ Even if the District board ultimately makes the final decision on a committee recommendation, if there is not a finite number of options or choices to consider, it is likely there is a component of decision-making that undertaken by the committee in determining the options considered and presented to the board. “In determining whether a committee is subject to the Sunshine Law, the actual function of the committee must be scrutinized to determine whether it is exercising part of the decision making function by sorting through options and making recommendations to the governmental body.”⁴

Therefore, it is recommended that unless the scope of fact-finding is extremely limited and the committee is able to operate within the fact-finding exemption any committees appointed by the board operate in accordance with the Sunshine Law. Below are recommended requirements and best practices:

- Appoint a finite number of members to the committee;
- Publish notice of time/place/location of committee meetings and ensure open to the public;
- Appoint an individual to take minutes of the meeting and provide to the District Manager;
- Submit minutes to the board for acceptance into the District record at the next Board meeting; and
- Follow all applicable District Rules of Procedure.

³ *Sarasota Citizens for Responsible Government v. City of Sarasota*, 48 So. 3d 755, 762 (Fla. 2010).

⁴ Inf. Op. to Randolph, June 10, 2010.

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2022**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS												
Cash	\$1,523,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,523,438
Investments												
Revenue	-	491,214	452,428	460,169	549,205	417,812	226,841	-	-	-	-	2,597,669
Reserve	-	625,494	651,844	481,322	403,162	320,366	165,100	-	-	-	-	2,647,288
Prepayment	-	6,614	16,749	-	-	-	-	-	-	-	-	23,363
Construction	-	-	-	-	-	-	-	441	86	38,809	2,418,803	2,458,139
Undeposited funds	151	-	-	-	-	-	-	-	-	-	-	151
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from BW 54 Gunn West LLC	10,997	-	-	-	-	-	-	-	-	-	-	10,997
Due from RRJW Real Estate LLC	1,051	-	-	-	-	-	-	-	-	-	-	1,051
Due from PRD Real Estate 2 LLC	1,062	-	-	-	-	-	-	-	-	-	-	1,062
Due from BHBMC LLC	12,535	-	-	-	-	-	-	-	-	-	-	12,535
Due from FRMP-Odessa LLC	42,762	-	-	-	-	-	-	-	-	-	-	42,762
Due from Byron-Odessa LLC	3,648	-	-	-	-	-	-	-	-	-	-	3,648
Due from Ranch Development LLC	3,049	-	-	-	-	-	-	-	-	-	-	3,049
Due from Rockwell Fence Post LLC	3,120	-	-	-	-	-	-	-	-	-	-	3,120
Due from Starkey Ranch Asset	13,629	-	-	-	-	-	-	-	-	-	-	13,629
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from Real Sub, LLC	11,413	-	-	-	-	-	-	-	-	-	-	11,413
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from capital projects fund 2019	726	-	-	-	-	-	-	-	-	-	-	726
Utility deposit	1,550	-	-	-	-	-	-	-	-	-	-	1,550
Prepaid expense	56,694	-	-	-	-	-	-	-	-	-	-	56,694
Total assets	<u>\$1,767,009</u>	<u>\$1,123,322</u>	<u>\$1,121,021</u>	<u>\$ 941,491</u>	<u>\$ 992,218</u>	<u>\$738,178</u>	<u>\$391,941</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,809</u>	<u>\$2,418,803</u>	<u>\$ 9,533,319</u>
LIABILITIES												
Liabilities:												
Accounts payable	\$ 168,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,314
Credit card payable	151	-	-	-	-	-	-	-	-	-	-	151
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	-	-	-	-	-	-	-	-	-	727	727
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	-	-	-	9,689	9,689
Accrued taxes payable	153	-	-	-	-	-	-	-	-	-	-	153
Total liabilities	<u>269,765</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,416</u>	<u>280,181</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	1,682	-	-	-	-	-	-	-	-	-	-	1,682
Deferred receipts	145,462	-	-	-	39,851	-	-	-	-	-	-	185,313
Total deferred inflows of resources	<u>147,144</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>186,995</u>
FUND BALANCES												
Restricted for												
Debt service	-	1,123,322	1,121,021	941,491	952,367	738,178	391,941	-	-	-	-	5,268,320
Capital projects	-	-	-	-	-	-	-	441	86	38,809	2,408,387	2,447,723
Unassigned	1,350,100	-	-	-	-	-	-	-	-	-	-	1,350,100
Total fund balances	<u>1,350,100</u>	<u>1,123,322</u>	<u>1,121,021</u>	<u>941,491</u>	<u>952,367</u>	<u>738,178</u>	<u>391,941</u>	<u>441</u>	<u>86</u>	<u>38,809</u>	<u>2,408,387</u>	<u>9,066,143</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,767,009</u>	<u>\$1,123,322</u>	<u>\$1,121,021</u>	<u>\$ 941,491</u>	<u>\$ 992,218</u>	<u>\$738,178</u>	<u>\$391,941</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,809</u>	<u>\$2,418,803</u>	<u>\$ 9,533,319</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 3,941,767	\$ 3,913,233	101%
Trash collection assessments	28	18,545	49,068	38%
Commercial shared costs	49,712	52,242	81,785	64%
Program revenue	647	23,489	8,000	294%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
Miscellaneous	-	15,336	9,600	160%
Total revenues	<u>50,387</u>	<u>4,340,879</u>	<u>4,064,186</u>	107%
EXPENDITURES				
Professional & administrative				
Supervisors	431	4,737	5,100	93%
Management	3,506	42,070	42,070	100%
Legal	4,623	30,949	30,000	103%
Engineering	10,490	45,670	20,000	228%
Assessment administration	833	10,000	10,000	100%
Audit	-	4,680	4,570	102%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	13,000	13,000	100%
Trustee	-	30,978	26,500	117%
Telephone	21	250	250	100%
Postage	200	917	1,500	61%
Printing & binding	167	2,000	2,000	100%
Legal advertising	3,638	4,914	3,500	140%
Annual special district fee	-	175	175	100%
Insurance	-	6,205	6,100	102%
Other current charges	115	1,328	3,500	38%
Office supplies	-	258	500	52%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	200	105%
Property appraiser	-	150	687	22%
Tax collector	-	79,137	81,526	97%
Total professional & administrative	<u>25,107</u>	<u>279,833</u>	<u>254,883</u>	110%
Field operations				
Contract services				
Field services	2,360	28,325	28,325	100%
Landscape maintenance	202,899	1,178,043	1,491,270	79%
Landscape consulting	5,000	67,691	60,000	113%
Landscape arbor care	-	89,478	99,000	90%
Wetland maintenance	-	9,140	24,168	38%
Wetland mitigation reporting	-	28,715	4,500	638%
Lake maintenance	8,352	99,255	94,000	106%
Community trash hauling	27,904	302,282	246,750	123%
Off-duty traffic patrols	540	5,620	20,000	28%
Repairs & maintenance				
Repairs - general	-	26,164	20,000	131%
Operating supplies	1,118	14,992	8,000	187%
Plant replacement	1,855	51,122	70,000	73%
Mulch	-	98,521	155,000	64%
Playground mulch	-	-	12,000	0%
Sod	-	59,100	100,000	59%
Fertilizer/chemicals	-	23,987	20,000	120%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	1,930	27,434	30,000	91%
Irrigation monitoring	-	600	2,280	26%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	-	14,404	40,000	36%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	17,500	40,000	44%
Utilities - common area				
Electric	2,277	12,366	14,500	85%
Streetlights	66,935	405,678	340,000	119%
Irrigation - reclaimed water	5,901	54,322	70,000	78%
Gas	55	611	450	136%
Recreation facilities				
Amenity management staff/contract	34,824	302,785	296,429	102%
Office supplies	947	5,590	-	N/A
Office rental	-	-	60,000	0%
Office expenses	-	-	6,713	0%
Office utilities	-	-	6,638	0%
Office copy machine	-	-	4,875	0%
Janitorial	2,280	14,583	24,480	60%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	2,490	25,880	26,280	98%
Pool repairs & maintenance	-	4,643	2,500	186%
Pool fence & gate	600	600	2,000	30%
Pool - electric	4,729	24,199	22,000	110%
Pool - water	1,221	13,121	8,000	164%
Pool permits	-	706	1,100	64%
Pest services	-	500	500	100%
Pool resurfacing	-	59,917	60,000	100%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	763	8,843	10,000	88%
Access cards	-	5,281	5,500	96%
Activities	1,980	27,952	28,000	100%
Specialty programming	3,395	18,490	3,000	616%
Recreational repairs	-	1,028	-	N/A
Pool signage	-	616	1,000	62%
Holiday decorations	-	4,933	8,000	62%
Other				
Contingency	(585)	29,197	20,000	146%
Capital outlay	-	-	90,000	0%
Total field operations	<u>379,770</u>	<u>3,210,353</u>	<u>3,741,158</u>	86%
Total expenditures	<u>404,877</u>	<u>3,490,186</u>	<u>3,996,041</u>	87%
Net increase/(decrease) of fund balance	(354,490)	850,693	68,145	
Fund balance - beginning (unaudited)	1,704,590	499,407	592,922	
Fund balance - ending (projected)	<u>\$ 1,350,100</u>	<u>\$ 1,350,100</u>	<u>\$ 661,067</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 664,016	\$ 661,099	100%
Interest	5	59	50	118%
Total revenues	<u>5</u>	<u>664,075</u>	<u>661,149</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	310,000	-	N/A
Interest - 11/1	-	225,156	225,159	100%
Interest - 5/1	-	213,550	220,894	97%
Tax collector	-	13,283	13,773	96%
Total expenditures	<u>-</u>	<u>956,989</u>	<u>654,826</u>	146%
Excess/(deficiency) of revenues over/(under) expenditures	5	(292,914)	6,323	
Beginning fund balance (unaudited)	<u>1,123,317</u>	<u>1,416,236</u>	<u>1,117,377</u>	
Ending fund balance (projected)	<u><u>\$ 1,123,322</u></u>	<u><u>\$1,123,322</u></u>	<u><u>\$1,123,700</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 669,499	\$ 666,558	100%
Assessment prepayments	-	16,093	-	N/A
Interest	5	54	-	N/A
Total revenues	<u>5</u>	<u>685,646</u>	<u>666,558</u>	103%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	-	234,525	234,525	100%
Tax collector	-	13,391	13,887	96%
Total expenditures	<u>-</u>	<u>666,160</u>	<u>661,656</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	5	19,486	4,902	
Beginning fund balance (unaudited)	<u>1,121,016</u>	<u>1,101,535</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u>\$ 1,121,021</u>	<u>\$ 1,121,021</u>	<u>\$ 1,101,716</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 658,559	\$ 655,667	100%
Interest	4	47	-	N/A
Total revenues	<u>4</u>	<u>658,606</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	-	218,387	218,388	100%
Tax collector	-	13,173	13,660	96%
Total expenditures	<u>-</u>	<u>648,360</u>	<u>648,848</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	10,246	6,819	
Beginning fund balance (unaudited)	<u>941,487</u>	<u>931,245</u>	<u>925,187</u>	
Ending fund balance (projected)	<u>\$ 941,491</u>	<u>\$ 941,491</u>	<u>\$ 932,006</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ -	\$ 822,023	\$ 818,412	100%
Interest	4	46	-	N/A
Total revenues	<u>4</u>	<u>822,069</u>	<u>818,412</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	235,000	235,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	-	277,934	277,934	100%
Tax collector	-	16,442	17,050	96%
Total expenditures	<u>-</u>	<u>816,570</u>	<u>812,178</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	4	5,499	6,234	
Beginning fund balance (unaudited)	<u>952,364</u>	<u>946,868</u>	<u>947,978</u>	
Ending fund balance (projected)	<u>\$ 952,368</u>	<u>\$ 952,367</u>	<u>\$ 954,212</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ -	\$ 657,353	\$ 654,466	100%
Interest	3	35	-	N/A
Total revenues	<u>3</u>	<u>657,388</u>	<u>654,466</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	-	234,422	234,422	100%
Tax collector	-	13,147	13,635	96%
Total expenditures	<u>-</u>	<u>650,291</u>	<u>650,779</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3	7,097	3,687	
Beginning fund balance (unaudited)	<u>738,175</u>	<u>731,081</u>	<u>727,492</u>	
Ending fund balance (projected)	<u><u>\$ 738,178</u></u>	<u><u>\$ 738,178</u></u>	<u><u>\$ 731,179</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 338,692	\$ 337,204	100%
Interest	1	18	-	N/A
Total revenues	<u>1</u>	<u>338,710</u>	<u>337,204</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	107,775	107,775	100%
Tax collector	-	6,775	7,025	96%
Total expenditures	<u>-</u>	<u>333,975</u>	<u>334,225</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1	4,735	2,979	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(8)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(8)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1	4,727	2,979	
Beginning fund balance (unaudited)	<u>391,940</u>	<u>387,214</u>	<u>385,957</u>	
Ending fund balance (projected)	<u><u>\$391,941</u></u>	<u><u>\$ 391,941</u></u>	<u><u>\$ 388,936</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	441	441
Ending fund balance (projected)	<u><u>\$ 441</u></u>	<u><u>\$ 441</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	86	86
Ending fund balance (projected)	<u><u>\$ 86</u></u>	<u><u>\$ 86</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 2
Total revenues	1	2
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	2
Beginning fund balance (unaudited)	38,808	38,807
Ending fund balance (projected)	\$ 38,809	\$ 38,809

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 10	\$ 121
Total revenues	10	121
EXPENDITURES		
Capital outlay - construction	4,332	9,689
Total expenditures	4,332	9,689
Excess/(deficiency) of revenues over/(under) expenditures	(4,322)	(9,568)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	8
Total other financing sources/(uses)	1	8
Net change in fund balance	(4,321)	(9,560)
Beginning fund balance (unaudited)	2,412,708	2,417,947
Ending fund balance (projected)	\$2,408,387	\$2,408,387

TSR CDD
Check Detail
September 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	09/07/2022	DUKE ENERGY		101.002 · Suntrust ...		-5,325.56
Bill	8712 ...	09/06/2022			531.301 · Electric	-30.47	30.47
Bill	8702 ...	09/06/2022			531.307 · Street Lig...	-1,845.77	1,845.77
Bill	8703 ...	09/06/2022			531.307 · Street Lig...	-909.54	909.54
Bill	8702 ...	09/06/2022			531.307 · Street Lig...	-1,601.86	1,601.86
Bill	8712 ...	09/06/2022			531.307 · Street Lig...	-937.92	937.92
TOTAL						-5,325.56	5,325.56
Bill Pmt -Check	0	09/07/2022	FEDEX		101.002 · Suntrust ...		-16.81
Bill	7-874-...	09/06/2022			519.410 · Postage	-16.81	16.81
TOTAL						-16.81	16.81
Bill Pmt -Check	0	09/14/2022	BRIGHT HOUSE N...		101.002 · Suntrust ...		-287.06
Bill	08185...	09/13/2022			572.416 · Amenity C...	-287.06	287.06
TOTAL						-287.06	287.06
Bill Pmt -Check	0	09/14/2022	DUKE ENERGY		101.002 · Suntrust ...		-21,497.63
Bill	3212 ...	09/13/2022			156.001 · Deposit	-50.00	50.00
Bill	8702 ...	09/13/2022			531.321 · Electric - ...	-1,240.25	1,240.25
Bill	8702 ...	09/13/2022			531.301 · Electric	-32.27	32.27
Bill	2553 ...	09/13/2022			531.307 · Street Lig...	-1,268.75	1,268.75
Bill	8702 ...	09/13/2022			531.307 · Street Lig...	-12,784.70	12,784.70
Bill	8702 ...	09/13/2022			531.307 · Street Lig...	-2,555.05	2,555.05
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.53	30.53
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.44	30.44
Bill	8702 ...	09/13/2022			531.307 · Street Lig...	-818.70	818.70
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.42	30.42
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.46	30.46
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.48	30.48
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.41	30.41
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.46	30.46
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.42	30.42
Bill	8702 ...	09/13/2022			531.301 · Electric	-50.46	50.46
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.46	30.46
Bill	8702 ...	09/13/2022			531.307 · Street Lig...	-1,335.10	1,335.10
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.46	30.46
Bill	8703 ...	09/13/2022			531.301 · Electric	-30.43	30.43
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.44	30.44
Bill	8703 ...	09/13/2022			531.301 · Electric	-30.42	30.42

TSR CDD Check Detail September 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	8702 ...	09/13/2022			531.301 · Electric	-30.42	30.42
Bill	8703 ...	09/13/2022			531.301 · Electric	-30.45	30.45
Bill	8703 ...	09/13/2022			531.307 · Street Lig...	-30.47	30.47
Bill	8703 ...	09/13/2022			531.301 · Electric	-30.46	30.46
Bill	8703 ...	09/13/2022			531.301 · Electric	-30.45	30.45
Bill	8703 ...	09/13/2022			531.307 · Street Lig...	-285.39	285.39
Bill	8703 ...	09/13/2022			531.301 · Electric	-30.46	30.46
Bill	8703 ...	09/13/2022			531.301 · Electric	-30.41	30.41
Bill	8712 ...	09/13/2022			531.301 · Electric	-30.46	30.46
Bill	8712 ...	09/13/2022			531.301 · Electric	-407.11	407.11
Bill	8712 ...	09/13/2022			531.301 · Electric	-30.44	30.44
TOTAL						-21,497.63	21,497.63
Bill Pmt -Check	0	09/14/2022	FEDEX		101.002 · Suntrust ...		-15.02
Bill	7-882-...	09/13/2022			519.410 · Postage	-15.02	15.02
TOTAL						-15.02	15.02
Check	0	09/15/2022	SUNTRUST BANK		101.002 · Suntrust ...		-4,260.89
					204.300 · Credit Car...	-4,260.89	4,260.89
TOTAL						-4,260.89	4,260.89
Check	0	09/20/2022	SUNTRUST BANK		101.002 · Suntrust ...		-973.95
					204.300 · Credit Car...	-973.95	973.95
TOTAL						-973.95	973.95
Bill Pmt -Check	0	09/21/2022	DUKE ENERGY		101.002 · Suntrust ...		-7,427.06
Bill	8702 ...	09/20/2022			531.307 · Street Lig...	-3,370.42	3,370.42
Bill	8703 ...	09/20/2022			531.307 · Street Lig...	-3,572.66	3,572.66
Bill	8702 ...	09/20/2022			531.307 · Street Lig...	-483.98	483.98
TOTAL						-7,427.06	7,427.06
Bill Pmt -Check	0	09/21/2022	FEDEX		101.002 · Suntrust ...		-26.34
Bill	7-889-...	09/20/2022			519.410 · Postage	-26.34	26.34
TOTAL						-26.34	26.34

TSR CDD
Check Detail
September 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	09/21/2022	WELLS FARGO VE...		101.002 · Suntrust ...		-474.83
Bill	50218...	09/20/2022			572.702 · Oper Mgr ...	-399.83	399.83
Bill	50215...	09/20/2022			572.702 · Oper Mgr ...	-75.00	75.00
TOTAL						-474.83	474.83
Check	0	09/27/2022	SUNTRUST BANK		101.002 · Suntrust ...		-1,296.87
					204.300 · Credit Car...	-1,296.87	1,296.87
TOTAL						-1,296.87	1,296.87
Bill Pmt -Check	0	09/28/2022	DUKE ENERGY		101.002 · Suntrust ...		-3,617.98
Bill	8703 ...	09/27/2022			531.307 · Street Lig...	-1,590.44	1,590.44
Bill	8702 ...	09/27/2022			531.307 · Street Lig...	-710.96	710.96
Bill	8702 ...	09/27/2022			531.301 · Electric	-30.41	30.41
Bill	8712 ...	09/27/2022			531.321 · Electric - ...	-1,286.17	1,286.17
TOTAL						-3,617.98	3,617.98
Bill Pmt -Check	0	09/28/2022	FEDEX		101.002 · Suntrust ...		-32.16
Bill	7-896-...	09/27/2022			519.410 · Postage	-32.16	32.16
TOTAL						-32.16	32.16
Bill Pmt -Check	11008	09/07/2022	DOWN TO EARTH ...		101.002 · Suntrust ...		-102,529.29
Bill	INV 1...	09/06/2022			538.604 · Landscap...	-101,449.29	101,449.29
Bill	INV 1...	09/06/2022			538.651 · Replace P...	-1,080.00	1,080.00
TOTAL						-102,529.29	102,529.29
Bill Pmt -Check	11009	09/07/2022	KUTAK ROCK LLP		101.002 · Suntrust ...		-1,398.50
Bill	30969...	09/06/2022			514.007 · District Co...	-1,398.50	1,398.50
TOTAL						-1,398.50	1,398.50
Bill Pmt -Check	11010	09/07/2022	SUNSCAPE CONS...		101.002 · Suntrust ...		-5,000.00

TSR CDD
Check Detail
September 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	10698	09/06/2022			538.606 · Landscap...	-5,000.00	5,000.00
TOTAL						-5,000.00	5,000.00
Bill Pmt -Check	11011	09/07/2022	TRINITY HOUSEKE...		101.002 · Suntrust ...		-1,140.00
Bill	105796	09/06/2022			572.301 · Janitorial ...	-1,140.00	1,140.00
TOTAL						-1,140.00	1,140.00
Bill Pmt -Check	11012	09/07/2022	WRATHELL, HUNT ...		101.002 · Suntrust ...		-7,970.42
Bill	2021-...	09/06/2022			513.100 · District Ma...	-3,505.84	3,505.84
					513.310 · Assessme...	-833.33	833.33
					513.312 · Dissemina...	-1,083.33	1,083.33
					538.120 · Field Servi...	-2,360.42	2,360.42
					519.411 · Telephone	-20.83	20.83
					519.470 · Printing a...	-166.67	166.67
TOTAL						-7,970.42	7,970.42
Bill Pmt -Check	11013	09/07/2022	WTS INTERNATIO...		101.002 · Suntrust ...		-16,910.09
Bill	12346...	09/06/2022			538.121 · Amenity M...	-123.79	123.79
Bill	12346...	09/06/2022			538.121 · Amenity M...	-11,239.30	11,239.30
Bill	12345...	09/06/2022			538.121 · Amenity M...	-4,350.00	4,350.00
Bill	12345...	09/06/2022			538.122 · Program I...	-1,197.00	1,197.00
TOTAL						-16,910.09	16,910.09
Bill Pmt -Check	11014	09/14/2022	COUNTY SANITATI...		101.002 · Suntrust ...		-27,904.08
Bill	29109...	09/13/2022			534.000 · Garbage/...	-253.39	253.39
Bill	29100...	09/13/2022			534.000 · Garbage/...	-27,650.69	27,650.69
TOTAL						-27,904.08	27,904.08
Bill Pmt -Check	11015	09/14/2022	DEX IMAGING		101.002 · Suntrust ...		-392.07
Bill	AR81...	09/13/2022			572.702 · Oper Mgr ...	-392.07	392.07
TOTAL						-392.07	392.07
Bill Pmt -Check	11016	09/14/2022	HEIDT DESIGN		101.002 · Suntrust ...		-3,105.24

TSR CDD
Check Detail
September 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	45436	09/13/2022			519.320 · Engineering	-3,105.24	3,105.24
TOTAL						-3,105.24	3,105.24
Bill Pmt -Check	11017	09/14/2022	PASCO COUNTY U...		101.002 · Suntrust ...		-21.77
Bill	17185...	09/13/2022			536.301 · Irrigation -...	-21.77	21.77
TOTAL						-21.77	21.77
Bill Pmt -Check	11018	09/14/2022	SUNCOAST POOL ...		101.002 · Suntrust ...		-2,490.00
Bill	8636	09/13/2022			572.712 · Pool Clea...	-1,195.00	1,195.00
Bill	8621	09/13/2022			572.712 · Pool Clea...	-1,295.00	1,295.00
TOTAL						-2,490.00	2,490.00
Bill Pmt -Check	11019	09/14/2022	TIMES PUBLISHIN...		101.002 · Suntrust ...		-128.00
Bill	00002...	09/13/2022			513.801 · Legal Adv...	-128.00	128.00
TOTAL						-128.00	128.00
Paycheck	11020	09/08/2022	Jason Silber		101.002 · Suntrust ...		-184.70
					511.110 · Superviso...	-200.00	200.00
					511.110 · Superviso...	-12.40	12.40
					215.000 · Accrued T...	12.40	-12.40
					215.000 · Accrued T...	12.40	-12.40
					511.110 · Superviso...	-2.90	2.90
					215.000 · Accrued T...	2.90	-2.90
					215.000 · Accrued T...	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	11021	09/08/2022	Mary E Comella		101.002 · Suntrust ...		-184.70
					511.110 · Superviso...	-200.00	200.00
					511.110 · Superviso...	-12.40	12.40
					215.000 · Accrued T...	12.40	-12.40
					215.000 · Accrued T...	12.40	-12.40
					511.110 · Superviso...	-2.90	2.90
					215.000 · Accrued T...	2.90	-2.90

TSR CDD
Check Detail
September 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					215.000 · Accrued T...	2.90	-2.90
TOTAL						-184.70	184.70
Bill Pmt -Check	11022	09/21/2022	KIMLEY-HORN		101.002 · Suntrust ...		-4,650.00
Bill	22342...	09/20/2022			519.320 · Engineering	-4,650.00	4,650.00
TOTAL						-4,650.00	4,650.00
Bill Pmt -Check	11023	09/21/2022	PALM PAPER SUP...		101.002 · Suntrust ...		-402.32
Bill	20104	09/20/2022			538.618 · Operating ...	-402.32	402.32
TOTAL						-402.32	402.32
Bill Pmt -Check	11024	09/21/2022	PASCO COUNTY U...		101.002 · Suntrust ...		-5,486.89
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-347.69	347.69
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-280.91	280.91
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-352.87	352.87
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-466.69	466.69
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-34.30	34.30
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-92.82	92.82
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-24.29	24.29
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-123.13	123.13
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-132.16	132.16
Bill	17185...	09/20/2022			536.321 · Utility serv...	-386.35	386.35
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-92.40	92.40
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-203.14	203.14
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-207.20	207.20
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-11.15	11.15
Bill	17185...	09/20/2022			536.321 · Utility serv...	-551.28	551.28
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-31.08	31.08
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-27.23	27.23
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-204.47	204.47
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-1.40	1.40
Bill	17187...	09/20/2022			536.301 · Irrigation -...	-159.60	159.60
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-374.85	374.85
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-181.30	181.30
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-15.19	15.19
Bill	17186...	09/20/2022			536.301 · Irrigation -...	-32.10	32.10
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-106.40	106.40
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-49.35	49.35
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-388.33	388.33
Bill	17185...	09/20/2022			536.301 · Irrigation -...	-472.92	472.92
Bill	17186...	09/20/2022			536.301 · Irrigation -...	-3.43	3.43

TSR CDD
Check Detail
September 2022

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	17187...	09/20/2022			536.301 · Irrigation -...	-43.89	43.89
Bill	17187...	09/20/2022			536.301 · Irrigation -...	-19.39	19.39
Bill	17186...	09/20/2022			536.301 · Irrigation -...	-69.58	69.58
TOTAL						-5,486.89	5,486.89
Bill Pmt -Check	11025	09/28/2022	BARRY MAZZONI		101.002 · Suntrust ...		-110.62
Bill	092722	09/27/2022			519.410 · Postage	-110.62	110.62
TOTAL						-110.62	110.62
Bill Pmt -Check	11026	09/28/2022	EGIS INSRUANCE ...		101.002 · Suntrust ...		-56,694.00
Bill	17136	09/27/2022			155.000 · Prepaid E...	-50,230.00	50,230.00
					155.000 · Prepaid E...	-6,464.00	6,464.00
TOTAL						-56,694.00	56,694.00
Bill Pmt -Check	11027	09/28/2022	KUTAK ROCK LLP		101.002 · Suntrust ...		-3,224.60
Bill	31108...	09/27/2022			514.007 · District Co...	-3,224.60	3,224.60
TOTAL						-3,224.60	3,224.60
Bill Pmt -Check	11028	09/28/2022	WTS INTERNATIO...		101.002 · Suntrust ...		-11,193.86
Bill	12348...	09/27/2022			538.122 · Program I...	-1,828.10	1,828.10
Bill	12348...	09/27/2022			538.121 · Amenity M...	-9,365.76	9,365.76
TOTAL						-11,193.86	11,193.86

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on October 12, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Mike Liquori	Chair
Matt Call	Vice Chair
Mary Comella (via telephone)	Assistant Secretary
Jason Silber	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams (via telephone)	District Manager
Alyssa Willson	District Counsel
Barry Mazzoni	Operations Manager
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Illiana Santiago	WTS Starkey Ranch Lifestyle Activities Director Coordinator

Residents present were:

Ray Szelest	Frank Stalzer	Greg Best	Kristy Abbasciano
Greg Wren	Ben Devivo	Bob Comella	Dave Deenihan
Kurt Naser	Joy Vincent	Jeff Citano	Frank Settano
Karen Davison	Other Residents		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:00 p.m. Supervisors Liquori, Call and Silber were present. Supervisor Comella attended via telephone. Supervisor Green was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

41 Resident Ray Szelest presented the following talking points that did not need to be
42 discussed at this time:

43 ➤ Agenda item 10 - Welcome Center Letter of Intent and Response: He felt the Board did
44 not have all the facts when voting at the last meeting. Mr. Call stated the offer was rejected.
45 When the CDD will need to vacate will be discussed later in the meeting.

46 ➤ Upcoming turnover from the Developer to Starkey Ranch: Asked for a Turnover
47 Committee to be formed with at least two to three resident representatives from each housing
48 section to start working with the Developer towards common goals and preparing a checklist.

49 ➤ Suggested the Board ask Mr. Green to resign so one of the candidates vying for Seat 2
50 can fill that Seat.

51 Resident Greg Wren asked if the event last Saturday, related to prom, was an approved
52 activity. Ms. Hlebak replied no. Mr. Wren suggested the CDD reap some financial benefit if this
53 becomes a venue. He noted hundreds of cars parked along medians and grass; he thought the
54 situation was out of control.

55 Resident Greg Best reiterated that hundreds of cars were parked along Rangeland and
56 Long Spur resulting in downed signs, sod damage and broken sprinkler heads. He suggested
57 contacting the School Board, as another event is scheduled on October 22, 2022. Regarding the
58 Fourth Order of Business, he asked why the CDD is paying DTE to replace the sod when the
59 Builder turned the water off. This matter will be discussed later in the agenda. Regarding the
60 Third Order of Business, he asked if the additional ponds being added to the lake maintenance
61 contract will receive the same once a month treatment. He felt that the lakes are not being
62 treated monthly because they constantly have floating algae. It was noted that the contractor
63 is being monitored and was observed treating the lakes but there are constraints as to how
64 they can treat the lakes.

65 Mr. Best asked if the CDD maintains the wooden bridge and, if so, how the CDD can get
66 the County to maintain it. Ms. Willson stated that, pursuant to the enhanced Items Agreement,
67 it was better for the CDD to maintain this enhanced benefit. As discussed in prior meetings, the
68 CDD will address possibly changing materials, once roadway construction activity is completed.

69 Regarding whether a building is being constructed behind Esplanade, Mr. Call stated he
70 heard a rumor Starkey sold the Blueberry Farm and is building something. Regarding the CDD
71 owning land to the north, no construction is planned; the CDD owns the lake and sections
72 above Lake Blanch and Rangeland that are being added to the CDD's drainage, wetland and/or
73 mitigation areas.

74 Resident Kristy Abbasciano thanked the Board and stated Mr. Berry explained the
75 original sidewalk design plans at Barbour Trail. She asked for an update on her request to
76 replace the two missing plastic pylons on Rangeland and possibly install concrete. She
77 reiterated the event last Saturday resulted in damages and suggested the CDD charge a fee and
78 engage the Sheriff to confirm ID's, instead of preventing use.

79 Mr. Call asked for discussion of Cunningham Park to be added to the agenda.

80 Resident Ben Devivo asked who maintains the grass abutting Esplanade and the pond.
81 Mr. Adams stated he will email an aerial map to him.

82 Resident Karen Davison asked for the status of conveyance of the drainage culvert in
83 Esplanade to the CDD and the process to maintain it, as it is filled with landscape debris. Mr.
84 Call believed the turnover was completed and that the Esplanade HOA will continue to maintain
85 it. Ms. Willson stated the CDD can enter into an Agreement with the Esplanade HOA if they
86 wish to maintain it to a higher standard. Mr. Liquori was asked to circulate the minimum
87 standard of maintenance to the Board.

88 Resident Frank Stalzer was happy the offer to purchase the Welcome Center was turned
89 down, given its impact on the CDD's budget and taxpayers, which did not include other ancillary
90 items. He felt that the CDD should be more careful in how it spends money.

91 Resident David Deenihan asked about Mr. Adams providing the Sheriff's Reports. Mr.
92 Adams stated it was emailed to the Board. Ms. Willson stated she will review the Report and
93 advise Mr. Adams if it can be posted on the CDD website.

94 Mr. Stalzer voiced his opinion that the CDD is not getting enough from the Sheriff. Mr.
95 Adams stated the cost is dependent on who picks up the schedule.

96 Resident Kurt Naser asked Mr. Adams to restate the statement about conveying the
97 bridge to the County. Mr. Adams stated that the result of the inspection was that the bridge

98 met the minimum criteria thresholds for the Florida Department of Transportation (FDOT) to
99 take over regular inspection of the structure. As the County is not willing to accept it, it
100 becomes a local asset that the CDD will have to maintain.

101 Mr. Naser asked the Board to take urgent action, such as involving the Sheriff, to
102 prevent another event like last Saturday.

103 Ms. Abbasciano asked about running electric to the gate to prevent after-hours access.
104

105 **THIRD ORDER OF BUSINESS**

**Consideration of SOLitude Lake
Management, Addendum to Annual
Services Contract for Add-on of Seven
Ponds [\$6,300.00]**

106
107
108
109
110 Mr. Adams presented the Addendum to the Solitude Lake Management Annual Services
111 Contract for the add-on of seven ponds.
112

113 **On MOTION by Mr. Call and seconded by Mr. Silber, with all in favor, the**
114 **Addendum to the SOLitude Lake Management Annual Services Contract for the**
115 **Add-on of Seven Ponds, in a not-to-exceed amount of \$6,300, was approved.**

116
117

118 **FOURTH ORDER OF BUSINESS**

**Consideration of Down to Earth, Estimate
#30688 for Zoysia Sod, Parcel B Turf Loss –
Tallfield Lane [\$10,780.00]**

119
120
121
122
123 Mr. Adams presented DTE Estimate #30688 and distributed the email from WestBay
124 Tampa. Mrs. Adams stated that, due to the irrigation break, WestBay agreed to pay 50% and
125 indicated that DTE was not doing their job. Mr. Soety, of SunScape Consulting, Inc., discussed
126 the repair process that resulted in shutting off the water supply that caused stress on the sod.

127 Mr. Soety responded to questions regarding documenting issue and notices to WestBay.

128 District Staff was directed to prepare a letter to WestBay including the timeline and
129 instructing them to contact Mr. Berry, going forward, if there are plans to shut off the water
130 supply.
131

132 **FIFTH ORDER OF BUSINESS****Consideration of The Davey Tree Company,
Proposal for Tree Care at Cunningham Park
[\$17,200,00]**133
134
135

136 Mr. Soety presented the Davey Tree Company proposal and reviewed the scope of work
137 for tree trimming and mulch removal. He responded to questions about cleanup and whether
138 some portion of this was supposed to be done by the landscape company.

139 Mr. Soety was asked to secure one or two additional proposals and provide a sketch of
140 the areas to present at the next meeting.

141

142 **SIXTH ORDER OF BUSINESS****Consideration of Standard Brick Pavers,
Interlocking Paver Proposal for Heart Pine
Avenue Bridge [\$15,348,00]**143
144
145

146 Mr. Mazzone presented the Standard Brick Pavers Proposal and noted difficulty
147 obtaining other proposals. He was asked to find out the material cost and labor rate if they
148 need to install additional pavers and secure one or two more proposals for the next meeting.

149

150 **SEVENTH ORDER OF BUSINESS****Consideration of Superior Sidewalk
Services, Survey Estimate and Price
Proposal [\$950.00]**151
152
153

154 Mr. Adams presented the Superior Sidewalk Services estimate and proposal. Mr.
155 Mazzone stated the contractor will review other areas identified as trip hazards. It was noted
156 these are CDD owned.

157

158 **On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, the**
159 **Superior Sidewalk Services Survey Estimate and Price Proposal to remove trip**
160 **hazards at 13227 and 13297 Rangeland Boulevard, in a not-to-exceed amount**
161 **of \$950, was approved.**

162

163

164 **EIGHTH ORDER OF BUSINESS****Discussion/Consideration of Landscape
Staging Area and Budget**165
166

167 Mr. Call reviewed the map in the agenda and the proposed budget costs. He stated the
168 need to install a water source and associated costs were inadvertently omitted from this list.

169 Mr. Silber stated the potential landscape vendors requested this information as soon as
170 possible so they can incorporate it into their bid structure.

171 The Board discussed having the Request for Proposals (RFP) differentiate with and
172 without an on-site staging area and reducing the yard to one acre, which will reduce costs.

173 The Board took public comments regarding the staging location, cost, return on
174 investment for the life of the contract and potential environmental concerns.

175 Ms. Willson gave recommendations in terms of constructing the facility and including
176 verbiage in the license Agreement.

177 Mr. Silber thought the Developer will still be willing to donate this property to the CDD
178 but the chance to create something other than a maintenance yard is very low, based on
179 zoning. He would want a stronger return on investment to justify spending the money.

180 Ms. Willson stated, in her experience, she has seen CDDs do this both ways. She
181 discussed including certain verbiage in the re-bid. Mr. Adams will send the Addendum to the
182 respective contractors asking that they bid both ways.

183

184 **NINTH ORDER OF BUSINESS**

**Ratification of Down to Earth Landscape
and Maintenance Extension**

185

186

187 Mr. Adams stated the executed Amendment to extend the existing contract term three
188 months, from September 30, 2022 to December 31, 2022, was emailed to the Board. He
189 anticipates presenting the bids at the November meeting, with the new contract effective
190 January 1, 2023.

191 In response to a request, Mr. Adams provided a copy of the Amendment, which was
192 omitted from the agenda package, and stated that, with the exception of a monthly price
193 increase from \$101,000 to \$113,500, the other terms were the same. He addressed Mr.
194 Deenihan's questions about the new scope of services to include moss removal and ongoing
195 maintenance of the Garden Club area, under the new contract, and it being the contractors'
196 responsibility to familiarize themselves with the CDD areas identified on the updated map.

197 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**
198 **Down to Earth Landscape and Maintenance Extension, was ratified.**

199
200

201 **TENTH ORDER OF BUSINESS**

Discussion: Welcome Center Letter of Intent and Response

202
203

204 Mr. Adams presented the executed Letter of Intent to Acquire the Welcome Center,
205 which District Counsel prepared and, as mentioned earlier, the Developer's response is that
206 they are not interested in accepting it, at this time, due to market conditions.

207 Mr. Liquori wanted to address a comment from the last meeting about a belief that the
208 Board did not take enough care or concern with a \$1 million offer. He pointed out that the first
209 step in purchasing property is to send a letter of intent, which is to determine if it is an option;
210 this is completely non-binding, not contractual and does not burden the CDD with anything,
211 from a financial prospective. If the Developer accepted, the CDD would have to enter into the
212 contract negotiation stage and proceed with other aspects of the process.

213 A resident asked if other options, such as extending Cunningham or building or renting a
214 facility elsewhere were considered. The resident asked who was contacted for pricing and
215 wanted to know what were the current office needs. It was noted that the Architect who
216 designed the Welcome Center provided the pricing on a rough per square foot basis. The office
217 needs were discussed several meetings ago.

218 **Ms. Comella was disconnected from the meeting at 7:14 p.m., and rejoined at 7:16**
219 **p.m.**

220 Discussion ensued regarding a suggestion to add rental offices, inability to install a gate
221 to control access due to space constraints and the CDD wanting to control the property.

222 Ms. Willson advised that, if the CDD obtains a tax-exempt loan, any potential subletting
223 to a third party is limited to 5% of the loan.

224 The Board agreed with the suggestion to continue studying other options, including
225 obtaining a commitment from the Developer that the CDD can continue to use the space for
226 free or find out if they plan to charge the CDD a fee.

227 Mr. Silber discussed how the Board came to the decision that purchasing the property
 228 might be the best option for its office and storage space needs; he felt that an off-site rental is
 229 not a good option. Since the Board is going to be resident-lead soon, he thinks it would be best
 230 to let this carry over.

231 The Board listened to additional resident comments about the possibility of expending
 232 \$1 million and creating a Committee to avoid violating the Sunshine Law.

233 Ms. Abbasciano thanked the Board for allowing residents to express their opinions.

234 In response to a question, Ms. Willson agreed that it makes sense to schedule a
 235 workshop after compiling information about need, space, potential options and pricing. Mr.
 236 Silber and Ms. Comella were asked to lead this effort.

237 Mr. Liquori discussed resident interactions at the Welcome Center.

238 A resident asked if the Board can appoint or have volunteers set up a committee to do
 239 the due diligence for all the options. Ms. Willson replied affirmatively. Staff was directed to
 240 present information regarding the Sunshine Law and Committee Rules at the next meeting.

241

242 **ELEVENTH ORDER OF BUSINESS**

Consideration of Conveyances to CDD

243

244 Ms. Willson presented the following:

245 **A. 3A Wetland/Floodplain Mitigation Areas**

246 **I. Warranty Deed**

247 **II. Design Consultant Certificate for Property Conveyance**

248 **III. Engineer's Certification**

249 **B. M18F and M18G Wetland/Floodplain Mitigation Areas**

250 **I. Warranty Deed**

251 **II. Design Consultant Certificate for Property Conveyance**

252 **III. Engineer's Certification**

253

254 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor,**
 255 **acceptance of the 3A Wetland/Floodplain Mitigation Areas and M18F and**
 256 **M18G Wetland/Floodplain Mitigation Areas Conveyances to the CDD, were**
 257 **approved.**

258

259 ▪ **Discussion Cunningham Park**260 **This item as an addition to the agenda.**

261 Mr. Call voiced his opinion that the CDD should contact the schools to address students
262 using the park to take pictures, unless residents are inviting their friends to the park. Mr. Silber
263 asked if the CCD has the ability to tow. Ms. Willson replied affirmatively, if certain statutory
264 requirements are met. She responded to questions about implementing a policy, signage and
265 engaging off-duty officers to monitor area on certain dates.

266 Staff was asked to coordinate establishing no parking zones, signage and sending a
267 letter to the schools.

268 In response to a request, the Board directed Ms. Hlebak to send a reminder to residents
269 of the guest limit and parking protocol.

270 Discussion ensued regarding sign verbiage, designating the location, asking off-duty
271 officers to park a patrol car in certain areas during events.

272

273

274 **TWELFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Reports
as of August 31, 2022**

275

276

277 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2022. The
278 financials were accepted.

279

280 **THIRTEENTH ORDER OF BUSINESS****Approval of Minutes**

281

282 Mr. Adams presented the following:

283 **A. September 7, 2022 Workshop**

284 The following changes were made:

285 Line 83: Change “has” to “was” and insert “by” after “fired”

286 Line 97: Change “Ocgtober” to “October”

287 Mr. Adams was asked to review audio regarding line 116.

288 Line 116: Change “gnat” to “pest”

289

290
291
292
293
294
295
296
297
298
299
300

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the September 7, 2022 Workshop Minutes, as amended, were approved.

B. September 7, 2022 Public Hearings and Regular Meeting.

The following changes were made:

Line 60: Delete “and Seat 2 Candidate”

Lines 83 and 84: Change “Lennar” to “TM”

Lines 88 & 357: Change “Call” to “Silber”

Line 342: change “Eleana” to “Iliana”

301
302
303

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the September 7, 2022 Public Hearings and Regular Meeting Minutes, as amended, were approved.

304
305
306
307
308

FOURTEENTH ORDER OF BUSINESS

Action & Completed Items

This item was not discussed.

309
310
311
312
313

Mr. Silber stated he was advised that Mr. Wilkes is no longer with Heidt Design, LLC. Another Engineer is being assigned to serve as District Engineer. The Board discussed engaging another firm, after the election, and asked Ms. Willson to review the contract terms and report her findings at the next meeting.

314
315

FIFTEENTH ORDER OF BUSINESS

Staff Reports

316
317
318
319
320
321
322

A. District Counsel: *Kutak Rock, LLP*

Ms. Willson stated that, due to a conflict, a colleague will attend the next meeting.

B. District Engineer: *Heidt Design, LLC*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: November 9, 2022 at 5:00 p.m.**
 - **QUORUM CHECK**

323 The next meeting is scheduled for November 9, 2022.

324 **D. Lifestyle Director & Amenity Manager: *WTS International***

325 Ms. Hlebak reviewed the September 2022 Monthly Summary Report. She introduced
326 Ms. Iliana Santiago, the new Lifestyle Coordinator, and gave an overview of her professional
327 background.

328 **E. Operations Manager: *Wrathell, Hunt and Associates, LLC***

329 The Field Operations Report was included for informational purposes.

330 Regarding Woods Rider Loop, Mr. Mazzoni discussed the difficulty accessing certain
331 areas to maintain landscaping and avoiding using private property for access. He was asked to
332 contact the affected residents to see if they are interested in executing a License Agreement
333 with the CDD to maintain the area, as it is not cost effective for it to remain with the CDD. If so,
334 Mr. Mazzoni will work with Ms. Willson to draft the Agreement. It was noted that residents
335 should contact Mr. Mazzoni to report issues with CDD sidewalks or roadways. His contact
336 information is posted on the Starkey Ranch website.

337

338 **SIXTEENTH ORDER OF BUSINESS**

Supervisors' Requests

339

340 Mr. Liquori asked Ms. Willson to address earlier comments about why there is no
341 Turnover Committee and reassigning Mr. Green's Board Seat. Ms. Willson explained that the
342 CDD is governed under different rules and processes than an HOA. Regarding reassigning a
343 Board seat, the Board can appoint someone temporarily only if the Supervisor resigns and the
344 Governor is the only person that can remove a Supervisor from a seat.

345 Mr. Liquori asked for the email to indicate what changed when a revised agenda is
346 emailed.

347

348 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

349

350

351 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
352 **meeting adjourned at 8:07 p.m.**

353
354
355
356
357
358
359

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.12.22 FOR 11.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	ACTION	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. 04.14.21 If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget. 12.01.21 Ms. Willson to discuss including the bridge in the conveyance of the roads to the County.	X			
2	08.11.21	AGENDA	Mr. Wilkes to provide list of areas to determine if cross-walk is needed & advise at next meeting. 10.13.21 Staff collecting items; work in progress. 11.10.21 Mr. Wilkes preparing designs and will give Mr. Adams a list of resources and provide updates with Pasco County regarding cost share for pedestrian safety improvements.	X			
3	03.09.22	ACTION/AGENDA	05.11.22 Mr. Adams to incorporate edits discussed and work with Mark, Pete & Alyssa to revise and finalize the landscape bid specifications to present at the June meeting and publish, then present bid submittals at the August meeting. 06.08.22 The bid opening is the day of the July meeting.	X	X		
4	04.13.22	ACTION	Upon establishing a requirement of staffing needs 05.11.22 Ms. Comella to work with Staff to draft and circulate a survey to residents, which included costs.	X			
5	04.13.22	ACTION	Ms. Willson to send pond deed documents to TM for execution. 05.11.22 Staff to obtain deeds. Mr. Call & Ms. Willson working to transfer preserve property and roadside swale area to the CDD and issue the Esplanade HOA an easement agreement to maintain the roadway area to keep invasive species out of the preserve.	X			
6	05.11.22	ACTION	Mr. Adams to ensure a copy of the deed for the retaining wall on Tract B-1 is in the CDD's files.	X			
7	05.11.22	ACTION/AGENDA	Mr. Adams to present info on engaging community outreach officer to monitor Cunningham Park. Ms. Hlebak to obtain proposals for key cards & to install a camera that focuses on the gate. 06.08.22 Smart Solution preparing a proposal. Mr. Silber to select, purchase & connect camera system to WiFi system. 07.13.22 Smart Solutions was advised that some neighborhoods lack clearance for safe turnarounds.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.12.22 FOR 11.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
8	05.11.22	ACTION	Mr. Wilkes: Give Mr. Adams contact info & language for letter asking County to consider making Longspur/Heart Pine Ave & Longspur/Fence Post Dr intersections four-way stops. 06.08.22 County received letter & will visit. 07.13.22 County said it does not own the roads but will research further. Response expected within 30 days.	X			
9	06.08.22	ACTION	Ms. Willson to give Mr. Adams Chapter 197 language for Reso 2022-05 & amend date of Public Hearing and FY2022 Meeting Schedule to 09.07.22 & change proposed FY2023 budget line items discussed.	X	X		
10	06.08.22	ACTION	Mr. Call to email Mr. Adams the appraisal on the land and the Welcome Center Facility to forward to the Board.	X	X		
11	06.08.22	ACTION	Mr. Adams: Get another appraisal for Welcome Center & 0.8-acre parcel.	X			
12	06.08.22	ACTION	Mr. Adams: Find out if Taylor Morrison or CDD is responsible for tree removal. 07.13.22 Huckleberry Pond tree being addressed today.	X	X		
13	06.08.22	ACTION	Ms. Hlebak was asked to research other materials to replace the crushed shells around the pool at Witfield Park.	X			
14	07.13.22	ACTION	Mr. Adams: Revisit Eco-Logic proposal for # of monitoring events in Esplanade community with Mr. Nabor with regard to frequency.	X	X		
15	08.10.22	ACTION	Mr. Adams to forward Mr. Spears' LOS report to DTE and arrange community-wide LOS evaluations of all of the intersections.	X	X		
16	08.10.22	ACTION	Mr. Wiles: Look into Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining.	X			
17	08.10.22	ACTION	Mr. Adams to email police roving reports to the Board. 09.07.22 Mr. Adams to ensure WHA Staff emails Reports to Board upon receipt.	X	X		
18	08.10.22	ACTION	Mr. Soety to obtain & present more proposals for Albritton Park.	X			
19	08.10.22	ACTION	Mr. Adams: Verify due date for commercial payments & give update at next mtg.	X			
20	08.10.22	ACTION	Mr. Adams: Ask CDD's insurance carrier about resident volunteers to participating in landscape clean-up day & potential liability.	X	X		
21	09.07.22	ACTION	Mrs. Adams: Add signage to Rangeland crosswalk where pylons were removed.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.12.22 FOR 11.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
22	09.07.22	ACTION	Ms. Willson to verify plat language at 12914 Payton Street and confirm with the District Engineer to deter if there are issues with approving request to vacate 3' of Utility Easement.	X			
23	09.07.22	ACTION	Mr. Adams: Tell Mr. Wilkes to email the Board an update regarding Longspur and Village 1 Areas, Road Maintenance Responsibility.	X			
24	09.07.22	ACTION/ AGENDA	Mr. Adams to send rejection notices, extend DTE landscape contract month-to-month & email updated Site Plan to BOS. Mr. Yahn: facilitate bid process, work w/ Staff to revise RFP specs, publish & present bid results at Nov. meeting. 10.12.22 Regarding rebid, Mr. Adams to send Addendum to the respective contractors.	X		X After 10.12.22 mtg	
25	09.07.22	ACTION	Mr. Adams to commence process involved in proceeding with purchasing the Welcome Center and Land.	X			
26	09.07.22	ACTION	Mr. Adams: Find out when commercial shared costs revenues are due to the CDD.	X			
27	09.07.22	ACTION	Mrs. Adams to have WHA Staff "Book Mark" agenda items.	X			
28	10.12.22	ACTION/ AGENDA	Mr. Adams to coordinate establishing "Tow Guidelines" to address Cunningham Park incident.	X			
29	10.12.22	ACTION	Mr. Adams to send Mr. Devivo an aerial map of area abutting Esplanade and the pond to determine maintenance responsibilities.	X			
30	10.12.22	ACTION	Regarding Esplanade drainage culvert, Mr. Liquori to email the minimum standard of maintenance to the Board.	X			
31	10.12.22	ACTION	Ms. Willson to review Sherrif's report & advise Mr. Adams if it can be posted on the website.	X			
32	10.12.22	ACTION	Mr. Adams and Ms. Willson to work on letter to Westbay regarding DTE proposal and timeline of incident.	X			
33	10.12.22	ACTION	Mr. Soety to obtain additional proposal for Tree Care at Cunningham Park and provide a sketch of the areas.	X	X		
34	10.12.22	ACTION	Re: Standard Brick Paver proposal, Mr. Mazzone to obtain material cost and labor rate and obtain other proposals for the next meeting.	X		X After 10.12.22 mtg	10.25.22
35	10.12.22	ACTION	Mr. Silber to obtain a commitment from the Developer to continue use of the Welcome Center and whether a fee is involved.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.12.22 FOR 11.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
36	10.12.22	ACTION/ AGENDA	Ms. Willson to provide overview of procurement of engineering services for new board at December meeting.	X			
37	10.12.22	ACTION	Mr. Mazzoni to see if affected residents are interested in executing a License Agreement with the CDD to maintain areas abutting Woods Rider Loop, due to access issues. If so, work with Ms. Willson.	X		X After 10.12.22 mtg	11.01.22
38	10.12.22	ACTION	WHA Staff, when emailing revised agenda, to indicate in the email what changed.	X			
39	10.12.22	ACTION	Mr. Silver and Ms. Comella was tasked with leading the effort in scheduling a Workshop.				

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.12.22 FOR 11.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	02.09.22	ACTION/AGENDA	Mr./Mrs. Adams to solicit bids from sidewalk cleaning contractors. 3.09.22 Mr. Adams to incorporate Ms. Hlebak's proposal & others into a spreadsheet to present at the next mtg.			X	05.11.22
2	02.10.21	ACTION	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. 04.14.21 Heidt to review upon project completion. 05.12.21 Staff waiting on survey to be completed. 08.11.21 Project would commence after rainy season. 10.13.21 Staff received surveys; project would commence in three months. 01.12.22 Contract or contacted to commence project. 4.13.22 Project is scheduled to commence on Monday, April 18 th and be completed in three weeks, weather permitting.			X	05.11.22
3	12.01.21	ACTION AGENDA	Mr. Adams to ask Mr. Wilkes to report on Mr. Silber's request to make Longspur & Fence Post Drive intersection a four-way stop and turn some of the parking spaces into plant beds, at the next meeting. 03.09.22 Mr. Adams to call Mr. Wilkes tomorrow.			X	05.11.22
4	03.09.22	ACTION	Mr. Adams to research deed to determine ownership of retaining wall on Tract B-1 and review similar process with the Builder for homeowner or HOA maintaining wall.			X	05.11.22
5	03.09.22	ACTION/AGENDA	Mr. Adams to present landscape bid specs at May meeting.			X	05.11.22
6	03.09.22	ACTION/AGENDA	Mr. Adams to include in the proposed FY 2023 budget: 1. Adjust the "Commercial shared costs" and reduce trash assessment revenue from \$49,000 to \$10,000 or \$15,000. 2. Insert funds to purchase benches along Huckleberry Pond. 3. Add funds for bridge repairs and to redo the brick pavers on the bridge.			X	05.11.22
7	04.13.22	ACTION	Per Mr. Silber, Staff to establish a requirement of staffing needs.			X	05.11.22
8	04.13.22	ACTION	Mr. Call to call for info on the current meeting location site.			X	05.11.22
9	04.13.22	ACTION	Mr. Adams & Mr. Yahn to present counter offer to DTE & request pro-ration of the credit for 6 months & report back.			X	05.11.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.12.22 FOR 11.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	05.11.22	ACTION	Staff to prepare an Agreement between the CDD and the HOA to prevent fishing at the CDD lake banks.			X	06.08.22
11	05.11.22	ACTION	Mr. Adams: Ask vendor about missing "No trespassing" sign in Esplanade. Ms. Hlebak to advise Mrs. Adams where to re-install.			X	06.08.22
12	05.11.22	ACTION/AGENDA	Mr. Soety to present his findings in evaluating the firebush shrubs damaged by frost and DTE proposals for replacement.			X	06.08.22
13	05.11.22	ACTION	Mr. Adams, Mr. Soety & Mr. Yahn to refine section of the RFP for Landscape Maintenance Contract on performance score card and include the evaluation criteria with the point system in the package and ratify at the next meeting. Mr. Adams to provide Ms. Anderson a list of the vendors invited to respond to the RFP.			X	06.08.22
14	06.08.22	ACTION	Staff: Coordinate removal of "No Trespassing" signs at Huckleberry Pond. Ms. Willson: Update language in Amenity Policy to address late hours; based on Mr. Liquori's suggestions.			X	07.13.22
15	06.08.22	ACTION	Mrs. Adams to clarify if ponds 15-2 and 12-5 were transferred to the CDD and email Mr. Silber the link to the map.			X	07.13.22
16	06.08.22	ACTION	Mr. Adams to obtain a proposal from Mr. Yahn to engage Sunscape to oversee the Down-to-Earth landscaping projects.			X	07.13.22
17	04.13.22	ACTION	Mr. Adams to review trespass agreements that are already in place and determine if they can be amended and to check on who authorized placement of the "No fishing" on Lake Blanche.			X	07.13.22
18	06.08.22	ACTION	Mr. Adams to email the Board Mr. Wilkes' notes on his tour of the current facility and the site plan addressing the needs for the proposed meeting site at Publix.			X	07.13.22
19	06.08.22	ACTION	Ms. Hlebak to prepare and circulate a general overview of the roles and responsibilities of the Arch Amenities Group.			X	07.13.22
20	06.08.22	ACTION	Mr. Cologne: Submit request to Mr. Adams to host Tower Foundation in future on third Saturday in October; include details of the event and potential impacts to the area. 07.13.22 An alternative venue was located. This is not a CDD issue. Remove.			X	07.13.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.12.22 FOR 11.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
21	05.11.22	ACTION	Mr. Mohr to use the reservation system and submit a plan regarding the July 4 th event and copy of the County permit to Mr. Adams. Ms. Willson to review the CDD's potential liability. 06.08.22 Decision deferred while Mr. Mohr obtains one-time event insurance policy, Ms. Willson revises draft Agreement and CDD's Insurance Claims Dept approves the items as being sufficient to cover the CDD's liability. 07.13.22 Remove.			X	07.13.22
22	06.08.22	ACTION/AGENDA	Mrs. Adams to present SOLitude's new rate increase at the August meeting, as the Lake Maintenance contract expires in September. 07.13.22 Remove. Looking at other options.			X	07.13.22
23	03.09.22	ACTION/AGENDA	Mr. Adams to find vendor to review FDOT Bridge Inspection Report. 05.11.22 Resident Roddy to submit bid for the project to Mr. Adams. 09.07.22 Kimley Horn completed the analysis deeming the bridge is in good condition and submitted it to The State to place on their Key Inspection Program.			X	09.07.22
24	04.13.22	ACTION	Mr. Adams: Have District Engineer review Rocchetta proposals, add his fees & bring project under Heidt Design LLC. 05.11.22 Ongoing discussions continue. 09.07.22 Item withdrawn.			X	09.07.22
25	05.11.22	ACTION/AGENDA	Mr. Wilkes: Address erosion at pond on NW side of Night Star Tr., pipes jutting out on residence side & 2 residences at another pond that need pipes running into the lake. Mr. Adams: Obtain proposals for sod to re-establish slope & add littorals at Night Star Tr. Lake 15-2. 06.08.22 Mr. Adams: Email erosion photos to Mr. Wilkes. Proposals from Chapman Land Services pending. 07.13.22 Physical work being implemented.			X	09.07.22
26	05.11.22	ACTION	Mrs. Adams: Confirm w/ hog trapper there is no fee for his services & check status of submittal of copy of LLC and Cert of Ins to her. Once confirmed, Ms. Willson to prepare agreement noting compensation is in the form of items removed from property; not monetary. 07.13.22 Per SWFWMD rep, a permit must be issued for trapping. They are aware of the issue & the CDD's challenge. Letters mailed to Co. Commissioner & SWFWMD for assistance.			X	09.07.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
10.12.22 FOR 11.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
27	05.11.22	ACTION	Ms. Willson: Review Welcome Center lease from Developer Counsel & give to Mr. Silber. Ms. Comella: Work with CDD on plan for new landscape maintenance yard & present at the next mtg.			X	09.07.22
28	05.11.22	ACTION	Mr. Adams: Give Ms. Hlebak guidance & templates of how other CDDs handle homeowners' requests to sponsor public events.			X	09.07.22
29	06.08.22	ACTION	Mr. Mazzoni to send SFWMD and the County a letter requesting they do more to control the hog population adjacent to the CDD.			X	09.07.22
30	08.10.22	ACTION	Staff to obtain quotes for the construction of the staging area and for fill.			X	09.07.22
31	08.10.22	AGENDA	Mr. Adams to include Mr. Mazzoni 's Operations Report as part of Staff Reports on all future agendas.			X	09.07.22

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

C

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	5:00 PM
November 9, 2022	Regular Meeting	5:00 PM
December 7, 2022	Regular Meeting	5:00 PM
January 11, 2023	Regular Meeting	5:00 PM
February 8, 2023	Regular Meeting	5:00 PM
March 8, 2023	Regular Meeting	5:00 PM
April 12, 2023	Regular Meeting	5:00 PM
May 10, 2023	Regular Meeting	5:00 PM
June 14, 2023	Regular Meeting	5:00 PM
July 12, 2023	Regular Meeting	5:00 PM
August 9, 2023	Regular Meeting	5:00 PM
September 13, 2023	Public Hearing and Regular Meeting	5:00 PM

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	4,064,186	4,219,479	104,569	4,324,048	4,765,085
EXPENDITURES					
Professional & administrative					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	81,526	78,345	3,181	81,526	95,961
Total professional & administrative	254,883	170,100	84,888	254,988	275,418

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270	1,700,000
Landscape consulting	60,000	35,481	24,519	60,000	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000	155,000
Wetland maintenance	24,168	5,540	18,628	24,168	68,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500	4,500
Lake maintenance	94,000	47,726	46,274	94,000	100,000
Community trash hauling	246,750	139,944	106,806	246,750	330,000
Off-duty traffic patrols	20,000	2,200	17,800	20,000	20,000
Repairs & maintenance					
Repairs - general	20,000	18,796	1,204	20,000	20,000
Operating supplies	8,000	4,891	3,109	8,000	8,000
Plant replacement	70,000	71,279	-	71,279	70,000
Mulch	155,000	98,521	56,479	155,000	200,000
Playground mulch	12,000	-	12,000	12,000	18,000
Sod	100,000	59,100	40,900	100,000	200,000
Fertilizer/chemicals	20,000	23,987	-	23,987	30,000
Irrigation repairs	30,000	12,097	17,903	30,000	30,000
Irrigation monitoring	2,280	600	1,680	2,280	2,280
Security/alarms/camera/repair	1,000	703	297	1,000	1,500
Road & sidewalk	40,000	7,936	32,064	40,000	40,000
Common area signage	3,000	-	3,000	3,000	3,000
Bridge & deck maintenance	40,000	8,750	31,250	40,000	40,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	4,299	10,201	14,500	14,500
Streetlights	340,000	147,665	192,335	340,000	380,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000	70,000
Gas	450	414	36	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	8,463	13,537	22,000	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	-
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	6,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 818,345</u>

¹budget incorporates a 6% annual increase to hourly rate since last rate adjustment

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
D**



From the experts at
WTS International, LifeStart
and Meet Hospitality

Monthly Summary Report

October, 2022

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

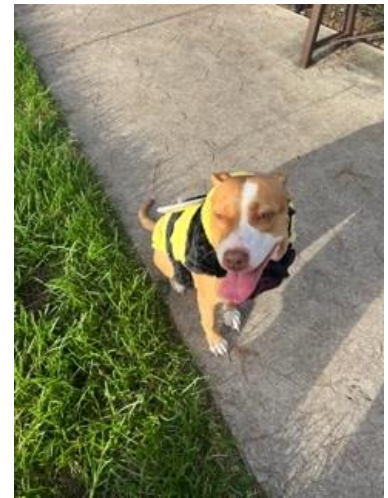
Alex Murphy, Operations Director



OCTOBER PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
You've Been Boored	Family Social	Whomever kept it going! Started w/ 12 Homes
Spooky/Not So Spooky Decorating Contest	Family Social	19 Homes Registered
Drink This, Make That September Rescheduled	Adult Social	12
Kid's Night Out	Kids Social	20
Community Garage Sale	Public Event	60 Homes Registered
Pup-O-Ween	Family & Dog Social	3 Pups & Owners
Dog -O-Ween	Family & Dog Social	4 Pups & Owners
Kid's Night Out September Rescheduled	Kids Social	18
Food Truck Friday	Family Social	200+
A Night in the Haunted Garden	Family Social	1000+
What's for Dinner?	Family Social	150+
Mammography Bus	Health & Wellness	40
Drink This, Make That	Adult Social	34
Movie in the Park	Family Social	100+
Monster Mash Dash	Health & Wellness	10
Little Mini Wednesdays (Little Sprouts & Toddler Time)	Parent & Child	12/Week
Fitness	Group Fitness	10/Class

OCTOBER PROGRAMS



OCTOBER AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	5 Days /27 Hours	\$1,350
Whitfield Park Pavilion	5 Days/17 Hours	\$255
Homestead Park Pavilion	3 Days/10 Hours	\$150
Albritton Park – Coming Soon!	N/A	N/A
Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.		

NOVEMBER PROGRAM FORECAST

PROGRAM	DATE
CPR Class	November 1st
Lunch Bunch	November 3rd
Election Day	November 8th
Food Truck Friday	November 11th
Breakfast in the Park	November 12th
Coffee Tasting	November 12th
Yippy Hour	November 15th
Yappy Hour	November 17th
Friendsgiving	November 18th
Crafty Kids	November 21st
What's for Dinner?	November 22nd
Thanksgiving	November 24th
Pie Burner 5k	November 26th
Drink This, Make That	November 30th
Little Mini Wednesdays (Little Sprouts & Toddler Time)	Every Wednesday
Fitness Classes	Monday & Tuesday Weekly

FRIENDS GIVING
November 18th, 2022
Cunningham Hall
6 PM - 9 PM

Calling all 'Friends' to Join the Lifestyle Team dressed as your favorite Character for a unforgettable evening with CATERING PROVIDED BY SANTELLI'S & MUSIC BY DJ ANTHONY
Adults 2.1 & UP ONLY | RSVP REQUIRED
\$10 PER PERSON



Dude and His Food

Food Truck Friday

November 11th, 2022
Whitfield Park
6 PM - 8 PM

RSVP WILL BE CLOSED ON NOVEMBER 9TH AT 5 PM

Starkey Ranch Community

Coffee Tasting

\$26 PER FLIGHT
(Can be split between 2 people)
2 PASTRIES
4 12 OZ. Cups of COFFEE (Mix & Match)

NOV. 12 2022 **12 PM - 2 PM**
Cunningham Hall

RSVP TODAY at
Fun@Starkeyranch.com

Coffee Provided By The Bean Bar Co.

Menu

Hot

- Mocha Peppermint Latte
- Toffee Nut Cappuccino
- Irish Cream Latte
- Lavender Chai Tea

Cold

- Mocha Peppermint Latte
- Toffee Nut Iced Coffee
- Irish Cream Latte
- Caramel Apple Latte

Pastries

- Almond Biscotti
- Butter Croissant

Little Mini Wednesday

Every Wednesday
Cunningham Garden : 9:30 AM
Cunningham Hall: 10 AM

Calling all minis and caregivers! Join the Lifestyle Team for an amazing one hour toddler social! This is the perfect opportunity to meet your neighbors, enjoy a snack and share some laughs.

RESIDENT INTERACTIONS

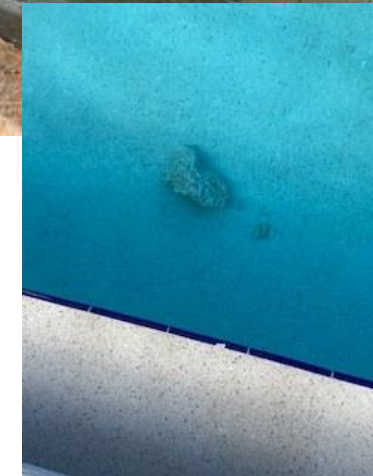
TOTAL VISITS BY DAY/MONTH	
Monday	54
Tuesday	28
Wednesday	22
Thursday	42
Friday	39
Saturday	29
Sunday	23
TOTAL CALLS & EMAILS BY DAY/MONTH (Does NOT include Program or Rental Requests)	
Monday	49
Tuesday	26
Wednesday	37
Thursday	41
Friday	25
Saturday	31
Sunday	27

OVERALL UTILIZATION	
Total Visits (Mon – Sat 10am to 5pm, Sun 12pm to 5pm)	237
Total Calls & Emails (Does NOT include Program or Rental Requests)	236

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Maglock	Complete	Vandalism at Homestead Park Pool. Maglock and wiring was broken off one of the gates. Not under warranty, Smart Solutions came out and replaced.
A/C in Cunningham Park Bathroom	In Progress	Parts are on back order. Waiting form them to arrive for scheduling.
Rental Tables Repaired	Complete	Several of the legs on the tables needed to be repaired vs ordering new tables.
Whitfield Park Pool Fence	Complete	Vandalism at Whitfield Park Pool. Someone unscrewed the bars of the fence to gain access while pool was closed for safety repairs.
Whitfield Park Fire Pit	In Progress	Fire Pit will not remain lit. Working on parts, before having to replace the entire unit.
Playground Audits	Complete	Facilities Staff has been trying to keep up with small repairs with the playground equipment in the parks, but completing this years audit on what we may not be able to fix/could be under warranty.
Splash Pad Surface	In Progress	Health Department has requested we look into replacement/repairs for the pad surface. It is starting to buckle and chip up. Currently waiting for quotes.
Splash Pad Timer	In Progress	Timer is sticking and not shutting off. Waiting on part.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed. This does not include daily Park Attendant duties such as trash, park checks, rentals, etc.

FACILITY OPERATIONS & MAINTENANCE



THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzone – Operations Manager
DATE: November 1, 2022
SUBJECT: Status Report – Field Operations

Storm Drain Inspection / Repair: Two voids have appeared around storm drains. One is located at the mailboxes on Villamore near Homesteader and the other is located across from the corner of Barn Cat Run / Chapin Pass. Staff reached out to Shenandoah after failing to secure other contractors to address this issue. Shenandoah furnish a crew and all necessary equipment to clean & video storm inlets to see potential causes of ground erosion at surface. As this was time sensitive and safety concern, Operations Manager executed the proposal for \$4,700.00.

Cunningham Park Landscaping Volunteer Activity: Staff discussed potential resident clean-up at Cunningham Park event with Michelle Thomas of Egis Insurance. The current FIA Package policy for TSR CDD does not provide Bodily Injury coverage for volunteers. This is because volunteers who can be either comprised of Board Members or Residents are considered employees of the District. FIA can now offer a Workers' Compensation policy that provides coverage for volunteers who are working on behalf of the district. At the Board direction, we secured a WC proposal for review at the November 9th meeting.

Landscape Contract RFP: Staff opened the Landscaping RFP Bids on Thursday, November 3rd. The bids were transmitted to Sunscapes Consulting for review and tabulating.

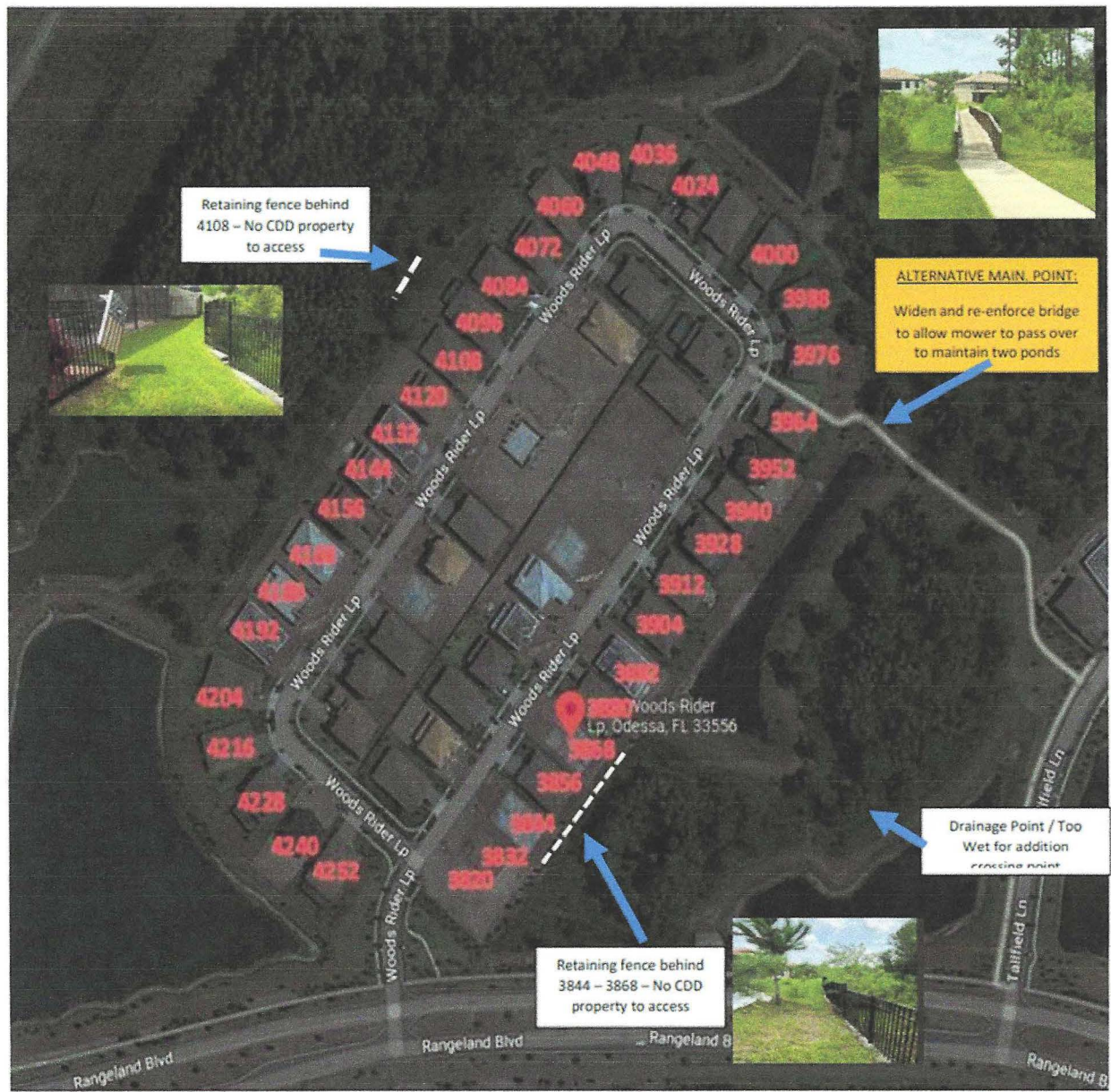
Heart Pine Avenue Bridge Project: Per the FDOT report, staff is in the process of completing the recommendations and requirements listed. We requested a proposal from do a complete pick-up and re-lay of the bricks, changing from a Soldier course pattern to Herringbone pattern. There will be some additional brick replacement required. **Standard Brick Pavers**, was able to review the bridge wear deck and provide an updated proposal, which has been submitted for the Board packet. We are still awaiting the second proposal from **ACP**, as they have expressed concerns about warranting a project where they are only partially replacing the pavers. Staff has recommended they submit two proposals, illustrating the differences in the warranties for the work.

Landscape Maintenance Access Concerns:

Woods Rider Loop: Staff received communication from homeowners about a lack of lawn maintenance in the CDD paths behind the homes located on Woods Rider Loop.

Upon further investigation, there are constraints limiting access. More specifically, except for the areas around the ponds surrounding Woods Ryder Loop, there is not more than three feet of CDD property behind certain homes to allow sufficient room for mowers to pass and maintain the areas. Staff met with DTE on 9/2 to get a better understanding of the challenges in this area. Staff has reached out to the District Counsel for recommendations and suggestions and is obtaining a proposal from Cornerstone to clear a path and create a 5 - 6ft gravel base to run alongside the walking bridge off Tallfield. This will allow mowers to maintain the two ponds (17-1 and 17-2) behind the homes on Woods Rider Loop without requiring DTE to utilize private property for access. **The proposal from Cornerstone has been submitted for the November Meeting.**

One homeowner responded and no further requests have been made by neighbors.



Night Star Tree Concern (5270)- Owner at 5270 reported a concern and sent photos from Work Order #3111418, which involves a damaged tree, potentially struck by lightning, in the preserve area. Peter has Mike from Brightview Tree Care is reviewing Friday (10/21). 10/24 - Proposal obtained. Peter following up for clarifications.

Street Lighting Repairs- Rangeland Blvd: 9/27 - 5 Poles along Rangeland Blvd were reported as out. Approximately 5 poles were reported as not functional as of 9/27. As of 10/19, Duke Energy reports that all necessary repairs to this section have been completed.

Tallfield Lane and Dunn Avenue - Staff reviewed concerns about standing water and mold growth at the corner of Tallfield Lane and Dunn Avenue. The issue appears to be related to drainage and runoff from the adjacent property. Staff met with DTE and then with Grant Striepling, Director of Construction – West Bay, on 10/25 to review situation.

Mr. Striepling's feedback: "There are topography challenges with the common landscape beds on the South side of Tallfield. We have done what we can with the grading on the existing homeowner lots bordering the common area. We have also advised the homeowners of their irrigation responsibilities in the hope it will lessen the runoff."

"The landscape beds themselves have been observed to have irrigation running quite a bit. I really do not think drains need to be installed as much as managing the water better."

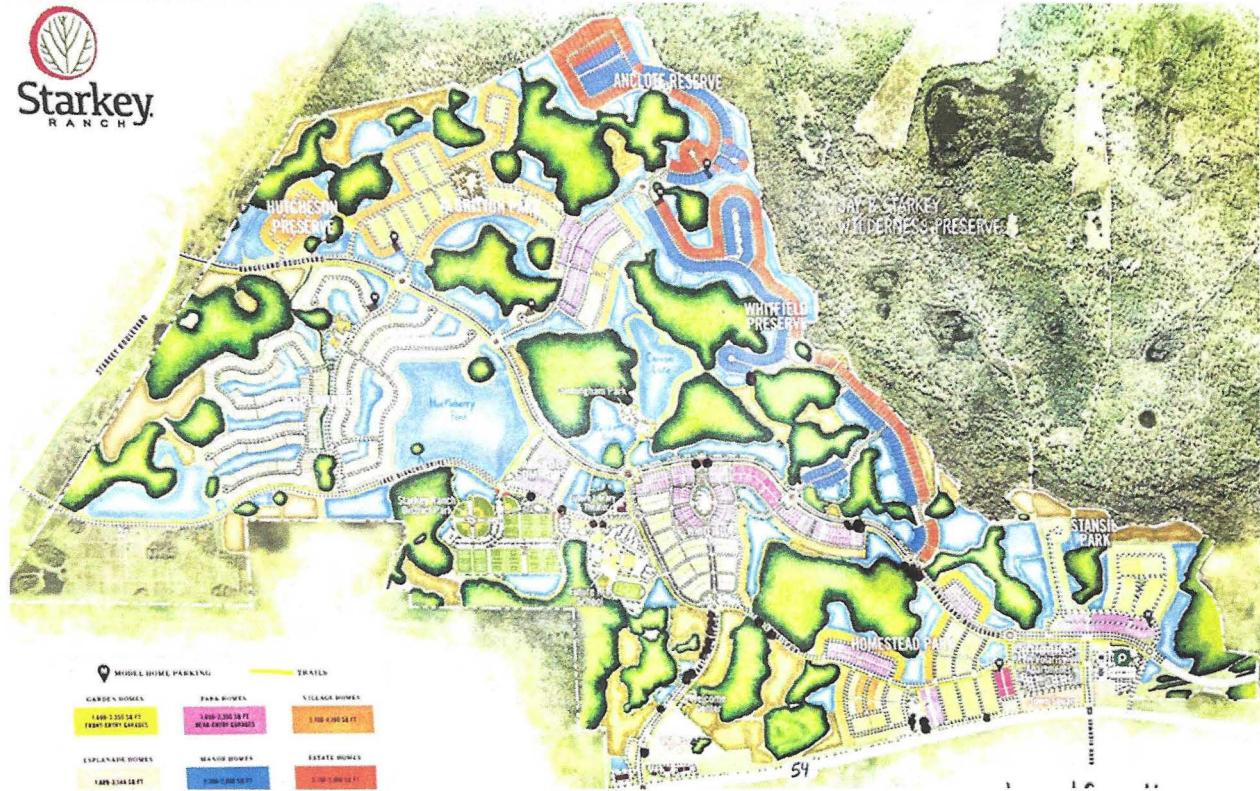
Leaking Irrigation Meter (Meter #15057051) - (10/17/22) Called and spoke with a utility representative and they will be getting a team out to address it. Received call from Pasco County on site and provided location, with repair completed the same day.

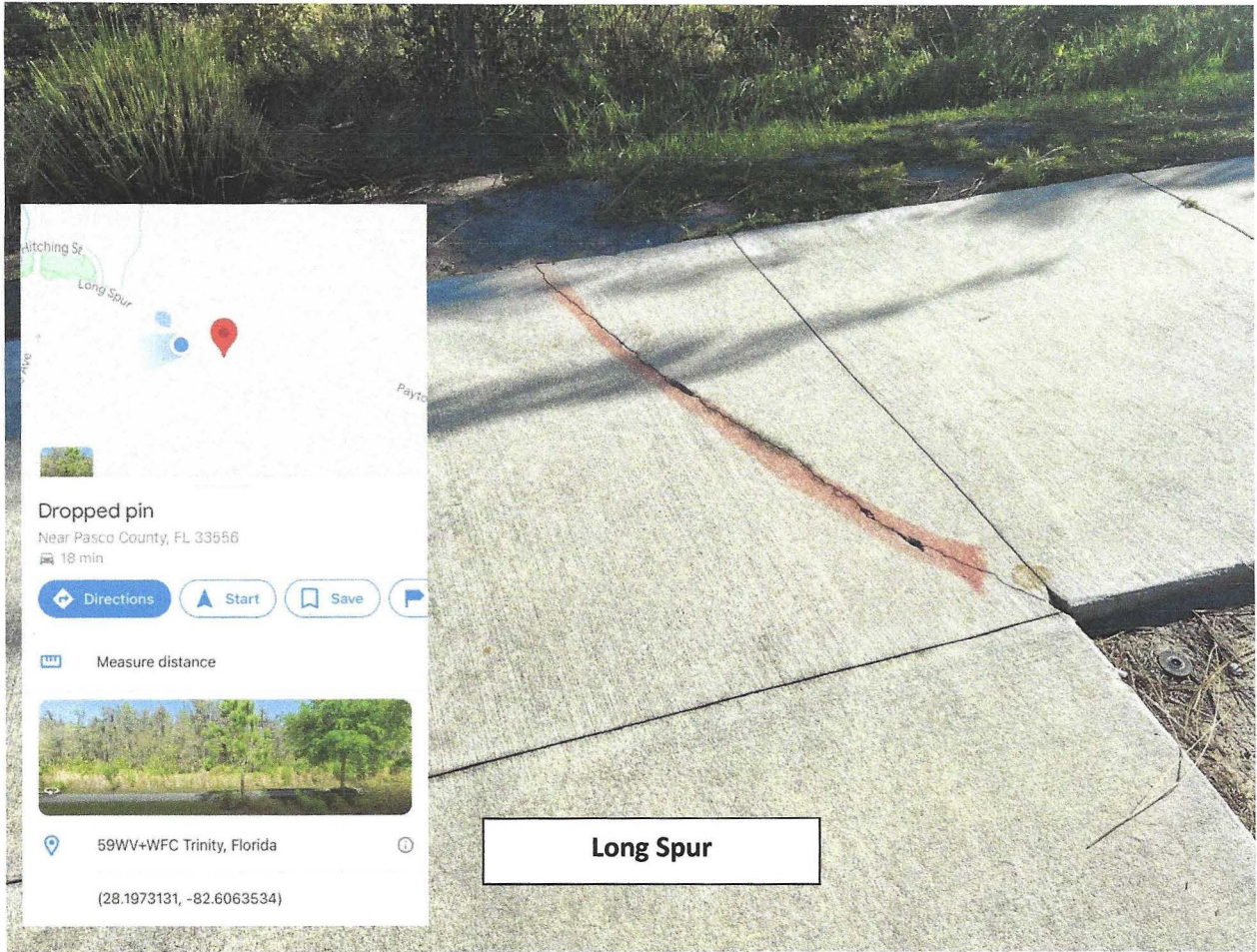
3192 Long Spur - Paver Damage- "Work Order #3200443 - Paver damage as a result of roots from community owned tree, reported by Homeowner." Suncoast consulting, BM. & DTE reviewed on 10/25. Tree root trimming recommended by SC. SC to get proposal from vendor performing other tree work.

Sidewalk Issues Report- NEXT PAGE

TSR COMMUNITY DEVELOPMENT DISTRICT

SIDEWALKS ISSUES REPORT – 10/27/2022

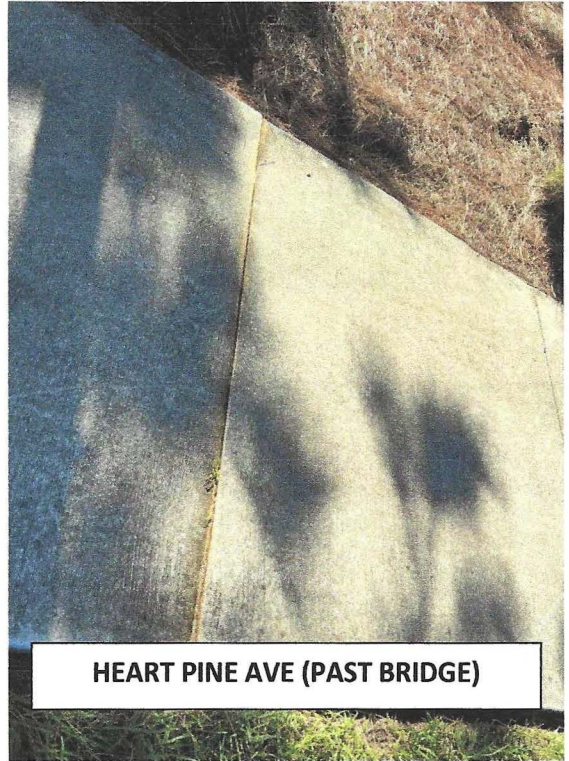




Long Spur



Corner of Long Spur /



HEART PINE AVE (PAST BRIDGE)



10:04 5G

Dropped pin

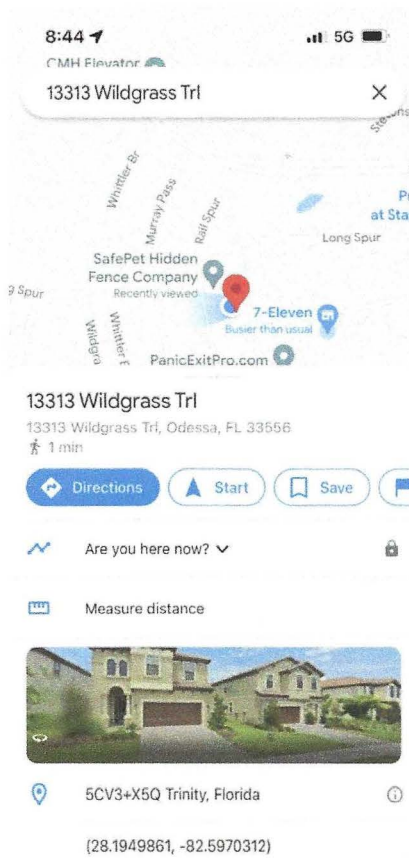
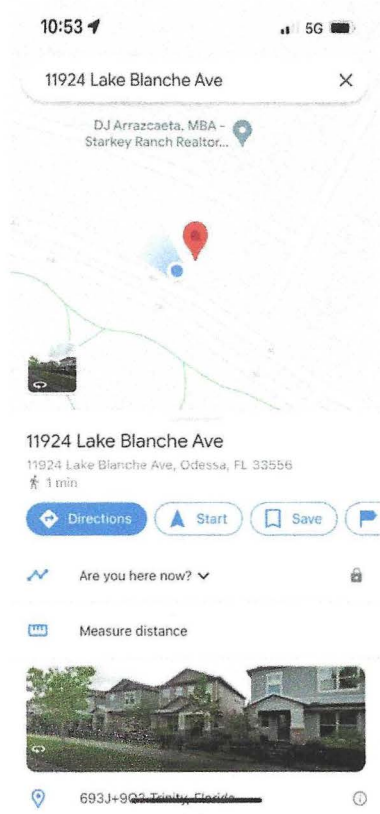
Heart Pine Pond Overlook
Starkey Ranch

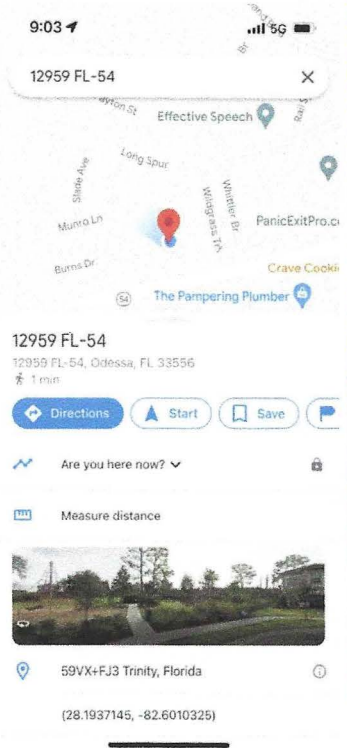
Dropped pin
Near Pasco County, FL
5 min

Directions Start Save

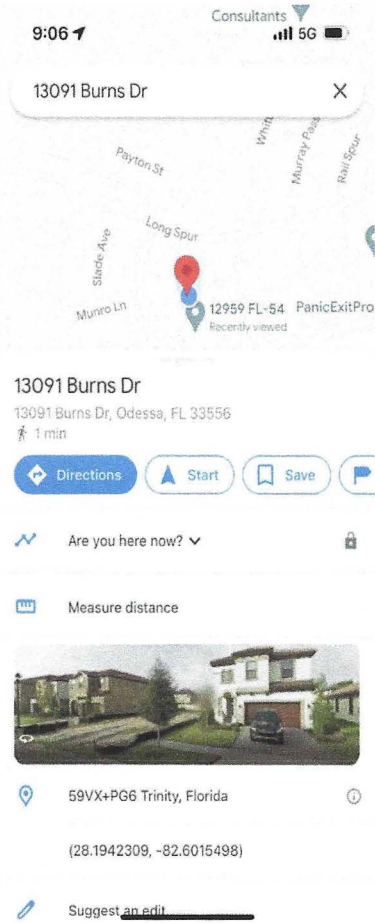
Measure distance

59WQ+6MH Trinity, Florida
(28.1955561, -82.6107680)

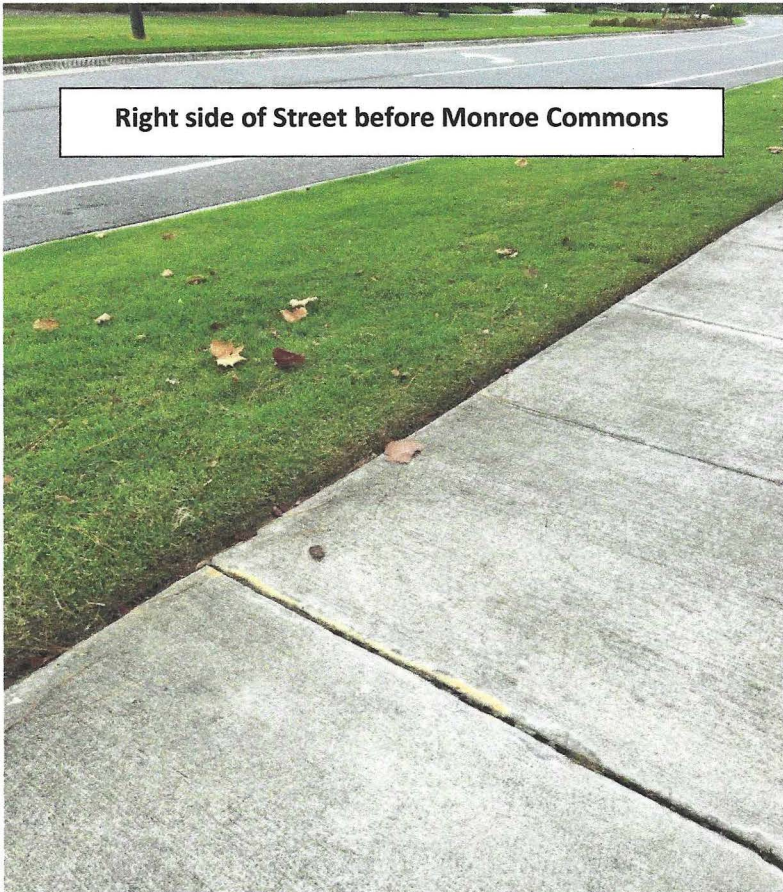
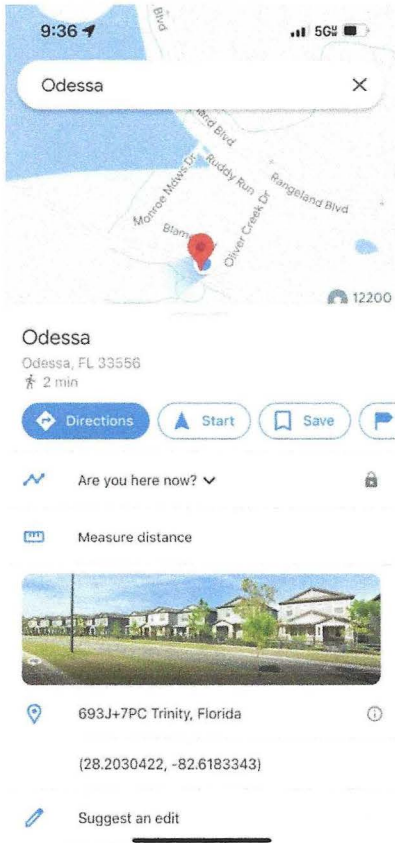
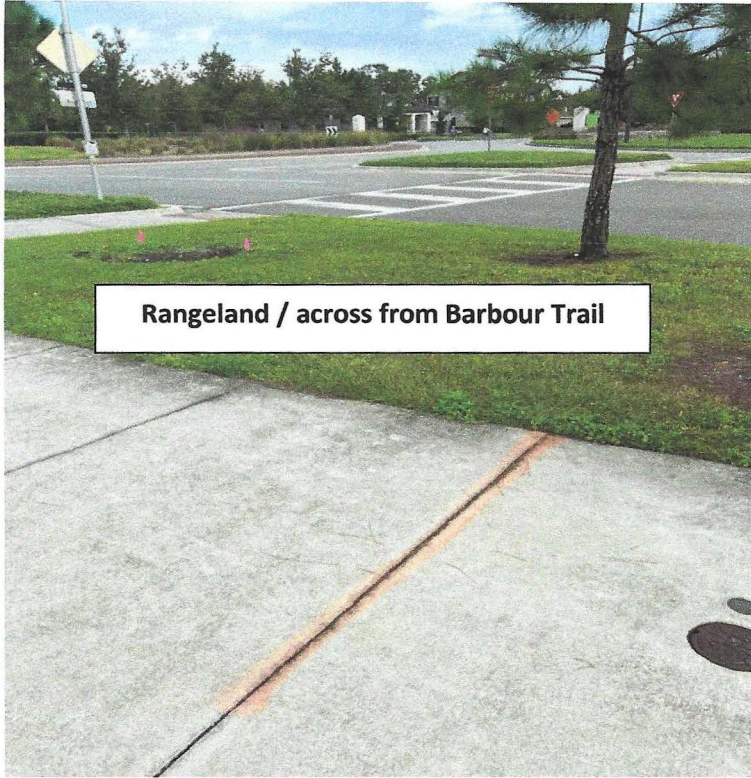
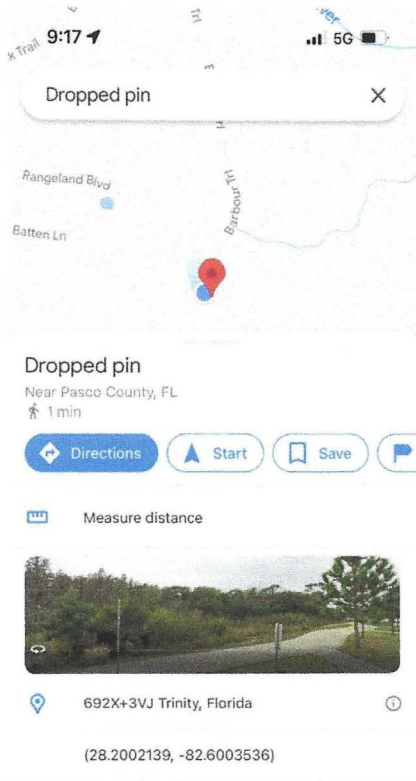


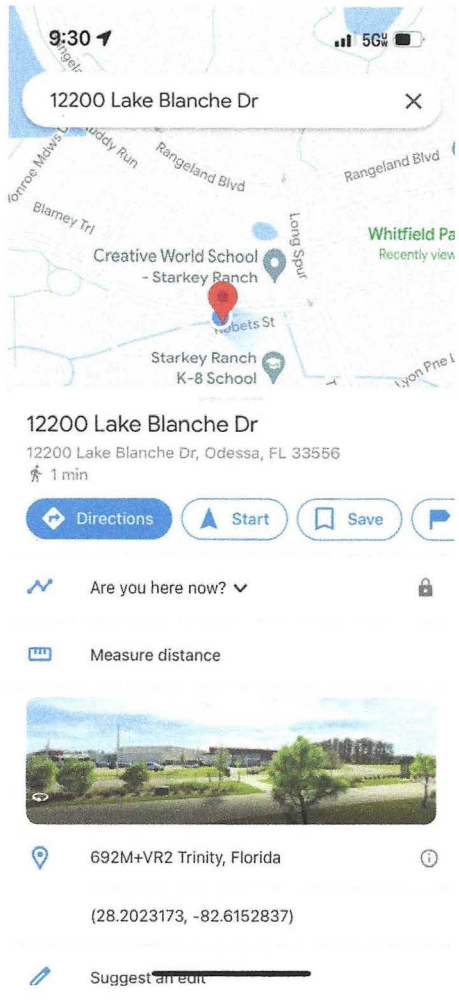


HOMESTEAD PARK

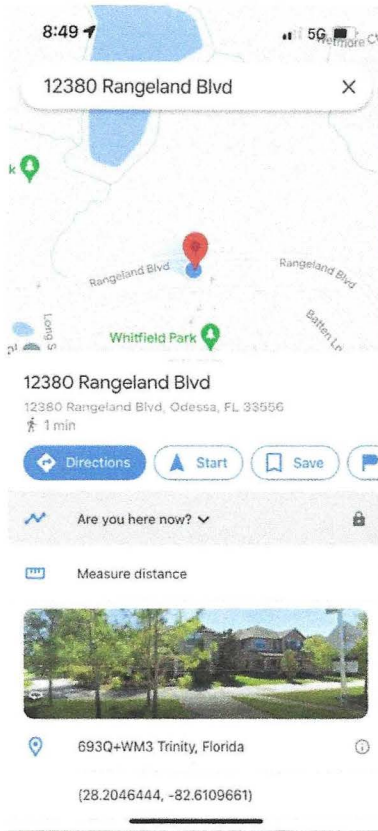


HOMESTEAD PARK – NEAR SLIDE

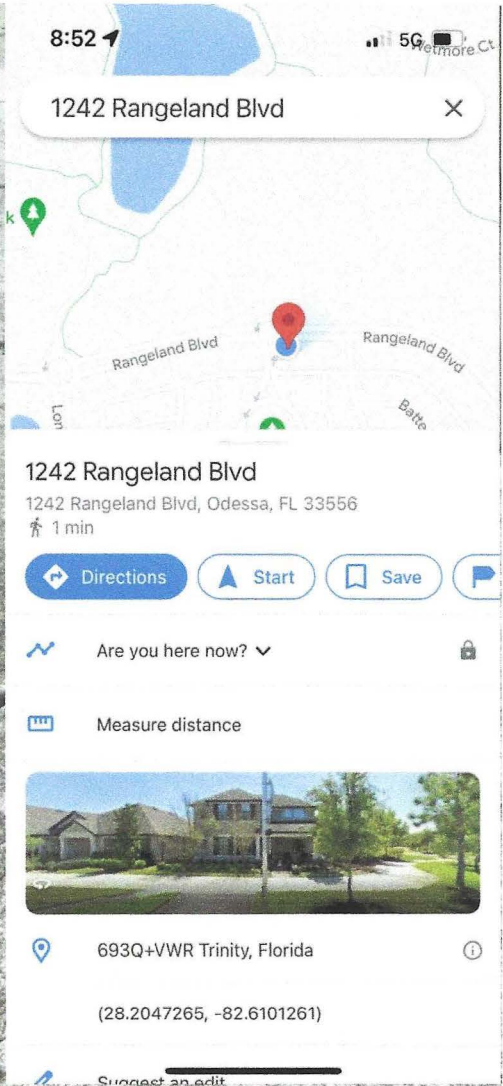




**Three sections- In front of
Starkey Ranch Theater
Library Cultural Center**



Heart Pine Ave / Rangeland



Heart Pine Ave / Rangeland #2