

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

November 4, 2020

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

October 28, 2020

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 4, 2020, immediately following the Landowners' Meeting scheduled to commence at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. Members of the public may participate in this meeting, as well as for the duration of Phase 3 of the COVID-19 Emergency, by calling 1-888-354-0094, Conference ID: 8593810. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Administration of Oath of Office to Newly Elected Supervisors [SEATS 3, 4 & 5] *(the following to be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2021-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

5. Consideration of Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the TSR Community Development District, and Providing for an Effective Date
6. Discussion: Landscaping Improvement in Open Space Next to 3100 Barbour Trail
7. Discussion: Traffic Calming Plan on Barbour Trail
8. Consideration of Draft Final Plat for Esplanade at Starkey Ranch Phase 4
9. Consideration of First Amendment to Sunscape Consulting, Inc., Landscape Management Agreement
10. Acceptance of Unaudited Financial Statements as of September 30, 2020
11. Approval of October 14, 2020 Virtual Public Hearing and Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineer: *Heidt Design, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Discussion: Electronic Agenda vs Hardcopy
 - II. NEXT MEETING DATE: December 9, 2020 at 5:00 p.m.

• QUORUM CHECK

Seat 1	Mike Liquori	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2	Matt Call	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3*	Vacant	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4**		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5*		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

* Seats subject to November 3 general election

** Seat subject to November 4 landowners' meeting/election

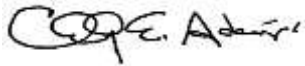
- D. Lifestyle Director & Amenity Manager: *WTS International*
 - I. Pocket Park Event Use Request Form
 - II. Pressure Washer Options
 - III. Pool Resurfacing
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

13. Supervisors' Requests

14. 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

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COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the TSR Community Development District ("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 4, 2020, and the below recited person was duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____ Seat 4 Votes _____

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____ 4-Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4th DAY OF NOVEMBER, 2020.

Attest:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-03

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE TSR COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the TSR Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 4th day of November, 2020.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

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From: Krzysztof Rzymiski <iksmizr@gmail.com>
Sent: Tuesday, October 27, 2020 1:39 PM
To: Chuck Adams <adamsc@whhassociates.com>
Cc: Elisa Rzymiski <ftlmom@gmail.com>
Subject: Re: ASK: 2 Starkey TSR CDD Agenda Items

Check,

Here are the pictures per your request. I would like all of them (9 photos) to be presented to the board so they understand that this issue is widespread and not limited in size.

Thank you for adding this to the TSR CDD board agenda for 11/4.

Much appreciated,

Krzysztof and Elisa Rzymiski













On Tue, Oct 27, 2020 at 12:57 PM Krzysztof Rzymiski <iksmizr@gmail.com> wrote:
Chuck,

Yes, I will take new pictures. I will send shortly. The community adjacent open space next to my house is almost all weeds at this point. My wife and I have been trying to get this rectified for almost 1 year. In the meantime, this space has gotten much worse and now likely requires a complete resod instead of a partial replacement.

I was working with Down to Earth and Cleo to get this fixed but for some reason it was not placed on the agenda for past October's meeting. I am simply trying to get the board's and community management's attention to this matter to get a long-term fix in place knowing that people will walk and use this space. I realize resodding in the Fall doesn't make sense since the grass will go dormant and almost all the maintenance funds for landscape are almost gone.

Finally, do you know who the TSR CDD landscape manager is?

Sincerely,

Krzysztof Rzymiski
3100 Barbour Trail, Odessa, FL 33556

On Tue, Oct 27, 2020 at 12:48 PM Chuck Adams <adamsc@whhassociates.com> wrote:

Good afternoon

Do you have any pictures/exhibits particularly for item 1? It will be a far more efficient discussion to know ahead of time what your concerns are.

Thanks

Best Regards,

Chesley 'Chuck' Adams
Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Krzysztof Rzymiski <iksmyzr@gmail.com>

Sent: Tuesday, October 27, 2020 12:05 PM

To: Chuck Adams <adamsc@whhassociates.com>

Cc: Elisa Rzymiski <ftlmom@gmail.com>; Dbsmith83@gmail.com

Subject: Re: ASK: 2 Starkey TSR CDD Agenda Items

Chuck,

Please see my request below as I have not received a response yet.

On Sun, Oct 25, 2020 at 11:33 AM Krzysztof Rzymiski <iksmyzr@gmail.com> wrote:

Chuck,

I would like to add 2 topics to the Nov. 4 TSR CDD meeting. One for me and one for my wife.

1. Landscaping improvement for adjacent open space next to 3100 Barbour Trail
 - o Long-term solution required
2. Traffic calming plan for Barbour Trail
 - o Formal transition of road (between Rangeland to bridge of Whitefield Preserve Phase 2)

Sincerely,

Krzysztof & Elisa Rzymiski
3100 Barbour Trail, Odessa, FL 33556
954-608-6416

On Wed, Oct 21, 2020 at 10:54 AM Chuck Adams <adamsc@whhassociates.com> wrote:

Hello

If you have something specific (including exhibits) providing suggestions, you may submit and I will confer with the Chair about adding to the next agenda. Otherwise you may offer your comments/suggestions during public comments.

Best Regards,

Chesley 'Chuck' Adams
Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Krzysztof Rzymiski <iksmyzr@gmail.com>
Sent: Wednesday, October 21, 2020 9:40 AM
To: Chuck Adams <adamsc@whassociates.com>
Subject: Starkey TSR CDD

Hello,

My name is Krzysztof Rzymiski and I am a resident of Starkey Ranch. I live at 3100 Barbour Trail, Odessa, FL 33556.

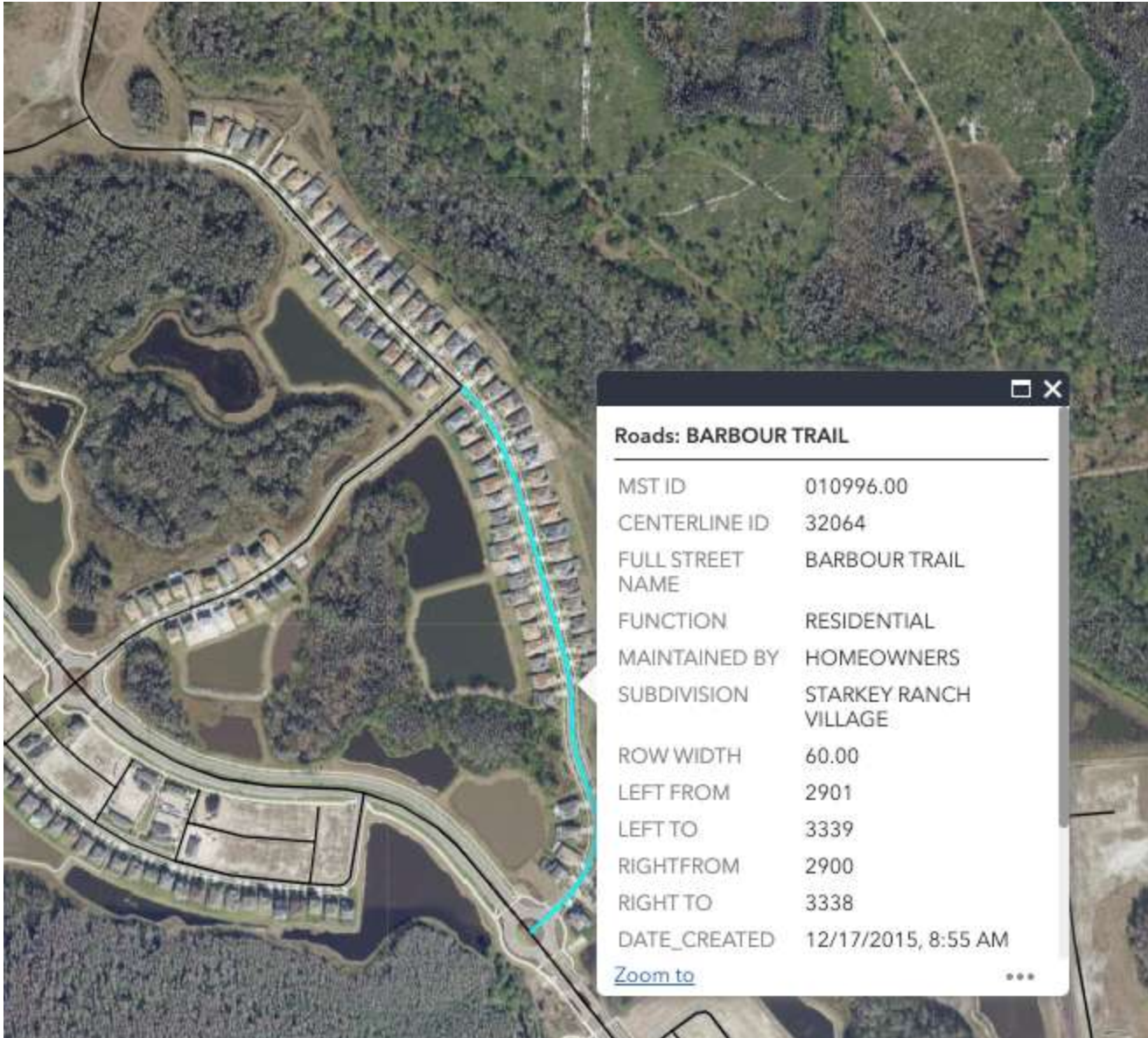
How do I request a landscape improvement and get it added to the agenda for an upcoming TSR CDD board meeting?

Krzysztof Rzymiski
954-608-6416

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COMMUNITY DEVELOPMENT DISTRICT

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Roads: BARBOUR TRAIL

MST ID	010996.00
CENTERLINE ID	32064
FULL STREET NAME	BARBOUR TRAIL
FUNCTION	RESIDENTIAL
MAINTAINED BY	HOMEOWNERS
SUBDIVISION	STARKEY RANCH VILLAGE
ROW WIDTH	60.00
LEFT FROM	2901
LEFT TO	3339
RIGHTFROM	2900
RIGHT TO	3338
DATE_CREATED	12/17/2015, 8:55 AM

[Zoom to](#)

...

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COMMUNITY DEVELOPMENT DISTRICT

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ESPLANADE AT STARKEY RANCH PHASE 4
LYING IN SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION

A parcel of land lying in Sections 19 & 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of said Section 19, thence along the South boundary of the Southeast 1/4 of said Section 19, N 89°04'00" W, a distance of 104.40 feet thence departing said South boundary, N 05°55'54" E a distance of 24.08 feet to the South-west corner of Official Records Book 950, Page 1451, of the Public Records of Pasco County, Florida, also being the POINT OF BEGINNING, thence along the Westerly and Northernly boundary of said Official Records Book 950, Page 1451, the following thirteen (13) courses: 1) N 1°10'37" W, a distance of 47.64 feet; 2) Northernly, 35.30 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 37°04'00" (chord bearing N 42°32'52" E, 15.56 feet); 3) N 2°00'00" W, a distance of 50.47 feet; 4) Northernly, 37.03 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 39°15'15" (chord bearing N 07°03'18" E, 18.26 feet); 5) N 16°00'30" W, a distance of 31.85 feet; 6) Northernly, 23.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 11°15'33" (chord bearing N 25°13'36" W, 13.73 feet); 7) N 45°12'30" E, a distance of 34.98 feet; 8) N 49°57'00" W, a distance of 39.70 feet; 9) N 02°15'30" W, a distance of 177.24 feet; 10) N 22°24'42" E, a distance of 121.65 feet; 11) N 21°00'43" W, a distance of 278.64 feet; 12) N 36°56'16" E, a distance of 1406.43 feet; 13) N 50°02'34" E, a distance of 275.85 feet; 14) Northernly, 68.29 feet; 15) along said Northernly boundary and the extension thereof, a distance of 587.34 feet to the Northwest-most corner of TRACT B, ESPLANADE AT STARKEY RANCH PHASE 3 & 3A, according to the plat thereof, recorded in Plat Book 78, Pages 103 through 109, inclusive, of the Public Records of Pasco County, Florida, thence along the Westerly boundary of said ESPLANADE AT STARKEY RANCH PHASES 3 & 3A, the following sixteen (16) courses: 1) S 00°02'00" W, a distance of 408.23 feet; 2) N 81°12'02" W, a distance of 55.49 feet; 3) S 55°03'59" W, a distance of 138.20 feet; 4) N 89°29'04" W, a distance of 102 feet; 5) Westerly, 204.35 feet along the arc of a tangent curve to the right having a radius of 565.00 feet and a central angle of 20°43'24" (chord bearing N 78°30'05" W, 203.24 feet); 6) N 68°17'23" W, a distance of 42.63 feet; 7) Westerly, 545.43 feet along the arc of a tangent curve to the left having a radius of 168.50 feet and a central angle of 49°27'24" (chord bearing S 88°08'50" W, 345.97 feet); 8) S 81°55'51" W, a distance of 93.84 feet; 9) Westerly, 44.88 feet along the arc of a tangent curve to the right having a radius of 87.36 feet and a central angle of 29°24'22" (chord bearing S 74°37'15" W, 44.35 feet); 10) Southwesterly, 32.82 feet along the arc of a reverse curve to the left having a radius of 148.35 feet and a central angle of 125°53'00" (chord bearing S 28°22'46" W, 24.44 feet); 11) Southwesterly, 24.38 feet along the arc of a compound curve to the left having a radius of 64.84 feet and a central angle of 25°41'28" (chord bearing S 47°24'48" E, 24.38 feet); 12) Southwesterly, 132.45 feet along the arc of a reverse curve to the right having a radius of 67.04 feet and a central angle of 117°18'13" (chord bearing S 58°50'00" E, 132.45 feet); 13) Easterly, 33.93 feet along the arc of a reverse curve to the left having a radius of 15.63 feet and a central angle of 75°00'00" (chord bearing S 56°53'31" E, 31.50 feet); 14) N 54°04'34" E, a distance of 98.85 feet; 15) Easterly, 36.84 feet along the arc of a tangent curve to the right having a radius of 23.00 feet and a central angle of 43°28'35" (chord bearing S 45°35'36" E, 33.45 feet); 16) Southwesterly, 35.41 feet along the arc of a compound curve to the right having a radius of 489.01 feet and a central angle of 07°49'13" (chord bearing S 53°01'11" E, 95.34 feet); 17) Southwesterly, 61.27 feet along the arc of a reverse curve to the left having a radius of 60.00 feet and a central angle of 57°24'44" (chord bearing S 12°19'31" W, 58.55 feet); 18) S 87°13'33" E, a distance of 36.68 feet; 19) Easterly, 202.08 feet along the arc of a tangent curve to the left having a radius of 582.00 feet and a central angle of 18°57'55" (chord bearing N 77°24'04" E, 201.78 feet); 20) S 22°14'54" E, a distance of 184.00 feet; 21) N 67°45'52" E, a distance of 93.12 feet; 22) S 22°25'25" E, a distance of 188.00 feet; 23) Westerly, 339.97 feet along the arc of a non-tangent curve to the right having a radius of 588.00 feet and a central angle of 31°27'45" (chord bearing S 67°17'45" W, 332.18 feet); 24) S 24°54'47" W, a distance of 245.87 feet; 25) Westerly, 235.29 feet along the arc of a tangent curve to the right having a radius of 283.00 feet and a central angle of 51°15'14" (chord bearing N 66°59'19" W, 223.50 feet); 26) Westerly, 21.23 feet along the arc of a reverse curve to the left having a radius of 23.00 feet and a central angle of 21°17'27" (chord bearing S 71°02'38" W, 21.45 feet); 27) S 28°02'19" E, a distance of 21.38 feet; 28) Southwesterly, 35.47 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 37°04'00" (chord bearing S 03°33'05" W, 35.14 feet); 29) S 09°59'49" E, a distance of 70.58 feet; 30) Southwesterly, 5.18 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 07°39'51" (chord bearing N 82°02'21" E, 5.18 feet); 31) S 18°34'21" E, a distance of 74.48 feet; 32) Southwesterly, 34.86 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 16°42'15" (chord bearing S 03°10'41" E, 34.65 feet); 33) S 30°08'19" W, a distance of 40.92 feet; 34) S 13°54'42" W, a distance of 20.85 feet; 35) Southwesterly, 56.93 feet along the arc of a tangent curve to the left having a radius of 20.00 feet and a central angle of 130°17'41" (chord bearing S 55°14'00" E, 45.37 feet); 36) N 61°07'30" E, a distance of 32.61 feet; 37) Easterly, 116.50 feet along the arc of a tangent curve to the right having a radius of 23.00 feet and a central angle of 26°22'00" (chord bearing N 58°20'00" E, 117.60 feet); 38) S 00°00'00" E, a distance of 259.30 feet; 39) Easterly, 40.84 feet along the arc of a tangent curve to the left having a radius of 83.00 feet and a central angle of 03°00'00" (chord bearing N 88°26'29" E, 45.04 feet); 40) S 07°00'00" E, a distance of 180.00 feet; 41) Easterly, 26.95 feet along the arc of a non-tangent curve to the left having a radius of 1020.00 feet and a central angle of 07°50'00" (chord bearing S 88°28'29" E, 26.95 feet); 42) S 84°38'57" E, a distance of 158.00 feet; 43) Westerly, 91.33 feet along the arc of a non-tangent curve to the right having a radius of 1208.00 feet and a central angle of 04°38'37" (chord bearing S 87°41'37" W, 97.28 feet); 44) N 30°00'00" W, a distance of 93.45 feet; 45) Westerly, 62.16 feet along the arc of a tangent curve to the left having a radius of 133.00 feet and a central angle of 20°23'07" (chord bearing S 74°48'10" W, 61.82 feet); 46) Easterly, 483.97 feet; 47) Easterly, 218.89 feet; 48) S 55°25'15" W, a distance of 307.51 feet; 49) Easterly, 31.99 feet along the arc of a tangent curve to the left having a radius of 21.00 feet and a central angle of 77°33'37" (chord bearing S 13°38'23" W, 31.41 feet); 50) N 22°18'21" E, a distance of 101.18 feet; 51) N 03°00'00" E, a distance of 204.65 feet; 52) N 16°30'00" E, a distance of 44.42 feet; 53) Easterly, 6.88 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 15°15'17" (chord bearing N 16°14'12" E, 6.86 feet); 54) Easterly, 342.09 feet along the arc of a reverse curve to the right having a radius of 23.00 feet and a central angle of 16°30'28" (chord bearing N 79°20'17" E, 139.70 feet); 55) Easterly, 39.83 feet along the arc of a reverse curve to the left having a radius of 60.00 feet and a central angle of 37°04'00" (chord bearing N 79°10'09" E, 38.53 feet); 56) Easterly, 90.04 feet along the arc of a reverse curve to the right having a radius of 1599.00 feet and a central angle of 36°04'00" (chord bearing N 72°46'50" E, 85.45 feet); 57) Easterly, 80.83 feet along the arc of a reverse curve to the left having a radius of 132.00 feet and a central angle of 11°41'07" (chord bearing N 85°28'20" E, 63.51 feet); 58) N 39°37'42" E, a distance of 20.16 feet; 59) S 05°00'00" E, a distance of 189.23 feet; 60) Westerly, 33.20 feet along the arc of a non-tangent curve to the right having a radius of 500.00 feet and a central angle of 07°18'00" (chord bearing S 28°08'09" W, 33.20 feet); 61) S 02°15'30" W, a distance of 231.16 feet to a point on the South boundary of said Official Records Book 950, Page 1451, also being the Southwest corner of said ESPLANADE AT STARKEY RANCH PHASES 3 & 3A, thence along said South boundary the following five (5) courses: 1) Westerly, 903.99 feet along the arc of a non-tangent curve to the left having a radius of 1160.00 feet and a central angle of 38°36'31" (chord bearing S 52°02'31" W, 283.13 feet); 2) Southwesterly, 83.69 feet along the arc of a reverse curve to the right having a radius of 1000.00 feet and a central angle of 16°42'15" (chord bearing S 12°18'36" W, 83.69 feet); 3) Southwesterly, 83.69 feet along the arc of a reverse curve to the right having a radius of 1000.00 feet and a central angle of 16°42'15" (chord bearing S 12°18'36" W, 83.69 feet); 4) Southwesterly, 274.24 feet along the arc of a tangent curve to the right having a radius of 1169.00 feet and a central angle of 11°18'11" (chord bearing S 62°29'15" W, 277.58 feet) to the POINT OF BEGINNING.

Containing 42.805 acres, more or less.

PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF PASCO }

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Property Information Report) for the Filing of A Subdivision Plat, FATIC File No. 2140-2658411 and, based on said report find that the title to the property is vested in Taylor Morrison of Florida, Inc., a Florida Corporation, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in the Property Information Report for the Filing of A Subdivision Plat, FATIC File No. 2140-2658411.

This the ____ day of _____, 20____
First American Title Insurance Company

OWNER: TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

By: _____
Name: ANDREW DREW MILLER WITNESS WITNESS
Title: VICE PRESIDENT Printed Name Printed Name

By: _____
David H. Roberts, Authorized Signatory

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PASCO }

I hereby certify on this ____ day of _____, 20____, before me personally appeared by means of physical presence, ANDREW DREW MILLER, as VICE PRESIDENT of Taylor Morrison of Florida, Inc., known to me or who produced _____ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____ County, Florida, the day and year aforesaid.

My commission expires: _____
Notary Public, State of Florida at Large

REVIEW OF PLAT BY REGISTERED SURVEYOR

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally Licensed Surveyor and Mapper designed under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verifications of any points or measurements.

Signed and Sealed this ____ day of _____, 20____

ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

CERTIFICATE OF ACCEPTANCE

TSR Community Development District
The dedication to the TSR Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes, was accepted by the Board of Supervisors and approved by way of authority granted by resolution adopted at an open meeting, this ____ day of _____, 20____, and hereby consents to and joins in the recording of this instrument and the dedications shown herein.

By: _____
MICHAEL LIQUORI WITNESS WITNESS
CHAIRMAN, BOARD OF SUPERVISORS Printed Name Printed Name

BOARD OF COUNTY COMMISSIONERS

This is to certify, that on this ____ day of _____, 20____, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

CERTIFICATE OF OWNERSHIP AND DEDICATION

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, the "Owner," hereby states and declares that it is the true sole owner of the lands referred to as "ESPLANADE AT STARKEY RANCH PHASE 4," and as described in the legal description which is part of this plat, and makes the following dedications:

Legal title to TRACTS "A-1," "A-2" AND "A-3" (NEIGHBORHOOD ROADS), TRACTS "B-1" AND "B-2" (WALL, LANDSCAPE, DRAINAGE ACCESS, TRAIL & UTILITY EASEMENTS), WETLAND CONSERVATION AREA), TRACT "D-1" (WALL, LANDSCAPE, DRAINAGE ACCESS, TRAIL & UTILITY EASEMENTS), as shown and depicted herein shall be conveyed by separate instrument to the ESPLANADE AT STARKEY RANCH NEIGHBORHOOD ASSOCIATION, INC., a Florida for-profit corporation. Its successors and/or assigns (the "Association"), and Association shall be responsible for maintenance of all dedicated tracts herein. Said tracts shall be for the benefit of the individual lot owners, tenants and their assigns.

Owner hereby grants, conveys and dedicates to PASCO COUNTY, FLORIDA (the "County"), a political assessment for ingress - egress over and across all neighborhood roads and rights-of-way which are shown herein as TRACTS "A-1," "A-2" AND "A-3" for any and all governmental purposes including (without limitation) fire and police protection and emergency management services.

Owner does further grant, convey and dedicate to the County a Non-Exclusion Flow-Through Easement and reasonable right of access to ensure the free flow of water for the general public through the easement over, through and under DRAINAGE EASEMENTS (DE) or commonly owned property shown on this plat in the event the District or the lot owners fail to properly maintain any drainage easement/facilities preventing the free flow of water. The County shall have the reasonable right to enter the easement to inspect and make any repairs to the easement for the purpose of ensuring maintenance and the free flow of water.

Owner does further grant, convey and dedicate to the County, substantially authorized public utility meters and all associated public utility entities, a non-exclusion underground Public Utility Easement (PUE) for telephone, electric, cable television, water, sewer, fire protection, streets lights if located within said (PUE), and other utilities over and across those portions of the Plat shown as "Utility Easement," and identified herein for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County," as hereby substantially authorized public utility entities and all utility services, in the event any utility measurements are conducted within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said facilities.

Owner does further grant, convey and dedicate to the perpetual use of the public and the County all utility improvements and facilities lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective heirs, successors, assign, or legal representatives, the right to construct, repair and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the repair and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.

Owner does further grant, convey and dedicate TRACT "D-1" (DRAINAGE AND MITIGATION AREA) and all DRAINAGE EASEMENTS (DE) for the purposes of installation, repair and maintenance of the stormwater management systems to the TSR COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government, organized and existing pursuant to Chapter 190 of the Florida Statutes (the "District"). The District shall be responsible for the maintenance thereof. Said drainage easements shall be for the benefit of the individual lot owners, tenants and their assigns.

Owner does further grant and reserve to the District, its successors and assigns, the title to any lands and/or improvements dedicated to the public or the County if for any reason such dedications which either be voluntarily vacated, re-vacated to the extent consistent with Florida Statutes, Section 177.05(5).

Owner does further reserve unto itself its respective heirs, successors, assign or legal representatives, a non-exclusive easement in common with others located in the Utility Easement over and across the front of all lots on the Plat. Said non-exclusive easement shall be for the installation, operation and maintenance and replacement of communication lines including, but not limited to cable television, internet access, telecommunication and bulk telecommunication services to the extent consistent with Florida Statutes, Section 177.05(1)(2) and provided that no such service interferes with the facilities of electric, telephone, gas or other public utility.

Owner does further grant and reserve to Duke Energy Florida, LLC, its parent entity if only controlling both entities, its respective subsidiaries or affiliate entities and its successors and assigns, hereinafter a non-exclusive easement over all UTILITY EASEMENTS shown and designated on this plat for the construction, operation, maintenance, repair or replacement of any and all necessary transmission or distribution of electricity, such construction, maintenance, repairs and replacement hereinafter a non-exclusive easement over and across rights-of-way necessary to access their easements.

CLERK OF THE CIRCUIT COURT

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida, this ____ day of _____, 20____, in Plat Book ____ , Page ____.

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes, Chapter 177, Part 1.

Signed and Sealed this ____ day of _____, 20____

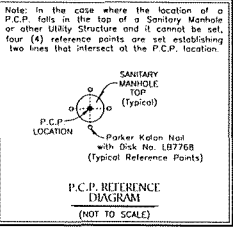
David A. Williams
Professional Land Surveyor No. L58423
Certificate of Authorization No. LB7768



ESPLANADE AT STARKEY RANCH PHASE 4

LYING IN SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.



TRACT DESIGNATIONS

- TRACT A-1 PRIVATE RIGHT OF WAY
- TRACT A-2 PRIVATE RIGHT OF WAY
- TRACT A-3 PRIVATE RIGHT OF WAY
- TRACT B-1 WALL LANDSCAPE, DRAINAGE, ACCESS & TRAIL EASEMENT, WETLAND CONSERVATION AREA
- TRACT B-2 WALL LANDSCAPE, DRAINAGE, ACCESS & TRAIL EASEMENT, WETLAND CONSERVATION AREA
- TRACT B-3 WALL LANDSCAPE, DRAINAGE, ACCESS & TRAIL EASEMENT
- TRACT D-1 DRAINAGE & MITIGATION AREA

BASIS OF BEARINGS

THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA HAS A GRID BEARING OF S89°04'00"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

The coordinate values shown herein are based on the National Geodetic Survey Control Points and were established to Third Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition, control points used:

Originating Coordinates Stations "0055A RM 7" and "713 033"

NOTE: ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE 5/16" UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE 5' = 5.000' (IE 7.5' = 7.500'))

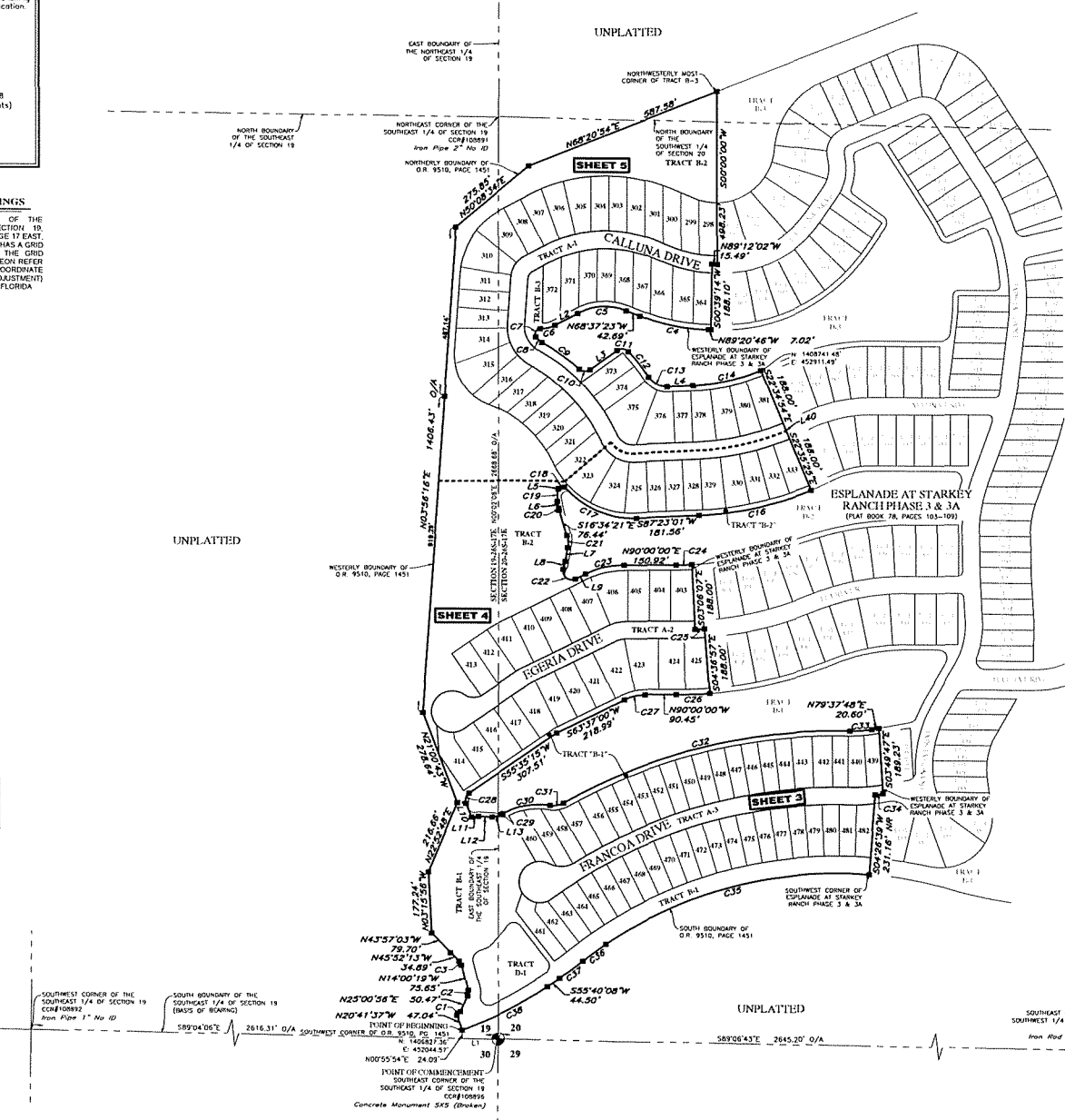
NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. L87768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOWED IN 17701 (B), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

WETLAND CONSERVATION AREA NOTE: SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

NOTE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- LEGEND:
- Indicates (P.R.M.) Permanent Reference Monument = 4"x4" Concrete Monument L87768, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument = 4"x4" Concrete Monument L87768, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point L87768
 - NR ----- indicates non-radial line
 - O/A ----- Overall
 - O.R. ----- Official Records Book
 - (TYP) ----- Typical
 - S.W.F.W.M.D. ----- Southwest Florida Water Management District
 - CS* ----- Clear Sight Triangle
 - CCR ----- Certified Corner Record



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	25.00'	35°04'00"	15.30'	15.06'	N42°32'55"E
C2	25.00'	39°01'15"	17.03'	16.70'	N02°20'18"E
C3	25.00'	31°15'32"	13.80'	13.25'	N09°54'15"E
C4	555.00'	20°43'24"	206.35'	203.24'	N05°05'00"E
C5	168.50'	49°22'24"	145.45'	140.97'	S08°28'58"W
C6	87.36'	29°24'32"	44.84'	44.35'	S76°37'25"W
C7	14.85'	125°55'40"	32.62'	28.44'	S28°27'48"W
C8	54.34'	25°41'16"	24.38'	24.16'	S47°24'43"E
C9	672.04'	1°18'31"	132.65'	132.43'	S54°28'04"E
C10	25.43'	75°20'08"	33.93'	31.50'	S86°51'31"E
C11	25.00'	63°58'56"	36.64'	33.45'	S83°52'26"E
C12	698.01'	7°43'24"	95.41'	95.34'	S28°01'11"E
C13	60.00'	58°30'44"	61.27'	58.65'	S62°21'37"E
C14	582.00'	19°37'32"	302.80'	291.78'	N07°29'24"E
C15	958.00'	19°26'22"	333.97'	332.28'	S17°23'48"W
C16	125.00'	51°15'36"	235.29'	227.52'	N65°59'11"W
C17	10.00'	121°23'21"	21.21'	17.45'	S72°52'18"W
C18	75.00'	27°09'48"	35.47'	35.14'	S03°33'05"W
C19	50.00'	6°34'32"	5.74'	5.74'	S13°17'05"E
C20	75.00'	26°42'35"	34.96'	34.63'	S03°13'04"E
C21	25.00'	150°17'41"	36.85'	45.37'	S51°18'09"E
C22	253.00'	26°23'00"	116.50'	115.47'	N74°48'30"E
C23	832.00'	3°06'07"	45.04'	45.04'	N08°26'27"E
C24	1020.00'	1°30'20"	26.95'	26.95'	N08°09'28"E
C25	208.00'	4°36'27"	47.32'	47.29'	S47°41'31"W
C26	135.00'	20°23'00"	62.16'	61.62'	S16°46'30"W
C27	25.00'	77°53'37"	33.99'	31.43'	S16°39'27"W
C28	25.00'	12°18'17"	6.48'	6.48'	N09°14'11"E
C29	223.00'	36°30'28"	142.00'	139.79'	N09°50'17"E
C30	60.00'	37°50'44"	39.63'	38.92'	N19°10'09"E
C31	1599.00'	31°04'04"	867.04'	856.45'	S15°44'43"E
C32	312.00'	11°41'03"	63.63'	63.51'	N05°28'20"E
C33	500.00'	2°23'27"	23.20'	23.20'	S01°04'09"W
C34	1165.00'	30°46'31"	803.99'	788.73'	S70°03'23"W
C35	1000.00'	4°47'42"	63.69'	63.67'	S53°16'16"W
C36	1000.00'	4°47'42"	63.69'	63.67'	S53°16'16"W
C37	1165.00'	13°38'14"	278.24'	277.58'	S42°29'15"W

LINE DATA TABLE

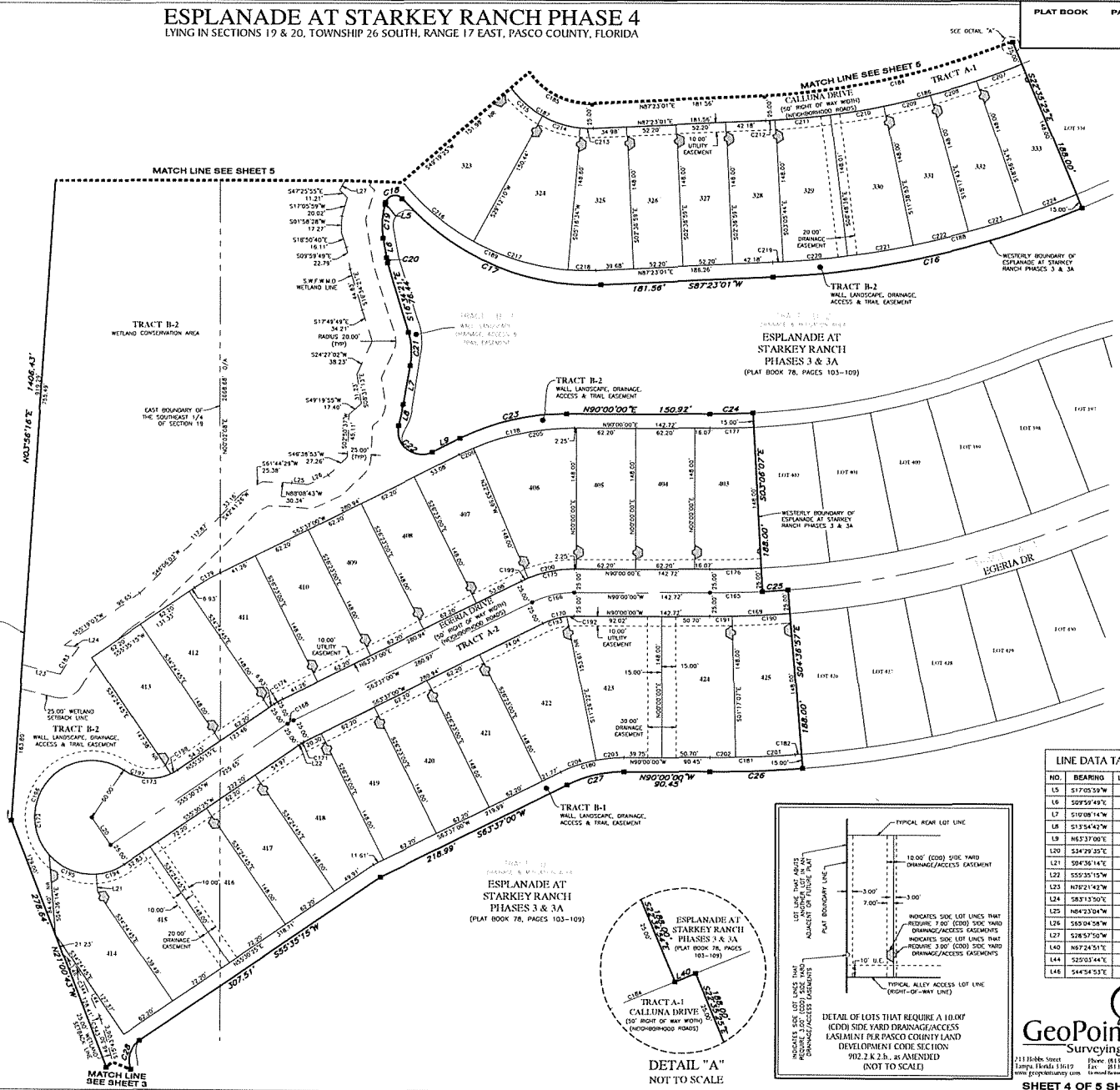
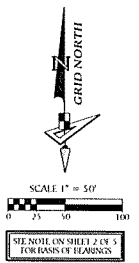
NO.	BEARING	LENGTH
L1	N89°05'00"W	104.40'
L2	S15°19'14"W	74.04'
L3	N54°04'56"E	96.85'
L4	N67°23'01"E	76.04'
L5	S17°02'59"W	2.38'
L6	S09°59'49"E	20.56'
L7	S10°08'14"W	40.92'
L8	S13°54'42"W	22.83'
L9	N63°37'00"E	32.81'
L10	S22°18'21"E	42.76'
L11	N83°18'00"E	20.62'
L12	S57°40'31"E	39.34'
L13	N06°52'00"E	25.04'
L14	N67°24'51"E	0.12'

ESPLANADE AT STARKEY RANCH PHASE 4

LYING IN SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

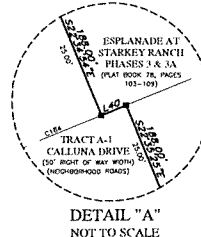
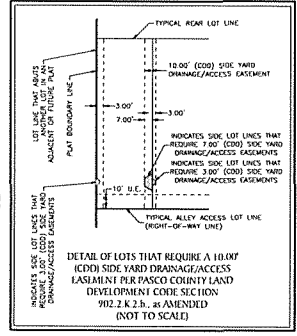
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C16	958.00'	195°26'	333.97'	332.28'	S77°23'48"W
C17	263.00'	51°10'36"	235.29'	227.53'	S65°59'11"W
C18	10.00'	121°32'39"	21.21'	17.45'	S77°52'18"W
C19	75.00'	27°05'48"	35.47'	35.14'	S03°33'05"W
C20	50.00'	63°48'52"	52.74'	52.74'	S13°19'25"E
C21	75.00'	30°42'35"	34.96'	34.65'	S03°13'04"E
C22	25.00'	130°13'41"	36.65'	45.37'	S11°14'03"E
C23	253.00'	282°30'07"	116.50'	115.43'	N78°48'30"E
C24	832.00'	370°07'07"	45.04'	45.64'	N08°26'57"E
C25	1020.00'	1°30'50"	26.95'	26.95'	N05°09'28"E
C26	1208.00'	4°36'57"	57.32'	57.29'	S57°41'31"W
C27	135.00'	282°30'07"	62.16'	61.62'	S78°48'30"W
C28	25.00'	77°53'37"	23.99'	31.43'	S16°38'27"W
C165	1020.00'	370°07'07"	25.22'	25.22'	N08°26'57"E
C166	100.00'	282°30'07"	46.05'	45.64'	S78°48'30"W
C167	50.00'	89°30'37"	7.08'	7.07'	S59°35'43"W
C168	1045.00'	2°36'57"	64.16'	64.17'	N07°41'37"E
C170	75.00'	282°30'07"	34.54'	34.23'	S78°48'30"W
C171	25.00'	80°1'44"	3.50'	3.50'	S59°36'07"W
C172	60.00'	248°34'58"	26.03'	98.14'	S00°12'03"E
C173	50.00'	68°50'55"	59.78'	58.28'	N07°50'18"E
C174	75.00'	80°1'45"	10.51'	10.50'	S59°36'08"W
C175	125.00'	282°30'07"	57.58'	57.05'	S78°48'30"W
C176	915.00'	370°07'07"	53.87'	53.86'	N08°26'57"E
C177	847.00'	370°07'07"	45.80'	45.85'	N08°26'57"E
C178	275.00'	282°30'07"	123.71'	124.60'	S78°48'30"W
C179	223.00'	80°1'45"	31.25'	31.22'	S59°36'08"W
C180	1500.00'	282°30'07"	49.07'	48.46'	S78°48'30"W
C181	1183.00'	412°74'07"	59.42'	58.76'	N07°21'07"E
C182	1183.00'	07°18'17"	6.69'	6.69'	S25°22'41"W
C183	276.13'	71°2'18"	34.72'	34.70'	S78°48'30"W
C184	770.00'	193°7'55"	268.31'	266.96'	N72°24'04"E
C185	75.00'	67°36'04"	86.49'	85.45'	S58°48'37"E
C186	793.00'	195°26'4"	277.14'	275.74'	N77°23'48"E
C187	100.00'	67°36'04"	117.93'	111.26'	S58°48'37"E
C188	943.00'	195°26'4"	328.74'	327.08'	N77°23'48"E
C189	248.00'	67°25'28"	291.84'	275.28'	S58°54'15"E
C190	1045.00'	319'50"	60.72'	60.74'	N07°02'57"E
C191	1045.00'	117°50"	33.44'	33.44'	N09°21'27"E
C192	75.00'	67°36'04"	7.94'	7.94'	S08°39'24"W
C193	75.00'	282°30'07"	34.54'	34.23'	S78°48'30"W
C194	60.00'	282°32'11"	31.20'	30.95'	N07°27'02"E
C195	60.00'	67°58'32"	55.48'	53.52'	S68°09'58"E
C196	60.00'	165°43'03"	173.54'	119.07'	S41°54'47"W
C197	50.00'	58°26'57"	51.83'	49.58'	S05°38'08"E
C198	50.00'	90°3'08"	7.90'	7.89'	N07°06'49"E
C199	125.00'	379'00"	7.60'	7.60'	S63°21'30"W
C200	125.00'	275°53'57"	49.96'	49.63'	S78°33'00"W
C201	1183.00'	300°34'	42.66'	42.65'	N07°12'36"E
C202	1183.00'	112°30'07"	59.42'	58.76'	N07°21'07"E
C203	150.00'	113°32'22"	29.55'	29.60'	S04°16'48"W
C204	150.00'	145°56'38"	39.12'	39.01'	S17°05'19"W
C205	273.00'	275°53'57"	108.11'	108.39'	S78°33'00"W
C206	273.00'	379'00"	16.60'	16.60'	S65°21'30"W
C207	793.00'	338°51'	50.61'	50.60'	N07°14'07"E
C208	793.00'	338°51'	50.61'	50.60'	N72°52'51"E
C209	793.00'	338°51'	50.61'	50.60'	N07°14'07"E
C210	793.00'	407'48"	57.13'	57.12'	N09°24'28"E
C211	793.00'	412'27"	58.30'	58.37'	N08°24'23"E
C212	793.00'	042'27"	8.61'	8.61'	N07°01'49"E
C213	100.00'	75°53'57"	13.78'	13.78'	S08°40'17"E
C214	100.00'	275°53'57"	41.78'	41.48'	S77°43'28"E
C215	100.00'	245°2'49"	43.42'	43.08'	S48°21'52"E
C216	248.00'	271°17'27"	96.48'	95.88'	S50°34'26"E
C217	248.00'	249°44'45"	104.23'	103.48'	S73°45'32"E
C218	248.00'	648°03'	29.51'	29.49'	S07°12'27"E
C219	943.00'	042°16"	11.05'	11.05'	N07°02'55"E
C220	943.00'	407'48"	67.97'	67.56'	N04°38'51"E
C221	943.00'	412'50"	69.83'	69.61'	N07°28'02"E
C222	943.00'	338°51'	60.03'	60.02'	N07°31'42"E
C223	943.00'	338°51'	60.03'	60.02'	N72°52'51"E
C224	943.00'	338°51'	60.03'	60.02'	N07°14'07"E
C243	25.00'	97°30'38"	4.08'	4.07'	S20°23'25"E
C244	25.00'	195°17'40"	8.66'	8.62'	S34°29'18"E



LINE DATA TABLE

NO.	BEARING	LENGTH
L5	S17°05'59"W	2.28'
L6	S09°59'49"E	20.56'
L7	S19°08'14"W	40.92'
L8	S15°24'42"W	22.83'
L9	N02°33'00"E	32.61'
L10	S34°28'35"E	35.00'
L21	S06°36'14"E	19.02'
L22	S59°35'15"W	3.52'
L23	N07°21'42"W	41.20'
L24	S03°13'50"E	16.10'
L25	N04°23'04"W	17.21'
L26	S69°04'08"W	23.43'
L27	S28°57'50"W	11.83'
L40	N07°24'51"E	0.12'
L44	S20°03'44"E	51.78'
L48	S48°54'53"E	16.70'



LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument LB7768, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4" x 4" Concrete Monument LB7768, unless otherwise noted.
- Indicates (P.C.P.) Permanent Control Point LB7768
- Indicates non-radii line
- O/A Overall
- O.R. Official Records Book
- (TYP) Typical
- S.W.F.W.M.D. Southwest Florida Water Management District
- CST Clear Sight Triangulation
- CCR Certified Corner Record

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

**FIRST AMENDMENT TO LANDSCAPE MANAGEMENT AGREEMENT BY AND
BETWEEN TSR COMMUNITY DEVELOPMENT DISTRICT AND SUNSCAPE
CONSULTING, INC.**

This First Amendment is made and entered into as of this _____ day of _____, 2020 (the “First Amendment”), by and between:

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

SunScape Consulting, Inc., a Florida corporation, whose address is 1746 Greystone Court, Longwood, Florida 32779 (the “Consultant” and, together with the District, the “Parties”).

RECITALS

WHEREAS, on March 13, 2019, the District and the Consultant entered into an agreement for landscape management services (the “Services Agreement”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 20 of the Services Agreement, the parties desire to amend the Services Agreement as set forth in more detail in Section 2 below and

WHEREAS, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

WHEREAS, the Parties each represent that it has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2.

A. Section 5.A. of the Agreement shall be replaced with the below:

5. COMPENSATION; TERM.

A. As compensation for services described in this Agreement, the District agrees to pay the Consultant a monthly amount of Four Thousand, Two Hundred and Fifty Dollars (\$4,250.00) for a total annual amount of Fifty-One Thousand Dollars (\$51,000.00) for the services described on **Exhibit B** attached hereto. Consultant shall only perform the services scheduled by the District thirty days in advance. Work shall commence upon execution of this Agreement and shall continue for a period of _____ (_____) months, unless terminated earlier in accordance with Section 13 below.

B. Exhibit A of the Agreement shall be replaced with the attached **Exhibit B**.

SECTION 3. To the extent that the terms of the Services Agreement or the Proposal conflict with the terms set forth in Section 2 above, the terms of this First Amendment shall control.

SECTION 4. All remaining terms and conditions of the Services Agreement, without limitation, are hereby adopted, reaffirmed and incorporated as if restated herein.

[signatures appear on following page]

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

Attest:

TSR Community Development District

Secretary/Assistant Secretary

By: _____
Its: _____

Print Name: _____

ATTEST:

SUNSCAPE CONSULTING, INC.

Witness

By: _____
Print: _____
Its: _____

Print Name of Witness

Exhibit A: Services Agreement dated March 13, 2019

Exhibit B: Replacement Exhibit A Scope of Services

Exhibit A: Services Agreement

**LANDSCAPE MANAGEMENT AGREEMENT BY AND BETWEEN
TSR COMMUNITY DEVELOPMENT DISTRICT AND SUNSCAPE CONSULTING,
INC.**

THIS AGREEMENT (“Agreement”) is made and entered into this 13th day of **MARCH** 2019, by and between:

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

SunScape Consulting, Inc., a Florida corporation, whose address is 1746 Greystone Court, Longwood, Florida 32779 (the “Consultant” and, together with the District, the “Parties”).

RECITALS

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

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

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

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

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.
2. **DESCRIPTION OF WORK AND SERVICES.**
 - A. The District desires that the Consultant provide professional landscape management services within presently accepted standards. Upon all parties executing this Agreement, the Consultant shall provide the District with the specific services as set forth in this Agreement.

- B. While providing the services identified in this Agreement, the Consultant shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.
- C. The Consultant shall provide the specific professional services as shown in Paragraph 3 of this Agreement.
- D. If Consultant uses subcontractors to provide the services identified in this Agreement, the Consultant shall notify the District in writing five (5) days prior to the subcontractor's commencement of such services.

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

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

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Consultant as if described and delineated in this Agreement.
- B. The Consultant agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Consultant, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Consultant's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) The Consultant agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

- D.** In the event that time is lost due to heavy rains ("Rain Days"), the Consultant agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Consultant shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.
- E.** Consultant shall use all due care to protect the property of the District, its residents, and landowners from damage. Consultant agrees to repair any damage resulting from Consultant's activities and work within twenty-four (24) hours.

5. COMPENSATION; TERM.

- A.** As compensation for services described in this Agreement, the District agrees to pay the Consultant an amount of Four Thousand Five Hundred Dollars (\$4,500) for two scheduled monthly inspections. Consultant shall only perform the services scheduled by the District thirty days in advance. Work shall commence upon execution of this Agreement and shall continue for a period of twenty four (24) months, unless terminated earlier in accordance with Section 13 below.
- B.** If the District should desire additional work or services, or to add additional lands to be maintained, the Consultant agrees to negotiate in good faith to undertake such additional work or services in accordance with the prices set forth in **Exhibit A**. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Consultant shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

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

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

6. INSURANCE.

- A. The Consultant or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Consultant's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for

property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Consultant of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- B. The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Consultant shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C. If the Consultant fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Consultant agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Consultant. Consultant further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Consultant shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 7.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an

alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

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

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

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

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

13. TERMINATION. The District agrees that the Consultant may terminate this Agreement with cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement; and that the Consultant may terminate this Agreement for any reason by providing thirty (30) days written notice of termination to the District. The Consultant agrees that the District may terminate this Agreement immediately with cause by providing

written notice of termination to the Consultant. The District may terminate this Agreement without cause by providing thirty (30) days written notice of termination to the Consultant. Upon any termination of this Agreement, the Consultant shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Consultant.

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

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

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

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

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

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

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

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Consultant, both the District and the

Consultant have complied with all the requirements of law, and both the District and the Consultant have full power and authority to comply with the terms and provisions of this instrument.

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

A. If to the District: TSR Community Development District
135 W. Central Blvd., Suite 320
Orlando, Florida 33544
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32801
Attn: District Counsel

B. If to the Consultant: SunScape Consulting, Inc.
1746 Greystone Court
Longwood, Florida 32779
Attn: Mark S. Yahn

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

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

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

25. EFFECTIVE DATE. This Agreement shall be effective upon the date first written above and shall remain in effect for a period of twenty four (24) months, unless terminated by either of the District or the Consultant in accordance with the provisions of this Agreement.

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

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

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, GEORGE FLINT, C/O GOVERNMENTAL MANAGEMENT SERVICES, 135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA 32801, (407) 841-5524, GFLINT@GMSCFL.COM

The Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

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

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

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

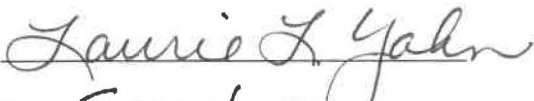
ATTEST:

**TSR COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chairperson, Board of Supervisors

SUNSCAPE CONSULTING, INC.


By: Secretary


By: 
Its: President

Exhibit A: Scope of Services

Exhibit A
Scope of Services

SCHEDULE "A"

SunScape Consulting, Inc.

Scope of Service – Monthly Inspections – Starkey Ranch TSR CDD

SunScape will perform for Client's benefit the following Services, in association with the Landscape Consulting and Management Services Agreement, dated February 2019:

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Provide input for the landscape program budget based on the specific needs of the Client.
3. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
4. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
5. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
6. Layout, pricing and supervision of incidental landscape enhancements under \$10,000.00 in value.
7. Management of irrigation system operation and associated requests for adjustment, service repairs under \$10,000.00 in value.
8. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
9. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
10. Perform semi-monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by a formal report.
11. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$10,000.00 in value.
12. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount.

Initials


Initials

SCHEDULE "A"

SunScape Consulting, Inc.

Scope of Service – Monthly Inspections – Starkey Ranch TSR CDD

SunScape will perform for Client's benefit the following Services, in association with the Landscape Consulting and Management Services Agreement, dated February 2019:

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Provide input for the landscape program budget based on the specific needs of the Client.
3. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
4. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
5. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
6. Layout, pricing and supervision of incidental landscape enhancements under \$10,000.00 in value.
7. Management of irrigation system operation and associated requests for adjustment, service repairs under \$10,000.00 in value.
8. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
9. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
10. Perform semi-monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by a formal report.
11. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$10,000.00 in value.
12. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount.

RSJ _____
Initials Initials

Exhibit B: Replacement Exhibit A Scope of Services

SCHEDULE "A"

SunScape Scope of Service – Monthly Inspections TSR Community Development District - Starkey Ranch

SunScape will perform for Client's benefit the following Services, in association with the Landscape Management Services Agreement, dated October 19, 2020:

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Provide input for the landscape program budget based on the specific needs of the Client.
3. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
4. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
5. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
6. Layout, pricing and supervision of incidental landscape enhancements under \$10,000.00 in value.
7. Management of irrigation system operation and associated requests for adjustment, service repairs under \$5,000.00 in value.
8. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
9. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
10. Perform monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by a formal report.
11. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$10,000.00 in value.
12. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount.

SCHEDULE "B"

SunScape Compensation – TSR Community Development District - Starkey Ranch

Client will pay SunScape the fees set forth below as compensation to execute the services described in SunScape's Scope of Services listed on Schedule A.

Monthly Amount:	\$4,250.00
Total Annual Amount:	\$51,000.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

10

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2020**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	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 2015	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS														
Cash	\$ 130,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,494
Investments														
Revenue	-	457,424	342,677	435,981	418,632	269,683	133	-	-	-	-	-	-	1,924,530
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	24,756	170	-	2,879	-	-	-	-	-	-	-	-	27,805
Construction	-	-	-	-	-	-	-	292,079	441	86	2	38,805	3,342,865	3,674,278
Interest	-	-	-	-	-	-	109,425	-	-	-	-	-	-	109,425
Undeposited funds	311,728	-	-	-	-	130,087	-	-	-	-	-	-	-	441,815
Due from Developer: MI Homes	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from other	723	-	-	-	-	-	-	-	-	-	-	-	-	723
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Prepaid expense	55,701	-	-	-	-	-	-	-	-	-	-	-	-	55,701
Total assets	<u>\$ 552,705</u>	<u>\$ 1,130,386</u>	<u>\$ 995,347</u>	<u>\$ 917,303</u>	<u>\$ 824,673</u>	<u>\$ 720,136</u>	<u>\$ 274,658</u>	<u>\$ 292,079</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,805</u>	<u>\$ 3,342,865</u>	<u>\$ 9,089,486</u>
LIABILITIES														
Liabilities:														
Accounts payable	\$ 144,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,609
Credit card payable	734	-	-	-	-	-	-	-	-	-	-	-	-	734
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Due to other	20,000	-	-	-	-	-	-	-	-	-	-	-	-	20,000
Total liabilities	<u>266,462</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>266,462</u>
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Total deferred inflows of resources	<u>53,909</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>53,909</u>
FUND BALANCES														
Assigned:														
Restricted for														
Debt service	-	1,130,386	995,347	917,303	824,673	720,136	274,658	-	-	-	-	-	-	4,862,503
Capital projects	-	-	-	-	-	-	-	292,079	441	86	2	38,805	3,342,865	3,674,278
Unassigned	232,334	-	-	-	-	-	-	-	-	-	-	-	-	232,334
Total fund balances	<u>232,334</u>	<u>1,130,386</u>	<u>995,347</u>	<u>917,303</u>	<u>824,673</u>	<u>720,136</u>	<u>274,658</u>	<u>292,079</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,805</u>	<u>3,342,865</u>	<u>8,769,115</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 498,796</u>	<u>\$ 1,130,386</u>	<u>\$ 995,347</u>	<u>\$ 917,303</u>	<u>\$ 824,673</u>	<u>\$ 720,136</u>	<u>\$ 274,658</u>	<u>\$ 292,079</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,805</u>	<u>\$ 3,342,865</u>	<u>\$ 9,035,577</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 2,575,958	\$ 2,319,099	111%
Developer contribution	-	239,462	246,147	97%
Trash collection assessments	504	142,070	154,670	92%
Commercial shared costs	-	75,131	81,785	92%
Program revenue	(13,194)	15,595	15,000	104%
Interest	-	-	2,500	0%
Miscellaneous	-	2,295	9,600	24%
Total revenues	<u>(12,690)</u>	<u>3,050,511</u>	<u>2,828,801</u>	108%
EXPENDITURES				
Professional & administrative				
Management	38,915	63,455	42,070	151%
Legal	5,036	55,713	20,000	279%
Engineering	-	14,838	5,000	297%
Assessment administration	-	10,000	10,000	100%
Audit	-	4,570	4,570	100%
Arbitrage rebate calculation	-	1,200	3,000	40%
Dissemination agent	-	9,333	13,000	72%
Trustee	-	27,835	26,937	103%
Telephone	104	126	250	50%
Postage	30	816	1,500	54%
Printing & binding	833	2,032	2,000	102%
Legal advertising	1,824	4,142	3,500	118%
Annual special district fee	-	175	175	100%
Insurance	-	5,533	5,668	98%
Other current charges	173	6,065	3,500	173%
Office supplies	196	544	500	109%
Website	-			N/A
Hosting & maintenance	-	1,680	-	N/A
Information technology	-	583	3,400	17%
Property appraiser	-	150	150	100%
Property taxes	-	578	687	84%
Tax collector	-	244	-	N/A
Total professional & administrative	<u>47,111</u>	<u>209,612</u>	<u>145,907</u>	144%
Field operations				
Contract services				
Field services	-	16,523	28,325	58%
Landscape maintenance	94,677	1,151,146	1,450,000	79%
Landscape consulting	2,083	25,000	25,000	100%
Wetland maintenance	-	18,676	24,168	77%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	4,400	5,500	80%
Lake maintenance	-	54,810	82,908	66%
Community trash hauling	16,274	175,784	154,670	114%
Porter services	-	8,813	32,136	27%
Repairs & maintenance				
Repairs - general	29,802	32,761	15,000	218%
Operating supplies	1,223	7,817	6,000	130%
Plant replacement	7,772	33,513	30,000	112%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
Playground mulch	-	82,398	6,000	1373%
Fertilizer/chemicals	-	-	10,000	0%
Irrigation repairs	3,452	55,351	30,000	185%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	-	1,000	0%
Road & sidewalk	-	91,747	15,000	612%
Common area signage	-	2,196	3,000	73%
Bridge & deck maintenance	725	19,041	15,000	127%
Pressure washing	-	2,200	3,000	73%
Utilities - common area				
Electric	168	7,029	9,000	78%
Streetlights	49,515	299,930	275,000	109%
Irrigation - reclaimed water	7,262	71,326	68,000	105%
Gas	27	315	350	90%
Recreation facilities				
Amenity management staff/contract	25,746	179,261	164,568	109%
Office supplies	409	2,176	1,000	218%
Janitorial	2,340	13,510	14,040	96%
Pool cleaning	9,160	24,115	26,280	92%
Pool repairs & maintenance	-	5,639	2,500	226%
Pool fence & gate	-	888	2,000	44%
Pool - electric	1,912	20,963	22,000	95%
Pool - water	1,399	8,451	20,000	42%
Pool permits	-	705	705	100%
Pest services	-	500	300	167%
Insurance	-	39,832	38,915	102%
Cable/internet/telephone	716	6,698	6,500	103%
Access cards	174	6,242	4,500	139%
Activities	928	20,184	28,000	72%
Recreational repairs	431	5,690	5,000	114%
Pool signage	-	6,034	1,000	603%
Holiday decorations	-	2,424	6,000	40%
Other				
Contingency	-	71,013	40,000	178%
Total field operations	<u>256,195</u>	<u>2,575,101</u>	<u>2,682,893</u>	96%
Total expenditures	<u>303,306</u>	<u>2,784,713</u>	<u>2,828,800</u>	98%
Net increase/(decrease) of fund balance	(315,996)	265,798	1	
Fund balance - beginning (unaudited)	548,330	(33,464)	-	
Fund balance - ending (projected)	<u>\$ 232,334</u>	<u>\$ 232,334</u>	<u>\$ 1</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, 2020

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessments	\$ -	\$ 677,331	\$ 648,556	104%
Interest	5	815	50	1630%
Total revenues	<u>5</u>	<u>678,146</u>	<u>648,606</u>	105%
EXPENDITURES				
Debt service				
Principal - 11/1	-	180,000	180,000	100%
Interest - 11/1	-	232,406	232,409	100%
Interest - 5/1	-	229,144	229,147	100%
Tax collector	-	86	-	N/A
Total expenditures	<u>-</u>	<u>641,636</u>	<u>641,556</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	36,510	7,050	
Beginning fund balance (unaudited)	<u>1,130,381</u>	<u>1,093,876</u>	<u>444,401</u>	
Ending fund balance (projected)	<u><u>\$1,130,386</u></u>	<u><u>\$1,130,386</u></u>	<u><u>\$ 451,451</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, 2020

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessments	\$ -	\$ 563,901	\$ 653,719	86%
Interest	4	716	50	1432%
Total revenues	<u>4</u>	<u>564,617</u>	<u>653,769</u>	86%
EXPENDITURES				
Debt service				
Principal - 11/1	-	160,000	160,000	100%
Interest - 11/1	-	245,150	245,150	100%
Interest - 5/1	-	241,750	241,750	100%
Tax collector	-	66	-	N/A
Total expenditures	<u>-</u>	<u>646,966</u>	<u>646,900</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	(82,349)	6,869	
Beginning fund balance (unaudited)	<u>995,343</u>	<u>1,077,696</u>	<u>423,082</u>	
Ending fund balance (projected)	<u>\$ 995,347</u>	<u>\$ 995,347</u>	<u>\$429,951</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, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments	\$ -	\$ 645,706	\$ 641,763	101%
Interest	4	659	-	N/A
Total revenues	<u>4</u>	<u>646,365</u>	<u>641,763</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Interest - 11/1	-	228,363	228,363	100%
Interest - 5/1	-	225,125	225,125	100%
Tax collector	-	85	-	N/A
Total expenditures	<u>-</u>	<u>638,573</u>	<u>638,488</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	7,792	3,275	
Beginning fund balance (unaudited)	<u>917,299</u>	<u>909,511</u>	<u>427,204</u>	
Ending fund balance (projected)	<u>\$ 917,303</u>	<u>\$ 917,303</u>	<u>\$ 430,479</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, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments	\$ 58,427	\$ 699,043	\$ 806,344	87%
Interest	3	549	-	N/A
Total revenues	<u>58,430</u>	<u>699,592</u>	<u>806,344</u>	87%
EXPENDITURES				
Debt service				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	290,259	290,259	100%
Interest - 5/1	-	286,272	286,272	100%
Tax collector	-	70	-	N/A
Total expenditures	<u>-</u>	<u>796,601</u>	<u>796,531</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	58,430	(97,009)	9,813	
Fund balance:				
Net increase/(decrease) in fund balance	58,430	(97,009)	9,813	
Beginning fund balance (unaudited)	<u>766,243</u>	<u>921,682</u>	<u>520,544</u>	
Ending fund balance (projected)	<u><u>\$ 824,673</u></u>	<u><u>\$824,673</u></u>	<u><u>\$ 530,357</u></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, 2020

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessments ¹	\$ 383,056	\$ 638,426	\$ 640,761	100%
Interest	1	337	-	N/A
Total revenues	<u>383,057</u>	<u>638,763</u>	<u>640,761</u>	100%
EXPENDITURES				
Debt service				
Interest - 11/1	-	240,822	240,822	100%
Interest - 5/1	-	240,822	240,822	100%
Total expenditures	<u>-</u>	<u>481,644</u>	<u>481,644</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	383,057	157,119	159,117	
Beginning fund balance (unaudited)	<u>337,079</u>	<u>563,017</u>	<u>242,797</u>	
Ending fund balance (projected)	<u>\$ 720,136</u>	<u>\$ 720,136</u>	<u>\$ 401,914</u>	

¹The budgeted amount shown here is reflected as the budgeted bond proceeds amount in the FY 2020 GMS budget, however, it is reflected as the budgeted special assessments amount in the FY 2020 GMS financial statements.

**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, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 233
Total revenues	1	233
EXPENDITURES		
Debt service		
Interest	-	115,504
Total expenditures	-	115,504
Excess/(deficiency) of revenues over/(under) expenditures	1	(115,271)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	390,029
Transfers out	(1)	(100)
Total other financing sources/(uses)	(1)	389,929
Fund balance:		
Net increase/(decrease) in fund balance	-	274,658
Beginning fund balance (unaudited)	247,658	-
Ending fund balance (projected)	\$247,658	\$274,658

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 244
Total revenues	2	244
EXPENDITURES		
Debt service		
Total expenditures	-	-
	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	244
Beginning fund balance (unaudited)	292,077	291,835
Ending fund balance (projected)	\$ 292,079	\$292,079

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, 2020

	<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, 2020**

	<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 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING SEPTEMBER 30, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 546
Total revenues	-	546
EXPENDITURES		
Capital outlay	-	675,823
Total expenditures	-	675,823
Excess/(deficiency) of revenues over/(under) expenditures	-	(675,277)
Beginning fund balance (unaudited)	2	675,279
Ending fund balance (projected)	\$ 2	\$ 2

**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, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 1,018
Total revenues	2	1,018
EXPENDITURES		
Capital outlay	-	1,182,300
Total expenditures	-	1,182,300
Excess/(deficiency) of revenues over/(under) expenditures	2	(1,181,282)
Beginning fund balance (unaudited)	38,803	1,220,087
Ending fund balance (projected)	\$ 38,805	\$ 38,805

**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, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 14	\$ 2,351
Total revenues	14	2,351
EXPENDITURES		
Capital outlay - construction	-	1,727,908
Capital outlay - cost of issuance	-	281,125
Total expenditures	-	2,009,033
Excess/(deficiency) of revenues over/(under) expenditures	14	(2,006,682)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	5,319,971
Bond premium	-	29,476
Transfers in	1	100
Total other financing sources/(uses)	1	5,349,547
Net change in fund balance	15	3,342,865
Beginning fund balance (unaudited)	3,342,850	-
Ending fund balance (projected)	\$3,342,865	\$3,342,865

TSR

COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Virtual Public Hearing and Regular Meeting on October 14, 2020 at 9:00 a.m., via Zoom, at <https://us02web.zoom.us/j/88999391957>, Meeting ID 889 9939 1957 and at 1-929-205-6099, Meeting ID 889 9939 1957 for both.

Present were:

Mike Liquori	Chair
Matt Call	Vice Chair
Tim Green	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Alyssa Willson	District Counsel
Alex Murphy	Starkey Ranch Operations Director
Sidney Manas	Starkey Ranch Lifestyle Director
Gary Hawkins	Down to Earth Landscape & Irrigation

Residents present were:

Larry Sekely	Mary LaMachia	Jason Farmer	Mary Ellen Camilla
Dave Ganahan	Jason Silber	Alice Anne Nobles	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m. Supervisors Liquori, Call and Green were present. Supervisor Berlinsky was not present. One seat was vacant.

In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

39 **SECOND ORDER OF BUSINESS****Public Comments [3 minutes per person]**

40

41 Resident Larry Sekely voiced his concerns regarding the following:

42 ➤ Landscaping along Rangeland Boulevard: Several trees have been bent over for weeks

43 and numerous trees have not been replaced.

44 ➤ Poor appearance of the landscaping at Golden Rod, by the new school's back entrance.

45 Shrubbery in that location was pulled and nothing had been done to freshen them.

46 ➤ Trees on Knights Star Trail had been down for over six months and not replaced.

47 ➤ Disappointment in the pond maintenance results and the expense to remedy them.

48 ➤ Unfishable condition of Huckleberry Pond for the past four months.

49 ➤ Poor and dangerous condition of the storm inlets in the alleyways on Knights Star Trail,
50 which could can damage vehicles.

51 Resident Dave Ganahan asked who would absorb the cost to resurface the Whitfield

52 Park pool if it needs resurfacing and asked about a warranty. Mr. Adams stated this item would

53 be addressed later in the meeting.

54 Resident Mary LaMachia asked where residents could access the meeting schedule and

55 information. Mr. Adams stated the meeting schedule and agendas are posted on the District's

56 website, at tsr@cdd.com.

57 A resident expressed their belief that gallons of water were being wasted to irrigate the

58 community. Mr. Hawkins stated the irrigation system is checked monthly via timers located

59 throughout the property, in each individual zone, and broken sprinkler heads are replaced. Mr.

60 Liquori asked what residents should do if they see a broken sprinkler head. Mr. Hawkins stated

61 residents could post irrigation concerns on the "Issue Track Work Order System", on the home

62 page of the CDD website. Ms. Murphy stated the Work Order system can also be accessed on

63 the regular Starkey Ranch resident website at the bottom of the resident's page.

64

65 **THIRD ORDER OF BUSINESS****Public Hearing to Hear Public Comment
and Objections to the Adoption of the
Proposed Rule Amendment – Suspension
and Termination of Amenity Center Use
Privileges, Pursuant to Sections 120.54 and
190.035, Florida Statutes**

66

67

68

69

70

71 Ms. Willson stated that a redline version of this was presented at the last meeting and it
72 was now being presented for formal adoption. Staff incorporated comments from WTS
73 regarding protocols for recordkeeping violations of amenity use policies and transmission of
74 those records to the Board for suspension and termination proceedings.

75 **A. Affidavits of Publication**

- 76 • **Notice of Rule Development**
- 77 • **Notice of Rule Making**

78 The affidavits of publication were included for informational purposes.

79 **B. Consideration of Resolution 2021-01, Adopting Amended Amenity Center Suspension
80 and Termination Rules; Providing a Severability Clause; and Providing an Effective
81 Date**

82 Mr. Adams stated the Rules were essentially the same as presented at the previous
83 meeting.

84 **Mr. Adams opened the public hearing.**

85 No members of the public spoke.

86 **Mr. Adams closed the public hearing.**

87 Mr. Adams presented Resolution 2020-19.

88

89 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor,
90 Resolution 2021-01, Adopting Amended Amenity Center Suspension and
91 Termination Rules; Providing a Severability Clause; and Providing an Effective
92 Date, was adopted.**

93

94

95 **FOURTH ORDER OF BUSINESS**

Consideration of Davey Tree Proposals

96

97 **A. Cunningham Park**

98 **B. Homestead**

99 **C. Roadways**

100 Mrs. Adams presented the Davey Tree Expert Company proposals for arbor care tree
101 pruning, tree fertilization and tree aeration, totaling \$32,300, against a budget of \$35,000. Mr.
102 Adams stated the Fiscal Year 2021 budget covers the CDD's needs in the annual program. Mr.

103 Liquori suggested Staff negotiate the \$32,300 cost down to \$30,000. Discussion ensued
104 regarding the proposals, automatic renewal of services and the language in the invoice. Ms.
105 Willson stated, upon execution, it should be noted that the Agreement is for one year of
106 services, with no automatic renewal.

107

108 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**
109 **Davey Tree proposals for Cunningham Park, Homestead and the roadways, in a**
110 **not-to-exceed amount of \$30,000, with the revised language as discussed, was**
111 **approved.**

112

113

114 **FIFTH ORDER OF BUSINESS**

**Consideration of Ballenger & Company,
Inc., Proposal for Irrigation Grounding
Protection/Testing for Select Irrigation
Controllers in Community (NTE \$6,000)**

115

116

117

118

119 Mr. Adams presented the Ballenger & Company, Inc., Proposal for Irrigation Controllers.

120 Mr. Liquori explained that the plan was to spend \$6,000 to reduce the risk of lightning striking

121 the controllers. Discussion ensued regarding irrigation repairs, pricing, whether the controllers

122 were incorporated in the original design of the CDD and the cost to replace controllers. Mr.

123 Liquori asked for a running tally of the funds approved for projects so the Board knows how

124 much was used and how much is left over. Mr. Adams would prepare a list of expenditures.

125

126 **On MOTION by Mr. Call and seconded by Mr. Green, with all in favor, the**
127 **Ballenger & Company, Inc., Proposal for Irrigation Grounding**
128 **Protection/Testing for Select Irrigation Controllers, in a not-to-exceed amount**
129 **of \$6,000, was approved.**

130

131

132 **SIXTH ORDER OF BUSINESS**

**Resident Request for Fountain Install in
Pond Behind Lot 230, Esplanade**

133

134

135 Mrs. Adams stated Mr. Jason Farmer, an Esplanade resident, submitted a request for

136 permission to install a fountain in the pond behind his property. With similar requests in the

137 past, the CDD entered into agreements stipulating that, if the entities requesting the fountain

138 do not maintain it, the District has the right of removal. Ms. Willson stated the Board is

139 obligated to treat all requests similarly. Mr. Liquori voiced concern about the request, discussed
 140 the provisions that the homeowner would be required to fulfill and stated that he would not
 141 oppose installation of the fountain provided neighboring homeowners are not adversely-
 142 impacted by it. Mr. Farmer stated that he was referred to the CDD by the Architectural Review
 143 Committee (ARC) office and expressed his willingness to collect signatures from neighboring
 144 homeowners and attend the next meeting. Mr. Adams assured the Board that there are
 145 sufficient safeguards in place to address any issue that may arise. Discussion ensued regarding
 146 what happens if the homeowner requesting the fountain relocates, the ARC, maintenance, a
 147 universal policy of only allowing one fountain per pond, the esthetic value and the legal
 148 agreements in place.

149

150 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor,**
 151 **conceptual approval of installation of a fountain in one of the CDD's pond,**
 152 **subject to the homeowner meeting the requirements stated by the Chair,**
 153 **including 100% consent from surrounding property owners and all entities**
 154 **impacted by the installation, and with appropriate legal agreements in place,**
 155 **was approved.**

156

157

158 **SEVENTH ORDER OF BUSINESS**158 **Consideration of Down to Earth Landscape
159 & Irrigation Proposals**

160

161 **A. Estimate #24683 – Chase Bank Repairs at Heart Pine & SR 54**162 **B. Estimate #25809 – Village 1 Landscape Improvements**163 **C. Estimate #25810 – Village 2 Landscape Improvements**164 **D. Estimate #25831 – Village 3 Landscape Improvements**165 **E. Estimate #27854 – Sod Replacement**166 **F. Estimate #28147 – Tree Replacement**

167 Mr. Adams presented the Down to Earth (DTE) Landscape and Irrigation proposals. He
 168 stated the budget includes \$70,000 for plant replacement and \$7,200 for playground mulch.
 169 Some of these items are priorities, while others could be deferred.

170 Mr. Hawkins stated it would be unwise to approve all of the proposals in today, as
 171 winter would adversely affect plant material; therefore, funds should be reserved for

172 enhancements in the spring. He suggested considering what items are a priority and approving
 173 those today. Priority items would include the palm trees on Rangeland Boulevard and sod work
 174 on Monroe Commons. The Board and Staff discussed the proposals, priority items, items that
 175 could be deferred, recouping turf damage costs from a commercial landowner, construction
 176 traffic, golden rod, mulch, topsoil, sod, tree replacements, the budget and addressing Mr.
 177 Sekely's concerns. Mrs. Adams was asked to coordinate with DTE to revise Estimate #25809 and
 178 report back at the next meeting.

179

180 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**
 181 **Down to Earth Landscape and Irrigation Proposals, in a combined not to exceed**
 182 **amount of \$25,000, was approved.**

183

184

185 **EIGHTH ORDER OF BUSINESS**

**Consideration of Addenda to Down to
 Earth Landscape Maintenance Services
 Agreement**

188

189 **A. Exhibit 2 Master 2019**190 **B. Village 3 Rangeland Blvd and Starkey Blvd.**191 **C. Lake Blanche Addendum**192 **D. Parcel F Phase 2 – Tract B1**193 **E. Parcel F Phase 2 – Tract B2**

194 Mr. Adams presented the Addenda to DTE Maintenance Services Agreement. Mr.
 195 Liquori expressed his appreciation for the fee summaries, which are easier to manage, and
 196 requested an exhibit of the areas covered and for those to be included in the amendment. Mr.
 197 Adams stated the maps that accompany the original Agreement would be updated to include
 198 the new areas. Ms. Willson stated that WTS would convey Tracts B1 and B2 to the District but
 199 not Homes by West Bay (HWB) and WTSR would have rights to work out any maintenance
 200 issues with HWB, pursuant to the maintenance easement.

201

202 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**
 203 **Addenda to the Down to Earth Landscape Maintenance Services Agreement, as**
 204 **presented, were approved.**

205 **NINTH ORDER OF BUSINESS**

**Discussion/Consideration of Future Areas
for Down to Earth Landscape Maintenance
Services**

206
207
208

- 209 **A. Albritton Park**
- 210 **B. Future Areas Map**
- 211 **C. Parcel A**
- 212 **D. Parcel B**
- 213 **E. Parcel C**
- 214 **F. Parcel E**
- 215 **G. Parcels 8 & 9 Phase 1**
- 216 **H. Parcels 8 & 9 Phase 2**
- 217 **I. Parcels 8 & 9 Phase 2 West Entryway**

218 These items were addressed during the Eighth Order of Business.

219

220 **TENTH ORDER OF BUSINESS**

**Ratification of Duke Energy Lighting
Proposal, WO 37278333**

221
222

223 Mr. Adams presented the Duke Energy Lighting Proposal, which was previously
224 executed by the Chair.

225

226 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**
227 **Duke Energy Lighting proposal, WO 37278333, for Parcel C, Phase 2, was**
228 **ratified.**

229

230

231 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Parcels 8 & 9, Phase 2 Plat
(in substantial form)**

232
233
234

235 Ms. Willson presented the Parcels 8 & 9, Phase 2 Plat and responded to a question
236 regarding notarization.

237

238
239
240

On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the Parcels 8 & 9, Phase 2 Plat, in substantial form and authorizing the Chair to execute, was approved.

241
242
243

TWELFTH ORDER OF BUSINESS

Consideration of Pool Resurfacing Services

244
245
246

- A. Phoenix Pools, Inc.**
- B. The Pool Doctor**

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250
251
252

Ms. Manas presented proposals from Phoenix Pools, Inc., for \$53,000, and The Pool Doctor, for \$29,000, to resurface the Whitfield Park Pool. The pool vendor was consulted and felt that, despite the variance in cost, either proposal would be fine. Ms. Manas responded to questions regarding the current pool warranty, the price difference, patching the pool and obtaining additional estimates. Mr. Adams stated Staff would research manufacturer warranties, obtain additional quotes and present them at a future meeting.

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THIRTEENTH ORDER OF BUSINESS

Discussion/Consideration: Options for Holiday Pool Hours (Thanksgiving, Christmas, New Year's Eve)

258
259

Ms. Manas stated the pools are currently staffed from 11:00 a.m. to 6:00 p.m.; however, for Thanksgiving, Christmas and New Year's Eve the following options were being considered:

260
261
262

- A. No Staff: Pools open during regular hours**
- B. Staffed Shortened Schedule: Pools open 10:00 a.m. to 2:00 p.m.**
- C. Pools closed**

263
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267

Discussion ensued regarding the options, pool usage, resuming key fob access, COVID-19 waivers, upholding Centers for Disease Control (CDC) cleaning protocols, pool staffing, Pasco County mask mandate, guest policy, and capacity. The consensus was for Ms. Manas to provide her recommendations, update the cleaning schedule and forward it to District Counsel for review.

268

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271

On MOTION by Mr. Green and seconded by Mr. Call, with all in favor, Ms. Manas' recommendations for overall and holiday pool operations and authorizing the Chair to consider and execute, was approved.

272 **FOURTEENTH ORDER OF BUSINESS** **Discussion/Consideration: FY2021**
 273 **Landscape Work Orders Summary Analysis**

274
 275 This item was addressed earlier in the meeting.

276
 277 **FIFTEENTH ORDER OF BUSINESS** **Discussion/Consideration: Landscape**
 278 **Maintenance Addendum Analysis**

279
 280 This item was addressed during the Eighth Order of Business.

281
 282 **SIXTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 283 **Statements as of August 31, 2020**

284
 285 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2020. The
 286 financials were accepted.

287
 288 **SEVENTEENTH ORDER OF BUSINESS** **Approval of September 9, 2020 Virtual**
 289 **Public Hearings and Regular Meeting**
 290 **Minutes**

291
 292 Mr. Adams presented the September 9, 2020 Virtual Public Hearings and Regular
 293 Meeting Minutes.

294
 295 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
 296 **September 9, 2020 Virtual Public Hearings and Regular Meeting Minutes, as**
 297 **presented, were approved.**

298
 299
 300 **EIGHTEENTH ORDER OF BUSINESS** **Staff Reports**

301
 302 **A. District Counsel: *Hopping Green & Sams, P.A.***

303 Ms. Willson stated the Governor’s current Executive Order waiving in-person quorum
 304 requirements would expire on October 31, 2020. Staff anticipates in-person meetings would
 305 commence in November.

306 **B. District Engineer: *Heidt Design, LLC***

307 There being no report, the next item followed.

308 **C. District Manager: *Wrathell, Hunt and Associates, LLC***309 • **NEXT MEETING DATE: November 4, 2020**310 ▪ **9:00 A.M., Landowners' Meeting** (*Board is not required to attend*)

311 Mr. Green is required to attend the Landowners' meeting.

312 ▪ **Regular Board Meeting** (*immediately following Landowners' Meeting*)313 ○ **QUORUM CHECK**314 Supervisors Liquori, Call and Green confirmed their attendance at the November 4, 2020
315 meeting.316 **D. Lifestyle Director & Amenity Manger: *WTS International***317 • **Cunningham Rental**318 The Board approved Ms. Manas' request for approval to have a staff member present
319 for setup and cleanup at the end of events.

320 Ms. Manas reviewed the WTS Monthly Report.

321 Discussion ensued regarding the pressure washing trailer and proposal. Ms. Manas
322 would obtain an additional quote and present it at the next meeting.323 **E. Operations Manager: *Wrathell, Hunt and Associates, LLC***

324 Mrs. Adams reported the following:

325 ➤ SOLitude Lake Management commenced servicing the District on September 1st.

326 ➤ Wood bridge repairs: 50 boards would be replaced at a cost of \$30,000.

327 ➤ Pine straw application would commence on November 9th and should be completed by
328 November 17th.329 ➤ Staff received a \$53,000 quote for the wetland overflow project. Additional quotes were
330 being sought.

331

332 **NINETEENTH ORDER OF BUSINESS****Supervisors' Requests**

333

334 Mr. Liquori thanked Staff for the landscape analysis. Discussion ensued regarding online
335 agendas versus shipped agendas. Mr. Adams stated that this item would be discussed at the
336 next meeting.

337

338 **TWENTIETH ORDER OF BUSINESS**

Adjournment

339

340 There being no further business to discuss, the meeting adjourned.

341

342 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
343 **meeting adjourned at 11:12 a.m.**

344

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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354

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

12CII

TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2020	Regular Meeting	9:00 AM
Join Zoom Meeting: https://us02web.zoom.us/j/88999391957 Meeting ID: 889 9939 1957		
Dial by your location: 1-929-205-6099 Meeting ID: 889 9939 1957		
November 4, 2020*	Landowners' Meeting & Regular Meeting	9:00 AM
December 9, 2020	Regular Meeting	5:00 PM
January 13, 2021	Regular Meeting	9:00 AM
February 10, 2021	Regular Meeting	5:00 PM
March 10, 2021	Regular Meeting	9:00 AM
April 13, 2021	Regular Meeting	5:00 PM
May 12, 2021	Regular Meeting	9:00 AM
June 9, 2021	Regular Meeting	5:00 PM
July 13, 2020	Regular Meeting	9:00 AM
August 11, 2021	Regular Meeting	9:00 AM
September 14, 2021	Public Hearing and Regular Meeting	9:00 AM

***Exception:**

November date is one week earlier to accommodate Veteran's Day holiday

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

TSR

COMMUNITY DEVELOPMENT DISTRICT

12D

MONTHLY SUMMARY REPORT



W T S
INTERNATIONAL

© WTS International, Inc.

October 2020

Submitted by:

Sydney Manas, Lifestyle Director

Alex Murphy, Operations Director



Starkey
RANCH

Where life takes root.

PROGRAMMING

Reflection on October 2020 programming during Phase 3 of Re-opening.

- ✓ Lifestyle programming was done both virtually and in person this month, with a shift towards more in person outdoor events.
- ✓ We held our last Sunset Session of the season, which includes a food truck and live music for residents to enjoy on the Lawn of Whitfield Park. We had a great turnout with over 100 attendees.
- ✓ Cardboard boats and ice cream floats was a big success with 12 competing teams!
- ✓ Virtual Octoberfest was a zoom hit with community partners 'Liquid Garage Brewery', 'JB's Sweet Addiction' cupcakes and 'It's Not Rocket Science Trivia'



Professionally Managed By:

WTS INTERNATIONAL



AMENITIES & OPERATIONS

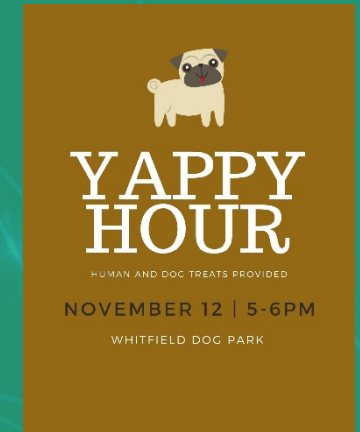
ITEM	STATUS	CONCLUSION
Several wildlife and 'resident only' signs are missing from their posts.	Complete	Signs have been installed.
Painting the fences throughout the Development.	Ongoing	Facilities Specialist continues to paint as needed throughout the community.
We have 6 more lounge chairs that need to be repaired, as the fabric is torn from wear.	Complete	Facilities Specialist has replaced the slings on the 6 damaged lounge chairs.
AC at Homestead Park Pool bathrooms	In progress	Womens' room restrooms are back up and running. Mens' room in progress.
Damage to playground equipment at Homestead Park	In progress	Supplier has ordered replacement parts and scheduled repair.
Holiday lighting display and installation	In progress	Installation has begun!

RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT E-MAIL FEEDBACK	ACTION TAKEN / RESPONSE
+	<p>You ladies rock! Thank you so very much for being so thoughtful! I got home a little while ago and found the Halloween treats. And they are all ok for my Ry-Guy(that is our nickname for Ryan) to eat too! ♡ I ran out and have my two ready to go to drop off a little later. This is so much fun!</p> <p>Thank you so much</p>	<p>YAY! I am so glad he can enjoy the treats. You have got an awesome family!! We are so thankful for residents like you all. Have a wonderful weekend and thank you for continuing the Boo-ing! :)</p>
+	<p>I don't know who it is that organizes all of this, but if no one has ever told you thank you, I am right now. We are renting and we have lived in a lot of communities. I am telling you, y'all are doing a great job!</p>	<p>Thank you so much for your kind email, we are thankful to have such wonderful residents to create these programs for! I look forward to meeting you and your family at some of the upcoming events.</p>

FORECAST

November 2020 Upcoming Virtual & Physical Programing	DATE(S)
Read aloud	November 2 & 16
Election Day – Cunningham Hall	November 3
Food Truck Friday – The Forge Wood Fired Pizza	November 6
Yappy Hour	November 12
Teen Backyard Bonfire	November 13
Movie in the Park	November 21
Pie Burner 5k & 1 Mile Fun Run	November 28
Zumba	Every Tuesday
Yoga	Every Monday & Wednesday



Professionally Managed By:

WTS INTERNATIONAL



Where life takes root.



Starkey
FAMILY
12 NEW LIFE PATHWAYS



TSR

COMMUNITY DEVELOPMENT DISTRICT

12DI



TSR Community Development District Pocket Park Event Use Request

RESIDENT INFORMATION

Full Name _____

Address _____
Street Address *Apartment/Unit #*

Home Phone () _____ **Alternate Phone** () _____

E-mail _____

EVENT INFORMATION

Event Description _____

Date Desired _____ **Alternate Date** _____

Start Time (includes set up) _____ a.m. p.m.

End Time (includes clean up) _____ a.m. p.m.

Expected Attendance _____

Pocket Park requested: _____
Resident may only request pocket park adjacent to their home address.

STATEMENT OF UNDERSTANDING AND WAIVER OF LIABILITY

I, _____, the undersigned, have read and agree to follow the General Usage Guidelines for hosting an event at the pocket parks.

I also understand and agree that I am solely responsible for any liability resulting from the use of the Facilities by myself and/or my guests. I hereby release, indemnify, and hold harmless the TSR Community Development District, its employees, contractors, and affiliates, from, and against any and all claims, demands, actions, causes of actions, suits, liabilities, damages, losses and costs of any kind or nature, including attorneys fees, costs and expenses, arising from the use of the Facilities.

I have also read and understand the adopted Amenity Policies of the TSR Community Development District.

Renter Signature _____
Date

Printed Name

OFFICE USE ONLY

Application Received by: _____ on _____

_____ Residency Confirmed

_____ Resident Notified via email by _____ on _____, 20__

_____ Event Approved _____ Event Denied (Reason: _____)

Notes:



TSR Community Development District Pocket Park Use Procedures & Policies

Procedures

Requests may be made by following the procedures below:

1. Complete and submit the Request Form to the Welcome Center or send to **amenityrentals@starkeyranch.com**.
2. Rental reservations may be requested 2-4 months in advance.
3. Please allow seven (7) business days for the Amenity Manager's office to communicate with you.
4. The resident must confirm all plans with the amenity manager 30 days prior to the facilities use. Adjustments to the reservation cannot be made within 10 days of the reservation date. The amenity manager will determine whether confirmation will require a one on one meeting with the resident.

General Usage Guidelines

- Residents of Starkey Ranch and over the age of 18 are eligible for amenity rental privileges.
- The amenities may be scheduled for use for approved programs and events planned by the Lifestyle Office as well as CDD and HOA meetings. These events take precedence over individual resident use.
- Residents and their guest must follow all amenity policies and procedures.
- All parks are open from dawn to dusk, park usage must remain within this time frame.
- ALL decorations and trash inside and outside the facility must be removed prior to vacating the premises, immediately following the event.
- Neither admission fees nor any fund transfers which might be construed as admission fees whatsoever shall be collected by the resident.
- The resident will be in attendance throughout the entire length of the event.
- Amplified music of any kind is not permitted.
- Please abide by good neighbor policies for noise and hours of use.
- Parks are not reservable for exclusive use. This is a common area, and neighbors will still have access.
- The Amenity Manager must approve any bounce house rental or any other vendor or commercial usage and proper proof of insurance must be submitted to the office prior to utilization. This includes all outside commercial vendors.

Insurance must be for a minimum of \$1M per occurrence and list the following under "Additional Insured:"

TSR Community Development District
WTS International, Inc.
2500 Heart Pine Avenue
Odessa, Florida 33556

- No wet inflatables may be used.
- Power and water may not be available in all pocket parks.

TSR

COMMUNITY DEVELOPMENT DISTRICT

12DII

Due to high demand caused by COVID-19, processing times may take a few days longer than usual



[HOME](#) > [SKID SPRAYERS](#) > [KINGS SKID MOUNT 100 GALLON PORTABLE PRESSURE WASHER](#)

Kings Skid Mount 100 Gallon Portable Pressure Washer

\$1,999.99

In Stock

SKU KS100P17

Option 1:

In conjunction with approved trailer -

\$1121

Total - \$3120.99

This pressure washer sprays water at an incredible 2500psi. This is great for cleaning almost any hard surface. It comes with a 100 gallon tank and 5.5hp Honda engine.
MUST SHIP VIA MOTOR FREIGHT

[Add To Wish List](#)

1



DESCRIPTION

Kings Skid Mount 100 Gallon Portable Pressure Washer

Features:

- Portable skid design for a rugged and versatile cleaner
- Comet LWD3025GK plunger pump capable of 3 gallons per minute at 2500psi
- 5.5hp Honda GX160 Series Engine
- 100 gallon durable polyethylene tank
- Includes 50' of 3/8" pressure washer hose and a quick connect spray gun
- Extremely high pressure washing ability for tough cleaning jobs
- 32"H x 55"L x 39"W (42"H with reel).
- Made in the USA
- 5 year frame/ 5 year tank/ 1 year parts and labor warranty (limited to manufacturer defects)
- Must ship motor freight. Price calculated after sale or call for quote

This pressure washing system includes everything needed to start washing immediately. With a 5.5 horsepower Honda engine bolted to the rugged aluminum frame it has plenty of power for the toughest cleaning jobs.

It features a flow rate of 3 gallons per minute at an incredible 2500psi. The aluminum frame is lightweight and rugged while still being on a portable skid design. The 100 gallon high density polyethylene tank holds enough water for large scale cleaning jobs with limited refilling time.

It includes 50 feet of 3/8 inch pressure washer hose and a quick connect spray gun. This skid design can be mounted to a trailer or vehicle and brought to different job sites without worrying about electricity or hoses.



Option 2:
Instead of approved trailer
Total - \$3499



\$3,499.00

Estimated Save \$306.00 Ends Oct 28

\$55/Month With 64 month financing. Learn how

SIMPSON Mobile Trailer 3200-PSI 2.8-GPM Cold Water Gas Pressure Washer with Honda

Engine
Item # 0424275 Model #00000
HONDA GX200 engine with low oil shutdown feature
Reliable CAT industrial triplex plunger pump
Monster hose 3/8-in x 50-Ft kink and abrasion resistant hose with quick connect fittings and polyurethane outer jacket

LOWE'S PLANS & SERVICES
Add Available Plans and Pro Services in Cart



Add to Cart

Free Store Pickup
Ready for pickup. Estimated by Nov 3

Delivery
Ready for delivery. Estimated on Nov 3. Schedule delivery date in checkout.

Overview

This powerful SIMPSON mobile pressure washing system will handle all your commercial jobs. It is perfectly suited for contract cleaners, mobile detailers, municipalities and resorts. The trailer is dot certified as an over-the-road pressure washer system. Job-Site set-up is a snap. Pull up to the work area, connect the spray gun, start the engine and begin cleaning.

- HONDA GX200 engine with low oil shutdown feature
- Reliable CAT industrial triplex plunger pump
- Monster hose 3/8-in x 50-Ft kink and abrasion resistant hose with quick connect fittings and polyurethane outer jacket
- 7-Ft (4-Ft x 4-Ft platform)
- 12-in premium 6-ply tires for ease of maneuverability across rugged terrain
- 5 Quick connect nozzle tips: 0, 15, 25, 40, and soap to use for a variety of cleaning applications
- 2000-Lb single axle construction
- Adheres to National Association of Trailer Manufacturers (NATM) guidelines
- 3 Year limited commercial engine warranty | 5 Year limited pump warranty | 1 Year limited frame warranty | 90 Day limited accessory warranty

[Warranty Guide](#)
PDF

[Operating Guide](#)
PDF

[CA Prop 65](#)
PDF

CA Residents: ⚠ [Prop 65 Warning\(s\)](#) [↗](#)

Specifications

Pressure Rating (PSI)	3200
Gallons per Minute (Gallons)	2.8
Usage	Heavy-duty
Engine Brand	Honda
Engine Displacement (Cu. Centimeters)	196
Engine Torque (Ft/Lbs)	9.1
Engine Horsepower (HP)	5
Engine Series	GX200
Pump Type	Commercial-grade triplex
Number of Spray Tips Included	5
Detergent Tank Options	Single tank
Chemical/Detergent Injection	✔
Hose Length (Feet)	50
Wheel Type	Pneumatic
Wheel Material	Rubber
Start Type	Manual
Fuel Capacity (Gallons)	0.83
Recommended Engine Oil	10W-30
Engine Oil Capacity (oz.)	20.16
Package Contents	Trailer, Hose, Gun, Wand, 5 Quick connect nozzle tips, Engine oil, Owner's manual

Assembled Weight (lbs.)	425
Hose Diameter (Inches)	3/8-in
Hose Material	Steel
Nozzle Type	Pro style tips with quick disconnect
Quick Connect Tips	✔
Adjustable Wand	✘
Variable PSI	✘
Color	Black
Color Family	Black
CARB Compliant	✘
Series Name	Mobile Trailer
Lowe's Exclusive	✘
Engine Oil Included	✔
Water Temperature	Cold
Safety Listing	Not third party lab tested
Reconditioned	✘
UNSPSC	47121800
CA Residents: Prop 65 Warning(s)	⚠ Prop 65 WARNING(S)
Warranty	3-year limited

TSR

COMMUNITY DEVELOPMENT DISTRICT

12DIII

Whitfield Park Pool

Delamination spot:



Patched Spots:



THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



PROPOSAL

STARKEY RANCH
2500 HEART PINE AVE
ODESSA, FL 33556.
(813) 925-9777

INSTALL NEW 6"X 6" SINGLE BULLNOSE WATER LINE TILE (LOWER LEVEL OF TILE) (CODE)

REASON: WHEN YOU REMARCITE THE GUTTERS YOU ELIMINATE THE SLOPE THAT THE GUTTERS HAVE. BY REPLACING THE TILE, YOU ARE ABLE TO LIFT THE TILE AND KEEP THE SLOPE OF THE GUTTERS, SO YOU HAVE BETTER SKIMMING ACTION. CODE REQUIRES A 2" SLOPE FROM FRONT TO BACK OF GUTTER.

- A. WATER LEVEL POOL
- B. THOROUGHLY CLEAN TILE
- C. SET HOMESOTE BOARDS
- D. APPLY THINSET AND SET TILE
- E. GROUT TILE
- D. MARCITE TOP AND BOTTOM OF THE TILE

TOTAL RUNNING FEET 227

TOTAL \$ 4,086.00(CODE)

INSTALL NEW ESCUTCHEONS ON HANDRAIL (CODE)

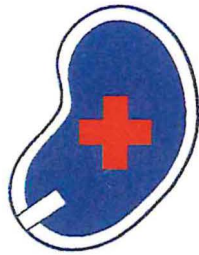
TOTAL \$ INCLUDED

INSTALL NEW FLORIDA STATE POOL RULES SIGN (CODE)

TOTAL \$ 100.00 (CODE)

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



POOL SURFACE OPTION # 2

MARQUIS, KRYSTAL KRETE OR DIAMOND BRITE POOL AND GUTTER

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
 - B. DRAIN POOL
 - C. SAW CUT LINE UNDER EXISTING TILE LINE
 - D. CHISEL AROUND RETURNS
 - E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
 - F. CHLORINE WASH POOL
 - G. ACID WASH POOL
 - H. APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)**
 - I. INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES
 - J. APPLY NEW SURFACE 3/8" MINIMUM THICKNESS TO ENTIRE POOL AND GUTTER AREA
 - K. HAND TROWEL TO A SMOOTH FINISH
 - L. RINSE OFF EXCESS CEMENT AND EXPOSE AGGREGATE
 - M. REFILL AND ADJUST CHEMICALS IN POOL **(14 DAY FREE POOL SERVICE)**
 - N. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
 - O. GIVE OWNER A SWIMMING POOL MANUAL
 - P. GIVE OWNER FREE LIFETIME CONSULTATION
- TOTAL SQUARE FEET 3549 PLUS 227 OF GUTTER

INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEP EDGES (CODE)

INSTALL NEW PLASTICS IN POOL

TOTAL \$ 24,841.20

Proposal 2 of 3
Total - \$33,240



Starkey Ranch Pool Refinish

Prepared For

Sydney Manas
Starkey Ranch

Created By

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Exterior Escapes
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EXTERIOR
ESCAPES
DESIGN • BUILD • MANAGE

Who We Are

Exterior Escapes is a unique company that offers Florida aquatic facility owners/managers, the benefits of working with a state licensed general contractor and commercial pool contractor. This combination of licenses allows us to build, repair, or renovate any building or aquatic facility in the state. Though we specialize in watershape projects, we do much more! Regardless of the nature of any project we do, clients come to us because they know that our company excels in experience, customer service and customer satisfaction.

Customers also get the attention of an involved owner who makes it his business to oversee every project our company does. Owner involvement is a rarity in our industry, but we feel it is a necessity. We take the time to get to know our customers, the project, and all of the goals and constraints. We utilize the latest technologies to deliver unmatched communication and pride ourselves on being there after the project is completed. Through experience and continuing education we are able to constantly deliver successfully completed projects on time and on budget. This is what sets us apart from other companies.

Exterior Escapes is proud to work with select homeowners, highly respected architects, engineers, and the leading property management companies in the Tampa Bay Area. We look forward to being part of your next commercial renovation project and if you have any questions during any stage of the project, our knowledgeable team is here for you.

Project Summary

The Starkey Ranch community pool is located at 2500 Heart Pine Ave, Odessa, FL 33556 . It has a surface area of ~2230sqft. The current finish is in very poor condition. It is showing multiple signs of pitting and delamination. The upper scum gutter tile is in good condition and does not need to be replaced. The lower scum gutter tile does not meet the pool code for non-skid tile and must be replaced. The most likely cause of the shortened life of the current finish is from poor chemical management. A chemical controller should be installed to ensure proper chemical addition to the pool and for the longest life of the new finish.

Site Images

Project images are only available on the web version of the proposal

Project Estimate

Services

Pool Prep Refinish **\$3,480.00**

Draining of pool, removal of all loose and failing existing finish up to 5% of total surface area, undercut all perimeter tile borders (if tile is not being replaced) and fixtures (lights, drains, etc.), pressure sweep, acid wash, and installation of SGM BondKote.

Marquis Level 1 **\$19,200.00**

Installation of MarbleTite Marquis quartz pool finish in Bluestone or Natural color up to 2230sqft, 230LF of scum gutter, and 64LF of bench. Price includes startup and balancing of pool water including daily brushing (Mon - Fri), monitoring of pH level, controlling calcium and hardness, limiting chlorine availability, and metal sequestering agents

Commercial Whitegood Package **\$1,390.00**

Installation of 18 floor return fittings, safety vac lock cover (if applicable), 26 scum gutter grates, and (3) 24"x 24" Waterway Plastics or equal white anti-entrapment grates

2x6 Mudcap Non-Slip **\$9,170.00**

Installation of NPT or equal NON-SKID 2x6 bullnose tile in COBALT color at lower scum gutter, bench, and steps up to 491LF

optional **Pentair IntelliChem** **\$1,860.00**

Installation of Pentair IntelliChem controller for monitoring and precise dispersion of water balancing chemicals

Total cost: \$33,240.00

Agreement Terms

"PAYMENT"

Standard payment terms are as follows unless a separate payment schedule has been agreed upon. Any payments not made by specified time period are subject to a late charge and any costs of collection, including reasonable attorney fees.

Deposit Payment of 10% is due (5) Days before project starts

First Draw of 40% is due within (5) Days after pool has been drained, prepped, and ready to finish

Second Draw of 50% is due within (5) Days upon completion

"WARRANTY"

All work performed by Exterior Escapes LLC will be warranted for a period of (1) ONE year against defects in workmanship. For warranty against discoloration, staining, pitting, etching of pool finishes, or any product used in the renovation please refer to manufacture warranty of installed product. If leak detection and repair is not included in above pricing it will not be warranted. Any existing cracks in decking and pools are considered structural and cannot be warranted. Any stains caused by fill water are not warranted.

"ACCEPTANCE OF PROPOSAL"

Phoenix Pools, Inc.
813-774-2304
CPC1458071
www.phoenixpoolsinc.com

Agreement

This agreement is made between Starkey Ranch, (**Owner**) for work to be conducted to the facility, located at 12401 Heart Pine Drive, Odessa, Florida, 33556 and Phoenix Pools Inc. (**Contractor**) 8101 N. Fremont Avenue, Tampa Florida, 33604.

Scope of Work: Phoenix Pools Inc. will renovate the Swimming Pool at the above stated address to meet and/or exceed all current County, State and Federal codes governing the pool surfaces, suction fittings, tile, ladders and depth marker tiles.

Description of Work to be performed: “Marquis Freestone Series” (10 Year Factory Warranty) Pool products and manufacturer recommended procedures will be followed in the execution of the work. The timeline and starting date will be _____ and require _____ days to complete, weather permitting.

- Schedule Pasco County Health Department Survey and inspection.
- Drain pool and acid wash existing finish.
- Apply “Surebond-80” bond coat agent.
- Saw cut around all fixtures and seal with hydraulic cement.
- Install approximately 230 linear feet of Pool Tile to the waterline.
- Install approximately 230 linear feet of 2” x 6” non-skid Skim Gutter Line Pool Tile.
- Install all new depth tile markers to the water line tile areas.
- Install all new pool fittings, gutter grates and floor returns to include the VGB 2008 certified main drain covers in the pool.
- Install approximately 223 linear feet of 2” x 6” Skid-Resistant cap tiles to the existing steps and sun benches.
- Acid wash Light Ring and rebuild (2) Pool Lights.
- The first 300 square feet of existing plaster delaminations are included. All delaminations over 300 square feet will be billed separately at \$1.00 per square foot.
- Re-Plaster the pool with “Marquis Freestone Series” Pool Plaster.
- Fill Pool with area water, adjust water chemistry and interface with Your Commercial Service Contractor.

Total cost of Contract.....\$53,308.00

Payment Terms: 20% to initiate permitting. 20% upon starting the project; 40% due upon completion of the tile 20% due upon completion of the plastering of the pool.

ALL COPIES TO BE SIGNED AS ORIGINALS:

Sydney Manas

Date

Chris Zowarka

Date