

Forest Lake Community Development District

4700 Millenia Blvd Suite 500 Fifth Flr, Orlando, Florida 32839 Phone: 863-289-6108 - Fax: 407-926-0174

March 6, 2025

Board of Supervisors Meeting Forest Lake Community Development District

Dear Board Members:

A **Board of Supervisors Meeting** of the Forest Lake Community Development District will be held **Thursday, March 20, 2025, at 6:30 PM** at the **Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida 33837.**

Zoom Link: <https://us02web.zoom.us/j/85680725102> **Meeting ID: 856 8072 5102**

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

- 1. Roll Call**
- 2. Public Comment Period (speakers will fill out and submit comment cards to District Manager prior to beginning the meeting)**
- 3. Approval of Minutes of February 20, 2025, Board of Supervisors Meeting**
- 4. Ratification of the approval for the roof repair repairs**
- 5. Ratification of approval to not allow any rentals or private usage of the Forest Lake CDD amenities areas**
- 6. Board discussion: Topic- Retention Pond issues. Covering of open areas within the retention pond.**
- 7. Board discussion: Topic- Parking and towing policy**
- 8. Board discussion: Topic- the pavers in the closet at the pool to be repurposed. Suggestion is to place it in the grounds between the utility closet with the wifi to the control area of the pool.**
- 9. Board discussion: Topic- Clarification concerning the HOA bulletin board placement and size allowed**
- 10. Board discussion: Topic- Review of landscaping proposals**
- 11. Board discussion: Topic- Solar lights and possible placements**
- 12. Board discussion: Topic- Schedule of the emergency contact list of District Supervisors**
- 13. Board discussion: Topic- District Logo for use on shirts, signs, banners and website**
- 14. Staff Reports**
 - A. Attorney**
 - B. Engineer**
 - i. Field Manager's Report**
 - C. District Manager's Report**
 - i. Check Register Review and approval**
- 15. Audience Comments**
- 16. Supervisors Requests**
- 17. Adjournment**

¹ Comments will be limited to three (3) minutes

**MINUTES OF MEETING
FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, **February 20, 2025** at 6:30 p.m. at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida.

Present and constituting a quorum:

Frank Rivera	Chairman
Randi Ribarich	Vice Chairperson
Jose Cortez	Assistant Secretary
Jose Montalvo	Assistant Secretary
Travis Lemeur	Assistant Secretary

Also present were:

Sharon Gastelbondo	District Manager, NPG CAM SVS
Christopher Lopez	District Manager, NPG CAM SVS
John Paul Toth	Field Manager, NPG CAM SVS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lopez called the meeting to order at 6:30 p.m. and called the roll. All five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Lopez opened the public comment period on agenda items. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes December 19, 2024 & January 16, 2025 B O D Meeting

Mr. Lopez stated that the minutes of December 19, 2024 and the minutes of January 16, 2025 are presented for approval.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with all in FAVOR, the minutes were approved.

FOURTH ORDER OF BUSINESS

Ratification of fence repair approval

Mr. Lopez noted next is the ratification of the approval for the fence repairs to commence. The board reviewed the four proposals and verified the approval of the fence repairs and the cost of \$4,900.00 for the repair to commence.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with all in Favor, the roof repair was approved.

FIFTH ORDER OF BUSINESS

Ratification of roof repair approval.

Mr. Lopez noted next is the ratification of the approval for the roof repair to commence. The board reviewed the three proposals and verified the approval of \$800.0 for the roof repair to commence.

On MOTION by Mr. Cortez, seconded by Ms. Ribarich with all in Favor, the roof repair was approved.

SIXTH ORDER OF BUSINESS

Consideration of resident request for election signage on CDD property

Mr. Lopez stated this request was from Scott Woodlee, a resident of the Forest Lake community. Mr. Woodlee is running for the City of Davenport Commission Seat 3. He would like to place his election signs on the entrances of the Forest Lake Community.

On MOTION by Mr. Rivera, seconded by Mr. Montalvo, with Mr. Cortez & Ms. Ribarich approving, the motion passed 4-1.

SEVENTH ORDER OF BUSINESS

Board Discussion – Mole Issue

Mr. Lopez stated the district has received several complaints from the residents concerning the mole issues. As can be seen, there are several mole hills in the community and a request has been made to have them removed. The board discussed the issue, a proposal was shared of a cost estimate of \$21,000 for the treatment of a mole infestation. The board states that this will continue due to the several construction projects within the area and they will wait until the projects have been completed.

This topic was tabled for a later review.

EIGHTH ORDER OF BUSINESS

Board Discussion – Tow Policy and Parking Issues

Mr. Lopez noted that the district policy was on the website and is clear concerning the commercial parking issue. The steps to change the policy were reviewed and the possible cost to have an extra meeting to change a small issue would not be advised. The board discussed and expressed the frustration of some residents parking on the grass between the sidewalk and the street. This is a violation of parking on district property not purposed for parking and can be towed. The issue was also stated that the current tow service doesn't respond to these issues. The Supervisors were told that the district calls the tow company, not individual residents. After several minutes of discussion, the supervisors were told that a second service can be used for more coverage and to handle bigger vehicles.

The topic was closed and further review will be conducted.

NINTH ORDER OF BUSINESS

Board Discussion – Need for more garbage cans

Mr. Lopez noted that residents have complained that the area was littered with trash in the Amenity Center during the weekend and at the mailboxes. After resident input and the board discussion, the board decided NOT to furnish more trash cans.

On MOTION by Mr. Cortez, seconded by Ms. Ribarich with all in Favor, the request was denied.

TENTH ORDER OF BUSINESS

Board Discussion – Removal of crepe myrtle trees

Mr. Lopez asked for clarification of the area in which the trees were to be removed. After a long discussion of the area described the upcoming spring updates and the future projects that may occur, the issue was tabled.

On MOTION by Ms. Ribarich, second by Mr. Rivera with all in favor, the issue was tabled.

ELEVENTH ORDER OF BUSINESS

Board discussion- Street cleaning

Mr. Lopez asked what type of street cleaning is requested. The issue is oil stains and rubber markings. The board discussed remedies and the ordering of a service at least once a year. The District will look into this and come back with a cost estimate

TWELTH ORDER OF BUSINESS

Board discussion- Need for a large bulletin board

Mr. Lopez asked for clarification on the “need” for a large bulleting board. Upon the board discussion, the need is primarily for HOA use. The supervisors were advised that they can approve the placing of a bulleting board on district property, the HOA would be responsible for the cost, upkeep and maintenance of the bulletin board. The board states that the bulleting board can be a 6’ X 6’ bulletin board near the mailbox area.

On MOTION by Ms. Ribarich, second by Mr. Rivera with all in favor, the issue was approved.

THIRTEENTH ORDER OF BUSINESS

Board discussion- Playground Lease issue

Mr. Lopez presented the overall cost of the playground lease with the interest costs factored in. The option to purchase now to save over thirty thousand dollars in costs was shown to the supervisors.

On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor, the issue to pay out the lease and purchase the equipment was approved.

FOURTEENTH ORDER OF BUSINESS

Board discussion- Spring projects

Mr. Lopez recommended tabling this as it was already discussed in a prior topic. (tenth order of business)

On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor, the issue was tabled.

FIFTEENTH ORDER OF BUSINESS Board discussion- Parking on grass

Mr. Lopez recommended tabling this as it was already discussed in a prior topic. (eighth order of business)

On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor, the issue was tabled.

SIXTEENTH ORDER OF BUSINESS Board discussion- Installation of gates

Mr. Lopez introduced this topic as a community discussion prior to the board starting their discussion. There were ten residents in attendance and all ten was in favor of the installation of gates to secure the area. The board then discussed the costs, time frame and maintenance of the gates. The summary of the discussions is that the board wants to move forward and start getting bids to review the costs of the project.

On MOTION by Mr. Rivera, second by Mr. Montalvo with all in favor, the issue was moved forward, and the district will start to get proposals for the project.

SEVENTEENTH ORDER OF BUSINESS Supervisors Requests- No private rentals

Mr. Lopez asked what this issue was specifically concerning. Supervisor Rivera stated that the Amenity Center should not be rented, reserved or accessed by any type of private entity or programs. The supervisors discussed the issue, and all were in agreement that the Amenity Center was for the District use when needed and for the regular use of the residents on a first come first serve basis. The residents use should not be interfered with, they pay for the maintenance and care of the Amenity Center and shouldn't be interfered with.

On MOTION by Mr. Lemeur, second by Mr. Cortez with all in favor, the issue of no rentals, leases or private access was Motioned and Approved.

EIGHTEENTH ORDER OF BUSINESS Supervisors Requests- Logo for the CDD

Mr. Lopez asked for the logo to be reviewed by all the supervisors. The logo will be presented at the next meeting for approval. It will be used for signs, banners, shirts and letterhead.

On MOTION by Mr. Montalvo, second by Mr. Cortez with all in favor, the issue of the CDD Logo will be reviewed at the next meeting.

NINETEENTH ORDER OF BUSINESS Supervisors Requests- Use of Recordings

Mr. Lopez asked what this issue was concerning. Supervisor Lemeur stated that recordings in the past have been altered and placed on social media to distort the truth. Upon discussion, the supervisors agreed that this has occurred in the past and that the recording should only be used by the management to create the minutes. The recording shall be destroyed after the approval of the minutes.

On MOTION by Mr. Lemeur, second by Mr. Cortez with all in favor, the issue of the recording for management use to create the minutes only and destroyed upon the approval of the minutes was motioned and approved.

TWENTYTH ORDER OF BUSINESS STAFF REPORTS

- A. Attorney- no report to be given
- B. Engineer- No Engineer currently
Field Manager- Mr. Toth thanked everyone for attending and that all of his items have already been covered.
- C. District Managers report- Mr. Lopez updated the board about the status of the lack of information that the prior management company has given. The website issue during the week in which someone tried to eliminate the site. The ongoing issue with the transfer of the utilities due to the lack of cooperation of the prior management. The amenity center card issue situation is almost resolved and the district has control of the system now.
- D. The check register was reviewed and unanimously approved.

TWENTY FIRST ORDER OF BUSINESS

ADIUANCE COMMENTS

Mr. Lopez asked if there were in comments from the residents at this time. A few residents had thanked the board for hearing them during the discussions and that more residents should attend.

TWENTY SECOND ORDER OF BUSINESS

ADJOURNEMENT

**On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor,
the meeting was adjourned.**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEPERATE COVER

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on June 6, 2023, at a duly noticed public meeting, the Board of Supervisors of the Forest Lake Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

- A.** *Commercial Vehicle.* Any mobile item (including Utility Vans and Utility Trucks) which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F.** *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, is visibly not operational, or has not moved for a period of 7 days.
- G.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- H.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**

- I. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

SECTION 5. EXCEPTIONS.

- A. **ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. **PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – *Designated Parking Areas (highlighted areas)*

Effective date: June 6, 2023

SEPERATE COVER
Landscape Proposals



K & K LAWN CARE
AND LAND
MANAGEMENT, LLC

LAWN MAINTENANCE PROPOSAL

Prepared for

Pedro N Vargas

K_Klawncare21@yahoo.com



About Us

K & K Lawncare and Land Management, LLC is a reliable and highly trusted family lawn maintenance company that uses state of the art technology in providing the best lawn care services in Polk County, Florida. Our company has been around since **2021** and we're proud to provide quality lawn maintenance services to our customers.

Services in proposal:

- **Premium Package**

Includes mowing, trimming, edging, and blowing off as shown in the Forest Lake Community map. (Trimming includes bushes and palm trees.) Also pruning the palm trees is as needed, and turning over mulch once a year as requested. It also includes the inspection for the irrigation system once a month and recover the garbage in the pool areas. Pest control certified services and fertilizing for Palm trees is included as needed. (The fertilization for palm trees is highly recommended especially under 4 years since planted.)

Pricing

				Sub Total \$89,500.00
--	--	--	--	--

Product Name	Quantity	Price	Unit	Total
Premium Package (1 year)(12 months)	12.00	\$ 7,498.33	sq.ft.	\$ 89,500.00

TOTAL USD \$89,500.00

Terms & Conditions

1. The Parties

This proposal K & K Lawncare and Land Management, LLC shall legally bind **Sharon Gastelbondo , District Manager of** Npg Cam Services Inc.

2. Payment

All invoices will be delivered when services are performed, and are due for payment via cash or check immediately.

3. Additional Services

Amounts for additional services not listed will be added to the invoice for the date they are performed in a separate invoice.

4. Confidentiality

All of the terms and conditions in The Proposal will be kept confidential from third party entities.

5. Term & Termination

The terms and conditions of The Proposal are valid once signed by both parties until March (**month**), **31st. (day)**, **2025. (year)**.



K & K LAWN CARE
AND LAND
MANAGEMENT, LLC

Plant 18 Palm Trees PROPOSAL

Prepared for

Pedro N Vargas

K_Klawncare21@yahoo.com



About Us

K & K Lawncare and Land Management, LLC is a reliable and highly trusted family lawn maintenance company that uses state of the art technology in providing the best lawn care services in Polk County, Florida. Our company has been around since **2021** and we're proud to provide quality lawn maintenance services to our customers.

Services in proposal:

- **Package**

This proposal includes planting 18 palm trees, plants and new stones set up for the community Forest Lake. Fertilizing of Palm trees as needed included removal and disposal of mulch. Palm trees are low maintenance as requested.

Pricing

Sub Total
\$8,500.00

Product Name	Quantity	Price	Unit	Total
Plant 18 Palms, plants, set up stones	1 time	\$ 8,500.00	sq.ft.	\$ 8,500.00
removal and disposal mulch (fertilizing of palm as needed included)				

TOTAL USD \$8,500.00

Terms & Conditions

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Robert and Son landscaping LLC
 4073472432
 701 Lyman Street
 Ocoee, FL 34761

Prepared For
 Darnell Barber Moye
 Spring Lake Reserve C/O One
 Source Management Solutions Inc.
 P.O. Box 915103
 Longwood, FL 32791

Estimate Date
 11/10/2024

Estimate Number
 0000036

Description	Rate	Qty	Line Total
Front Entrance/ Common Areas Mow all grass areas within the wall that are the common areas. Edge all sidewalk, curbs and Mulch bed in the common areas. String trim all grass areas that mower could not get. Blow of all grass and Deris from sidewalks and street that may have gotten grass on them. Pull all weeds that are growing in the mulch beds. Trim all hedges that needs to be trimmed once a month or certain brush twice a year.	\$3,208.00	1	\$3,208.00
Pool Area Mow all grass area, edge all curbing, sidewalks and mulch bed, string trim all areas that the mower could not get, blow off all sidewalks and street that got debris on them and hedge trim all brush once a month.	\$175.00	1	\$175.00
Retention Pond Area Mow Retention Pond area, string trim along the wall in the back separating the houses from the ponds and the east fence from trees and vine growing over it. Keep all Culverts clean out from debris.	\$1,357.00	1	\$1,357.00
		Subtotal	4,740.00
		Tax	0.00
		Estimate Total (USD)	\$4,740.00

Notes
 For 2025 Mowing Schedule see attached page

Terms

See attached page for Terms and Conditions



www.Robertandsonlandscaping.com

701 Lyman Street Ocoee, Fl. 34761

Contact: Robert Flowers: Office-(407)347-2432 Cell-(321)948-3598

Email me: Robertd@robertandsonlandscaping.com

Depending on growth or weather conditions, monthly occurrences may differ, while yearly activity totals will be provided as specified.

Function	2025 Frequency												Total
* = Optional	JAN	FEB	MAR	APR	MAY	JUN	JUL	AGU	SEP	OCT	NOV	DEC	
Mowing	X	X	X	X	X	X	X	X	X	X	X	X	43
Edging	X		X	X	X	X	X	X	X	X	X		19
Weed Whacking	X	X	X	X	X	X	X	X	X	X	X	X	43
Hedge Trimming	X		X	X	X	X	X	X	X	X	X		10
Blowing	X	X	X	X	X	X	X	X	X	X	X	X	43
*Sprinkler Testing													
*Tree Trimming		X								X			2

Robert and Son Landscaping LLC

Lawncare Service Agreement

This Lawncare Service Agreement (the "Agreement") is entered into as of this _____ day of _____ 20 __, by and between Robert and Son Landscaping, a Limited Liability Company ("Robert and Son Landscaping"), and _____, an individual / representative ("Owner").

In consideration of the mutual promises set forth hereunder, the sufficiency of which is hereby acknowledged, **Robert and Son Landscaping** and Owner agree as follows:

- 1. Services.** **Robert and Son Landscaping** shall perform the services set forth in Exhibit A (the "Services") at - _____ (the "Property") approximately every seven days during the active growing season (March – October) and on a reasonable "every other week" basis during the dormant months (November - February).
- 2. Monthly Payment.** The owner shall pay **Robert and Son Landscaping** \$ 4740.⁰⁰ per month (the "Monthly Payment" see Exhibit B), for twelve months from the date of this Agreement for the Services. **Robert and Son Landscaping** shall issue an invoice for the Monthly Payment, plus any additional services agreed upon by the parties, on or about the 1st of every month, with payment being due on or before the 15th of every month, unless prior arrangements have been made. **Robert and Son Landscaping** shall charge a \$10.00 late fee if any monthly invoice is not paid in full by the last day of the month in which it was issued.
- 3. Monthly Payment During Dormant Months.** The parties acknowledge and agree that the Monthly Payment is based on the Services to be performed by **Robert and Son Landscaping** throughout the twelve (12) month period and shall be paid each month during both the active growing season and the dormant months, even if no Services are performed during the dormant months. The parties further acknowledge and agree that the Monthly Payment would be higher if payments were to be made for only the active growing season. **Robert and Son Landscaping** shall not credit or refund any portion of the Monthly Payment invoiced during the dormant months, even if no Services are performed that month.
- 4. Term.** Either party may terminate this Agreement upon thirty (30) days' notice to the other party; provided, however, that Owner shall not be permitted to terminate this Agreement during the months of November, December, January, or February.
- 5. Missed Services.** In the event that any Services are not performed on the day that it is scheduled during the active growing season due to circumstances beyond the control of **Robert and Son Landscaping**, such as equipment failure or inclement weather, then **Robert and Son Landscaping** shall make reasonable efforts to perform such service the following day or may wait until the following week. If **Robert and Son Landscaping** elects to wait until the following week to perform such service, then **Robert and Son Landscaping** shall issue a credit to Owner for the missed week on the next invoice. In the event Owner desires that **Robert and Son Landscaping** perform services in addition to the Services described herein, Owner shall

submit a signed written request to **Robert and Son Landscaping**. **Robert and Son Landscaping** will notify Owner of the price for such additional service and, unless Owner revokes the request, **Robert and Son Landscaping** shall perform such additional service and add the additional price to the invoice for the relevant Monthly Payment. If any such additional service requires hauling debris to a landfill, **Robert and Son Landscaping** will add a \$100.00 dump fee added to that month's invoice for the Monthly Payment.

6. **Suspension of Services.** In the event that any invoice submitted to Owner hereunder is sixty (60) days or more past due, then **Robert and Son Landscaping** shall have the right to suspend all Services until all past due amounts, including late fees, are paid in full.
7. **Miscellaneous.** (a) Time shall be of the essence in the performance of this Agreement. (b) If any part of this Agreement is held unenforceable for any reason, the remaining portion of this Agreement shall remain in full force and effect, and shall be carried out in a manner which is consistent with the intentions of the parties hereto. (c) In any legal action or proceeding arising out of, or relating to, this Agreement is brought by either party, the prevailing party, as determined by the court, shall be entitled to receive from the non-prevailing party, in addition to any other relief that may be granted, reasonable attorneys' fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

Robert and Son Landscaping:

Property Owner Signature:

Robert and Son Landscaping LLC

By: _____

Name: _____

Title: _____



Robert Flowers

Owner

EXHIBIT A
(Services)

Mowing

All Lawn areas throughout the property will be mowed every seven days at the optimal mowing height. Obstacles (such as Trees and Structures) that prevent mowing will be trimmed around with a string trimmer and all trash and debris will be removed.

Edging

During the active growing season, all sidewalks, driveways, mulched plant beds and curbing will be edged with a mechanical edger during each visit.

Hedge Trimming

All shrubs will be Trimmed once a month during the active growing season.

Blowing

All hard surfaces will be blown free of grass clippings or other debris on each visit.

Tree Trimming (Not Tree removal) Maintain all tree branches 8 feet above the ground

Additional Charges:

Aeration/Seeding

Fall (Sept-Oct)

Pressure Washing

Debris Removal/ Clean up.

Irrigation

(Monthly testing starting at \$35.00
and Repairs: Time and Material)

Exhibit B
(Monthly Payment)

Customer:

Address:

Type of Service: Lawncare Service/ Maintenance

Basic Service: \$ 1322.80

Additional Service: \$ _____

Total Weeks of Service: 43

Total Annual Cost: \$ 56,880

Total Monthly Cost: \$ 4740.00

(Cost of Service x Weeks of Service + Additional Services / 12 = Total Monthly Cost)

Robert and Son landscaping LLC
 701 Lyman Street
 Ocoee, FL 34761
 4073472432



Forest Lake Community
 1595 Aspen Ave
 Davenport, FL 33837

Proposal Number 0000039
 Proposal Date 12/02/2024

Pricing

Description	Rate	Qty	Line Total
Full Service/ Monthly Mowing, Edging, String Trimming, Shrub Trimming, Weeding and Blowing 12.75 acers at 44 cuts per year Edging 36 times per year String Trimming 44 times per year Shrub Trimming 10 Times per year Weeding 44 times per year Blowing 44 times per year	\$4,675.00	12	\$56,100.00
Oak Trees/Palm Trees Trimming Will be maintained above 8ft to ensure pedestrian sidewalks area clear. 19 Palms Twice per year (Feb and September)	\$237.50	12	\$2,850.00
Crepe Myrtles 106 Crepe Myrtles Once per year	\$397.50	12	\$4,770.00
ReMulch 11694sqft ReMulch Beds Every Spring	\$281.66	12	\$3,379.92
Irrigation Inspections Irrigation inspections are done on a monthly basis. A quarterly report with be given. All repairs will be T & M (time and Material)	\$135.00	12	\$1,620.00
Pressure Washing Pool Deck once per year	\$68.25	12	\$819.00
	Subtotal		69,538.92
	Tax		0.00
	Proposal Total (USD)		\$69,538.92

Forest Lake Community

Mele Environmental Services LLC

Phone: (863)327-5693 ,8911 Pine Grove Dr. Lakeland FL 33809 “No Hassles, Just Results.”

Specifications for Proposal and Contract for Grounds Maintenance for: Forest Lake CDD,Davenport FL

MOWING:

- All turf will be mowed once each week while in the growing season (May 1st through September 30th), Retention ponds shall be mowed 35 times annually as not to create erosion.
- All turf will be mowed every other week during other weeks or as conditions warrant, during the dormant season (October 1st through April 30th).
- All embankments and retention ponds will be mowed to waters edge.
- Excessive accumulations of clippings will be removed after every visit.
- Mowing height will depend on the season. Typically, the height will range from 2” to 4” depending on the variety of turf.
- Any area found to be too wet for proper mowing will be mowed when the grass is dry enough for proper mowing.

EDGING:

- All surrounding turf areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking areas, curbs, headers and retaining walls, will be edged with a “blade edger” in order to maintain a clean, crisp and consistent edge line within common areas.
- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds and tree rings, so as to prevent encroachment from lawn but not so frequently that the bed line expands into the turf.
- Edging of walkways and curbs will be edged every time the turf is mowed.

WEEDING:

- Weeding by hand or by chemical means of all plant bed areas as often as necessary to maintain a reasonably weed-free condition commensurate with the season. Spraying fence lines to create a perimeter of unwanted vegetation can be an alternate option instead of line trimming in retention pond areas.

PRUNING AND TRIMMING:

- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each species of plant.
- Plant pruning, trimming and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices.
- Palm tree trimming will be charged separately at a rate of **\$55.50** per palm (not exceeding 12ft) BILLABLE

IRRIGATION

- Irrigation inspections shall be done (6) times per fiscal year, to ensure system is fully functional and operational. Any damages sustained to sprinklers by our equipment while servicing property will be repaired with no charge to the association. Old wore out sprinklers, controllers or broke pipes shall be charged to the association at a time and material cost.

FERTILIZATION & WEED CONTROL

- Shrubs and ornamentals shall be fertilized (2) times per fiscal year.
- Turf shall be fertilized (4) times per fiscal year, Treatment to kill off unwanted weeds as well.

CLEAN UP:

- All excessive trimmings and clippings will be collected and removed from the property and/or mulched by rotary mowers to created a neat and clean appearance after.
- All sidewalks will be blown off in order to remove all debris generated during the performances of this contract.
- All lawn areas will be cleared of litter and debris before mowing, so as to not shred or scatter foreign matter.

EXTRAS not Included in Contract Price:

- Work performed under this section will be completed on a time and material basis and is not included in this contract maintenance price. Estimates for proposed work will be submitted to the proper authorizing person before any extra worked is commenced.

Examples of extra work available are as follows:

- Annuals installment 4 times per year at a rate of \$3.50 per 4" bulb. BILLABLE •
- Mulching will be charged at a rate of \$115.00 per cubic yard of Pine bark mulch. BILLABLE
- Removal of plant material that has died due to winter freeze, floods, fire or other Actsof-God.
- Major clean up due to storms, hurricanes, tornadoes, or other Act-of-God.

Palm tree trimming will be charged separately at a rate of **\$55.50** per palm (not exceeding 12ft) BILLABLE

**** CONTRACT FOR GROUNDS MAINTENANCE SERVICES****

This agreement is made by and between hereinafter referred to as the "Forest Lake CDD" and Mele Environmental Services LLC. This Grounds Maintenance Agreement is for services to be provided by Mele Environmental Services LLC. for the client at the following described property, Forest Lake CDD of Davenport FL.

NOW THEREFORE, the parties referenced above herein desire to enter into this agreement to be governed by the following terms, conditions and stipulations.

1. **Terms.** The term of the agreement shall be for twelve (12) months, commencing on the _____ and terminating on the _____. Mele Environmental Services LLC. agrees to provide the work in the manner prescribed in the "Specifications" attached hereto and incorporated herein for the total sum of: **Seventy Five Thousand Three hundred Sixty dollars (\$75,360.00)** annually, payable in monthly installments of: **Six Thousand Two Hundred Eighty dollars (\$6,280.00)** at the end of each service month.
Initials: _____

2. **Liabilities.** Mele Environmental Services LLC. shall not be held liable for any loss, damage or delay caused by fire, civil or military authority, inclement weather, animals, vandalism or any other causes beyond their control.
3. **Payments:** Mele Environmental Services LLC. shall provide the Client with a monthly invoice on the first day of each contractual service month representing the monthly installment due for that month. The Client's failure to receive the invoice shall not constitute just cause for late or non-payment. All invoices are due and payable upon receipt.
4. **Renewal of Contract:** This contract shall renew automatically renew from the termination date stated in paragraph I herein for a term equal to the term referred to herein. Either party may cause this contract NOT TO RENEW by mailing a "Letter of Intent" to the other party at least thirty (60) days prior to the ordinary termination date of this contract, by certified mail, stating that they do not wish to renew the contract. All renewals will be governed by a negotiated fee.
5. **Liquidated Damages:** The monthly installments due under this contact are intended to reflect an equal payment for the service provided for the full term of this contract. The monthly installments do not necessarily reflect the actual costs of work performed for a given month, Upon the cancellation or termination of this contract by either party for any reason, Mele Environmental Services LLC. shall have the right to audit the contract and produce a final adjusted bill representing payment for services and materials actually delivered during the duration of the contract, less any previous payments. Payment of this invoice shall be made by the client upon receipt.
6. **Cancellation:** During any active term, this contract may be canceled by either party by providing to the other a "60 Day Written Notice of Cancellation"; delivered by certified mail.
7. **Insurance:** Mele Environmental Services LLC. will carry complete and adequate general liability and property damage insurance at all times.
8. **Invalid Provision:** The invalidity or the unenforceability of a particular provision of this Contract shall not effect the other provisions hereof; and the Contract shall be construed in all respects as if such invalid or unenforceable provision was omitted.
9. **Time:** Time is of the essence to the performance of all obligations under this Contract.

10. **Modification:** No change or modification of this contract shall be valid unless the same is in writing and signed by the parties hereto.

11. **Applicable Law and Binding Effect:** This contract shall be construed and enforced under the Laws of the State of Florida and shall insure to the benefit of and are binding upon the parties hereto and their heirs, personal representatives, successors and assigns.

12. **Venue:** All actions and disputes shall be brought in the proper court of venue, which shall be Polk County, Florida

13. **Attorneys Fees and Costs:** If a dispute arises between the parties wider this Contract and a lawsuit is instituted, the prevailing party shall be entitled to recover its costs and attorney's fees from the non-prevailing party. As used herein, cost and attorney's fees including any costs attorney's fees relating to trial, appellate proceeding meditation, arbitration, collection agency fees and all other actions taken to enforce the Contract.

14. **Complete Agreement:** This Contract constitutes the complete agreement between the parties hereto in regards to the matters set forth herein and incorporates all prior discussions agreements, arrangements, representations and understandings.

15. **Non-Compete Agreement:** The parties agree that neither party will employ the personnel of the other party.

Sign: _____ Date: March 1st,2025
Forest Lake CDD, Board of Directors,Chairman

Sign: _____ Date: March 1st,2025
Mele Environmental Services LLC ,MGRM

By signing this 1 year contract you are agreeing to all terms and conditions above.

SEPERATE COVER
ART Work



Forest Lake CDD
Polk County, Florida



Forest Lake CDD
Polk County, Florida



Forest Lake CDD
Polk County, Florida



Forest Lake CDD
Polk County, Florida

Financials

Account Transactions

Forest Lake CCD

Date Range: Feb 01, 2025 to Sep 30, 2025

DATE	VENDOR NAME	DESCRIPTION	DEBIT	CREDIT	BALANCE
Truist - Checking 7548					
Under: Assets > Bank Account					
Starting Balance					-
					\$1,400,760.84
Feb 03, 2025		BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT		\$133.24	-
					\$1,400,894.08
Feb 03, 2025		BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT		\$32.46	-
					\$1,400,926.54
Feb 03, 2025		BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT		\$32.46	-
					\$1,400,959.00
Feb 03, 2025		TAX DISTR Joe G Tedder9631 2675FOREST LAKE CDD ACH CREDIT	\$1,814.49		-
					\$1,399,144.51
Feb 05, 2025		SPECTRUM SPECTRUM 3035 FOREST LAKE CDD ACH DEBIT		\$109.99	-
					\$1,399,254.50
Feb 10, 2025		TAX DISTR Joe G Tedder9631 2675FOREST LAKE CDD ACH CREDIT	\$12,786.72		-
					\$1,386,467.78
Totals and Ending Balance			\$14,601.21	\$308.15	-
					\$1,386,467.78
Balance Change					-
Difference between starting and ending balances					\$14,293.06
Truist - Checking 9993					
Under: Assets > Bank Account					
Starting Balance					\$1,394,089.99

Feb 03, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975007	\$200.00	\$1,393,889.99
Feb 03, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975006	\$200.00	\$1,393,689.99
Feb 04, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975008	\$200.00	\$1,393,489.99
Feb 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975005	\$200.00	\$1,393,289.99
Feb 06, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975009	\$200.00	\$1,393,089.99
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975004	\$1,400.00	\$1,391,689.99
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975003	\$750.00	\$1,390,939.99
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975002	\$3,500.00	\$1,387,439.99
Feb 10, 2025		BUS ONLINE BILL PAYMENT CHECK #975001	\$660.00	\$1,386,779.99
Feb 21, 2025		CHECK #7002	\$815.00	\$1,385,964.99
Feb 21, 2025		CHECK #7001	\$800.00	\$1,385,164.99
Feb 24, 2025	NPG Cam Services Inc	CHECK #7003	\$6,300.00	\$1,378,864.99
Feb 27, 2025	Prince & Sons	CHECK #7005	\$7,308.50	\$1,371,556.49
Feb 27, 2025	Prince & Sons	CHECK #7004	\$5,097.78	\$1,366,458.71

Feb 28, 2025	NPG Cam Services Inc	CHECK #7010	\$6,079.66	\$1,360,379.05
Feb 28, 2025		CHECK #7007	\$800.00	\$1,359,579.05
Feb 28, 2025		WEB_PAY DUKEENERGYCORPOR 1107069057 ACH CORP DEBIT	\$27.61	\$1,359,551.44
Mar 03, 2025	Securitas Security	CHECK #7009	\$2,524.89	\$1,357,026.55
Mar 03, 2025	Securitas Security	CHECK #7008	\$2,524.89	\$1,354,501.66
Mar 03, 2025	Law offices of Collins Delpercio	CHECK #7006	\$1,232.10	\$1,353,269.56
Mar 03, 2025	Duke Energy	DUKE PYMNT Duke Energy 910138406191 INTERNET PAYMENT	\$741.88	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910150190754 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910090849576 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910088794450 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910088794301 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910088794111 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910088793566 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,352,527.68
Mar 05, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975013	\$200.00	\$1,352,327.68

Mar 05, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975012	\$200.00	\$1,352,127.68
Mar 05, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975011	\$200.00	\$1,351,927.68
Mar 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975010	\$200.00	\$1,351,727.68
Mar 05, 2025	CSS	CHECK #7013 CSS Services INV # 14181 & INV#14408	\$1,600.00	\$1,350,127.68
Mar 05, 2025		CHECK #7012 to Payoff Playground Lease from WHFS LLC	\$55,571.52	\$1,294,556.16
Mar 05, 2025		DEPOSIT	\$26,597.84	\$1,321,154.00
Mar 06, 2025	Massey Services	Payment Massey Services 0011 Forest Lake CDD ACH DEBIT	\$80.00	\$1,321,074.00
Mar 07, 2025	Resort Pool Services	CHECK #7015Resort Pool Services INV#2652 & INV# 26585	\$2,950.00	\$1,318,124.00
Mar 07, 2025	Law offices of Collins Delpercio	CHECK #7011	\$10,000.00	\$1,308,124.00
Mar 07, 2025	Current Demands	SALE CURRENT DEMANDS CHRISTOPHERLOPEZ ACH CORP DEBIT	\$285.60	\$1,307,838.40
Mar 07, 2025		BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT	\$131.23	\$1,307,707.17
Mar 07, 2025		BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT	\$38.24	\$1,307,668.93
Mar 07, 2025		BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT	\$38.19	\$1,307,630.74
Mar 07, 2025		TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT	\$17,068.88	\$1,324,699.62

Mar 11, 2025	Prince & Sons	CHECK #7014		\$7,308.50	\$1,317,391.12
Mar 12, 2025	Massey Services	Payment Massey Services 0011 Forest Lake CDD ACH DEBIT		\$40.00	\$1,317,351.12
Totals and Ending Balance				\$43,666.72	\$120,405.59
Balance Change					-\$76,738.87
Difference between starting and ending balances					

Assessment Tax Roll					
Under: Income > Operating Income					
Starting Balance					\$0.00
Feb 03, 2025		TAX DISTR Joe G Tedder9631 2675FOREST LAKE CDD ACH CREDIT		\$1,814.49	\$1,814.49
Feb 10, 2025		TAX DISTR Joe G Tedder9631 2675FOREST LAKE CDD ACH CREDIT		\$12,786.72	\$14,601.21
Mar 05, 2025		DEPOSIT		\$26,597.84	\$41,199.05
Mar 07, 2025		TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT		\$17,068.88	\$58,267.93
Totals and Ending Balance				\$0.00	\$58,267.93
Balance Change					\$58,267.93
Difference between starting and ending balances					

Amenity Electric					
Under: Expenses > Amenity Expenses					
Starting Balance					\$26.70
Feb 03, 2025		BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT		\$32.46	\$59.16

Feb 03, 2025		BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT	\$32.46		\$91.62
Mar 03, 2025		BILL PAY Duke Energy 910150190754 ACH MISCELLANEOUS DEBIT	\$0.00		\$91.62
Mar 03, 2025		BILL PAY Duke Energy 910090849576 ACH MISCELLANEOUS DEBIT	\$0.00		\$91.62
Mar 07, 2025		BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT	\$38.24		\$129.86
Mar 07, 2025		BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT	\$38.19		\$168.05
Totals and Ending Balance			\$141.35	\$0.00	\$168.05
Balance Change Difference between starting and ending balances					\$141.35

Amenity Management Under: Expenses > Amenity Expenses					
Starting Balance					\$750.00
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975003	\$750.00		\$1,500.00
Feb 28, 2025	NPG Cam Services Inc	CHECK #7010	\$750.00		\$2,250.00
Totals and Ending Balance			\$1,500.00	\$0.00	\$2,250.00
Balance Change Difference between starting and ending balances					\$1,500.00

Amenity Repairs & Maintenance Under: Expenses > Amenity Expenses					
Starting Balance					\$0.00

Feb 21, 2025		CHECK #7002		\$815.00	\$815.00
Feb 21, 2025		CHECK #7001		\$800.00	\$1,615.00
Feb 28, 2025		CHECK #7007		\$800.00	\$2,415.00
Mar 07, 2025	Current Demands	SALE CURRENT DEMANDS CHRISTOPHERLOPEZ ACH CORP DEBIT		\$285.60	\$2,700.60
Totals and Ending Balance				\$2,700.60	\$0.00
Balance Change					\$2,700.60
Difference between starting and ending balances					
Attorney					
Under: Expenses > Administrative					
Starting Balance					\$0.00
Mar 03, 2025	Law offices of Collins Delpercio	CHECK #7006		\$1,232.10	\$1,232.10
Mar 07, 2025	Law offices of Collins Delpercio	CHECK #7011		\$10,000.00	\$11,232.10
Totals and Ending Balance				\$11,232.10	\$0.00
Balance Change					\$11,232.10
Difference between starting and ending balances					
Dissemination					
Under: Expenses > Administrative					
Starting Balance					\$0.00
Feb 24, 2025	NPG Cam Services Inc	CHECK #7003		\$6,300.00	\$6,300.00

Totals and Ending Balance		\$6,300.00	\$0.00	\$6,300.00
Balance Change				\$6,300.00
Difference between starting and ending balances				

Electric
Under: Expenses > O & M Field expenditures

Starting Balance				\$734.14
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Feb 03, 2025		BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT	\$133.24	\$867.38
Feb 28, 2025		WEB_PAY DUKEENERGYCORPOR 1107069057 ACH CORP DEBIT	\$27.61	\$894.99
Mar 03, 2025	Duke Energy	DUKE PYMNT Duke Energy 910138406191 INTERNET PAYMENT	\$741.88	\$1,636.87
Mar 03, 2025		BILL PAY Duke Energy 910088794450 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,636.87
Mar 03, 2025		BILL PAY Duke Energy 910088794301 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,636.87
Mar 03, 2025		BILL PAY Duke Energy 910088794111 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,636.87
Mar 03, 2025		BILL PAY Duke Energy 910088793566 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,636.87

Totals and Ending Balance		\$902.73	\$0.00	\$1,636.87
Balance Change				\$902.73
Difference between starting and ending balances				

Field Management
Under: Expenses > O & M Field expenditures

Starting Balance				\$1,400.00
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Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975004	\$1,400.00		\$2,800.00
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Feb 28, 2025	NPG Cam Services Inc	CHECK #7010	\$1,400.00		\$4,200.00
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Totals and Ending Balance			\$2,800.00	\$0.00	\$4,200.00
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Balance Change					\$2,800.00
Difference between starting and ending balances					

General Repairs & Maintenance
Under: Expenses > O & M Field expenditures

Starting Balance					\$0.00
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Feb 27, 2025	Prince & Sons	CHECK #7004	\$5,097.78		\$5,097.78
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Totals and Ending Balance			\$5,097.78	\$0.00	\$5,097.78
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Balance Change					\$5,097.78
Difference between starting and ending balances					

Information Technology
Under: Expenses > Administrative

Starting Balance					\$0.00
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Feb 10, 2025		BUS ONLINE BILL PAYMENT CHECK #975001	\$660.00		\$660.00
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Totals and Ending Balance			\$660.00	\$0.00	\$660.00
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Balance Change					\$660.00
Difference between starting and ending balances					

Internet
Under: Expenses > Amenity Expenses

Starting Balance				\$0.00
Feb 05, 2025		SPECTRUM SPECTRUM 3035 FOREST LAKE CDD ACH DEBIT	\$109.99	\$109.99
Totals and Ending Balance			\$109.99	\$0.00
Balance Change Difference between starting and ending balances				\$109.99

Janitorial Services Under: Expenses > Amenity Expenses				
Starting Balance				\$0.00
Mar 05, 2025	CSS	CHECK #7013 CSS Services INV # 14181 & INV#14408	\$1,600.00	\$1,600.00
Totals and Ending Balance			\$1,600.00	\$0.00
Balance Change Difference between starting and ending balances				\$1,600.00

Landscape Maintenance Under: Expenses > O & M Field expenditures				
Starting Balance				\$0.00
Feb 27, 2025	Prince & Sons	CHECK #7005	\$7,308.50	\$7,308.50
Mar 11, 2025	Prince & Sons	CHECK #7014	\$7,308.50	\$14,617.00
Totals and Ending Balance			\$14,617.00	\$0.00
Balance Change Difference between starting and ending balances				\$14,617.00

Management Fees				
Under: Expenses > Administrative				
Starting Balance				\$3,600.00
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975002	\$3,500.00	\$7,100.00
Feb 28, 2025	NPG Cam Services Inc	CHECK #7010	\$3,500.00	\$10,600.00
Totals and Ending Balance			\$7,000.00	\$0.00
Balance Change				\$7,000.00
Difference between starting and ending balances				

Office Supplies				
Under: Expenses > Administrative				
Starting Balance				\$160.01
Feb 28, 2025	NPG Cam Services Inc	CHECK #7010	\$166.66	\$326.67
Totals and Ending Balance			\$166.66	\$0.00
Balance Change				\$166.66
Difference between starting and ending balances				

Pest Control				
Under: Expenses > Amenity Expenses				
Starting Balance				\$0.00
Mar 06, 2025	Massey Services	Payment Massey Services 0011 Forest Lake CDD ACH DEBIT	\$80.00	\$80.00
Mar 12, 2025	Massey Services	Payment Massey Services 0011 Forest Lake CDD ACH DEBIT	\$40.00	\$120.00
Totals and Ending Balance			\$120.00	\$0.00

Totals and Ending Balance			\$5,049.78	\$0.00	\$5,049.78
Balance Change					\$5,049.78
Difference between starting and ending balances					

Streetlights
Under: Expenses > O & M Field expenditures

Starting Balance					\$0.00
Mar 07, 2025		BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT	\$131.23		\$131.23
Totals and Ending Balance			\$131.23	\$0.00	\$131.23
Balance Change					\$131.23
Difference between starting and ending balances					

Supervisor Fees
Under: Expenses > Administrative

Starting Balance					\$0.00
Feb 03, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975007	\$200.00		\$200.00
Feb 03, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975006	\$200.00		\$400.00
Feb 04, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975008	\$200.00		\$600.00
Feb 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975005	\$200.00		\$800.00
Feb 06, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975009	\$200.00		\$1,000.00
Mar 05, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975013	\$200.00		\$1,200.00

Mar 05, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975012	\$200.00		\$1,400.00
Mar 05, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975011	\$200.00		\$1,600.00
Mar 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975010	\$200.00		\$1,800.00

Totals and Ending Balance			\$1,800.00	\$0.00	\$1,800.00
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Balance Change

Difference between starting and ending balances

\$1,800.00

Website maintenance

Under: Expenses > Administrative

Starting Balance

\$0.00

Feb 28, 2025	NPG Cam Services Inc	CHECK #7010	\$263.00		\$263.00
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Totals and Ending Balance			\$263.00	\$0.00	\$263.00
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Balance Change

Difference between starting and ending balances

\$263.00

FL CDD GATE Proposal

ESTIMATE

Mo'zArt Designs
4350 E 92 US Highway
Plant City, FL 33566

Mozartdesigns@outlook.com
+1 (813) 652-8020
www.mozartdesigns.com



Bill to
CHRISTOPHER A LOPEZ
NEW POWER GENERATION
4700 Millenia Blvd., Suite 500 5th Floor
ORLANDO, FLA. 32839

Ship to
CHRISTOPHER A LOPEZ
NEW POWER GENERATION
4700 Millenia Blvd.
Suite 500 5th Floor
ORLANDO, FL 32839

Estimate details

Sales Person: MOE / (& JERRY)

Estimate no.: 4400
Estimate date: 03/18/2025

#	Product or service	Description	Amount
1.		. "FORREST LAKE"	
2.		THIS PROPOSAL IS FOR PROVIDING ALL MATERIAL, EQUIPMENT, & LABOR TO FABRICATE, POWDER COAT, & INSTALL THE FOLLOWING:	
3.		There are "2" locations. We will refer to them as "Main Entrance" & "Rear Entrance". They are "basically" the same. The only difference is that there is a "slight" difference in the overall footage in the Ornamental Fencing. Other than that, they are the same.	
4.		. DRIVE GATES: There are "4", "Approx." 72" to 96" tall X 16' wide, Single Swing drive gates. Two at the "Main Entry" & Two at the "Rear entry". These will be fabricated to "appear" to be a Double Drive Gate. They will be fabricated using: Bottom frame horizontal, due to the length of gates, will be 2" X 3" (3" face) tubing (not the normal 2" X 2"). The frame verticals are 2" X 2" tubing. There will be "2" - 1" X 2" (1" face) top channel, "arched", horizontals. Punched 4.75" O/C, for pickets to pass through. Pickets are 3/4" X 3/4" tubing. Each Picket will be topped with custom "Quad" Finials. There will be an additional 1" X 2" channel horizontal near the bottom of the gate frame. (additional strength, due to length of gate). DRIVE GATE POSTS: 4" X 4" X 1/4", "STEEL". DRIVE GATE HINGES ARE: "Heavy Duty (rated at 2000 lb.), with "sealed" bearings. Making them "maintenance free".	
5.			

. PEDESTRIAN GATES:

Again, there are "4" Gates (2 @ "main" & 2 @ "rear"), "Approx." 72" tall X 5' wide. Fabricated using 2" X 2" tubing, for the bottom & end frame verticals. There are "2" - 1" X 2" (1" face) channel top frame horizontals. Punched 4.75" O/C, for pickets to pass through. Pickets are 3/4" X 3/4" tubing. Each topped with custom "Quad" Finials.
GATE POSTS: 3" X 3" X 3/16", "ALUMINUM".
GATE HINGES: "Self-Closing" hinges.

6.

. FENCE PANELS:

There is "Approx." 360 lineal ft. (both entries) of 72" tall "Ornamental Aluminum" fencing. Panels are fabricated using; "1" top & "1" bottom 1" X 2" (1" face) channel horizontals. Punched 4.75" O/C. Each Picket is topped with custom "Quad" Finials.
The posts are 3" X 3" X 1/8" tubing. The fence panels are attached to the posts, using custom slip lugs.

7.

FABRICATION OF THE DRIVE GATES, PED. GATES, & FENCE PANELS IS OF "ALL WELDED" CONSTRUCTION. ONCE ALL FABRICATION IS COMPLETED, "EVERYTHING" WILL BE PAINTED, USING THE "BAKED ON" POWDER COATING PROCESS.
AT THIS POINT, THE FINAL COLOR IS "ASSUMED" TO BE "BLACK".
"ALL" POSTS ARE SET IN CONCRETE POUR.

8.

. OPERATORS (both locations):

4 - VIKING, Mod. T-21 SWING GATE OPERATORS. Due to the size of community & the "expected" amount of use these gates will get, we are proposing these operators, which are "Industrial" grade operators. Rated for up to a 20' gate @ 1200 lbs.
They come with "True" Battery B/U, "On Board" low voltage surge protection, & "5" year manufacturer's warranty.

9.

ALSO INCLUDED:

4 - "HEAVY DUTY", ALL ALUMINUM, POWDER COATED OPERATOR PADS. These are set in concrete pour.
8 - LOOPS. "2" for each Drive Gate. These are saw cut & "sealed" in asphalt drive. These loop work in conjunction with "Loop Detectors" that are wired into the gate operators. There is a "Free Exit" loop & "Safety Loop" for each "Exit" Gate. There are 2 - Safety Loops for each "Entry" Gate.
8 - NORTHSTAR LOOP DETECTORS. Wired into the operators & work in conjunction with the Loops.
2 - DOORKING MICRO-PLUS WEIGAND RADIO RECEIVERS. One in each "Entry" Operator. These will work in conjunction with Transmitters.

10.

. ACCESS CONTROLS for DRIVE GATES (both locations):

2 - DOORKING 1837 TELEPHONE ENTRY SYSTEM. This unit has an eight-line display, with up to 16 access points, "2" year manufacturer's warranty.
2 - CUSTOM PHONE STANDS. These are fabricated out of 4" X 4" Aluminum Tubing, Powder Coated & set in concrete pour.
2 - DOORKING CELLULAR, VOICE & DATA UNITS. These take the place of a Telephone Land Line. There is a "set Up" fee & a monthly bill. These "both" are paid directly to DoorKing. This is "really" the best way to go. It is more

reliable & less chance of a power surge, coming from the land line. These units mount to the Phone Stand, behind Phone Unit. Come with "2" year manufacturer's warranty.
4 - OMRON PHOTO SAFETY EYES & REFLECTORS. One for each gate opening. This is, due to the UL-325 Gate Safety Code, a "REQUIRED" safety device. It prevents the gate from closing if anything (vehicle, person, animal) breaks the beam.

4 - PHOTO EYE & REFLECTOR HOODS. These help to protect the photo eye & reflector from the weather & vandalism.

1,100 - DOORKING, MICRO-PLUS, ONE BUTTON TRANSMITTERS. These work in conjunction with the Radio Receiver that is in each "Entry" Operator. Additional Transmitters may be purchased at any time.

11. . ACCESS CONTROLS for PEDESTRIAN GATES (both locations):
4 - DOORKING, AWID, SR2400 PROXIMITY CARD READER. Mounted on lighted enclosure with Tracker Board. This will allow them to be tied into the DoorKing 1837 Phone unit, to allow remote programming. Mounted on the outside of gates, for access.
4 - "FREE EXIT" PUSH BUTTONS. Mounted on post, out of reach from "outside". Post is set in concrete.
4 - ELECTROMAGNETIC GATE LOCK with 600 lb. HOLDING FORCE. These secure the gate in the "closed" position. Includes all necessary mounting hardware.
1,100 - AWID, PROXIMITY CARDS. Work with the Reader, to allow access, from "outside". Additional cards may be purchased at any time.
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12. ALSO INCLUDED:
1) 2 - EMERGENCY ACCESS DEVICE. This is for Emergency Responders (Fire, Ambulance, Police) to gain access through the "Entry" Gates. It could be "either" an S.O.S. Unit or a Key Switch, depending on what the local "Fire Dept." requires.
2) "ALL" LOW VOLTAGE WIRING. This is "multi conductor", "wet location" rated wiring.
3) 2 - EXTENDED RANGE ANTENNA KITS. These increase the range of the Radio Receivers, in the "Entry" Gates.
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13. WHAT'S "NOT" INCLUDED in THIS PROPOSAL:
1) ALL HIGH & LOW VOLTAGE CONDUITS, "BY OTHERS".
2) ALL HIGH VOLTAGE WIRING, "BY OTHERS".
We can provide conduit & wiring details & requirements.
3) ANY ROAD & ISLAND MODIFCATIONS, "BY OTHERS".
4) ANY PERMITTING. This is generally done by the Electrician.
-

14. . GRAND TOTAL with INSTALLATION: \$195,943.17
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15. TO ACCEPT THIS PROPOSAL, PLEASE REVIEW AND APPROVE ONLINE, OR SIGN BELOW & RETURN.
- UPON ACCEPTANCE, 33.3% DEPOSIT IS REQUIRED.
- ONCE FABRICATION IS COMPLETED AND PRIOR TO INSTALLATION AN ADDITIONAL 33.3% IS DUE.
- ONCE THE SIGNED ESTIMATE AND DEPOSIT ARE RECEIVED, SUPPLIES WILL BE ORDERED, AND THE PROJECT WILL BE

SCHEDULED.

BALANCE IS DUE NET 30, UPON COMPLETION

16. JOB SALES	33.3% DEPOSIT IS DUE PRIOR TO ORDERING ANY SUPPLIES OR ANY SCHEDULING OF WORK.	\$65,314.39
17. JOB SALES	ADDITIONAL 33.3% PAYMENT DUE, PRIOR TO INSTALLATION	\$65,314.39
18. JOB SALES	BALANCE DUE, NET 30, UPON COMPLETION	\$65,314.39
19. Late fee	There will be a 3% late fee, charged monthly, after a 14 day grace period on all overdue invoices.	\$0.00
20. LEGALLY BINDING AGREEMENT	BY APPROVING OR SIGNING THIS ESTIMATE, YOU AGREE THAT YOU ARE KNOWINGLY ENTERING INTO A LEGAL BINDING AGREEMENT.	\$0.00
21. Damage	THIS PROPOSAL DOES NOT INCLUDE ANY WARRANTY FOR DAMAGE CAUSED BY LIGHTNING OR OTHER NATURAL DISASTERS, EXISTING CODE VIOLATIONS OR WORK PERFORMED BY OTHER CONTRACTORS, OR DELAYS CAUSED BY OTHER CONTRACTORS.	\$0.00
22. PED/VEHICLE DAMAGE	MOZART DESIGNS, SHALL NOT BE HELD RESPONSIBLE FOR GATE CLOSURES OR DAMAGE ON OR TO ANY VEHICLES AND/OR PEDESTRIANS. PEDESTRIANS SHOULD USE DESIGNATED PEDESTRIAN ACCESS AREAS ONLY.	\$0.00

Total

\$195,943.17

Note to customer

. FOREST LAKE:
GATES FENCING, & ACESS CONTROLS

Note ESTIMATES ARE GOOD FOR 30 DAYS, DUE TO CONSTANT PRICE INCREASES.
We appreciate your business!!

Please leave us a review : https://g.page/r/CVAzZ_yAana2EAI/review
Mo'zArt Designs

Accepted date

Accepted by