

**NEW RIVER
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 18, 2021

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

New River Community Development District

Inframark, Infrastructure Management Services
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 603-0033 • Fax: (954) 345-1292

October 15, 2021

Board of Supervisors
New River Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the New River Community Development District is scheduled for Monday, October 18, 2021 at 10:30 a.m. at the New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, Florida. Following is the meeting agenda:

1. Call to Order/Roll Call
2. Audience Comments on Agenda Items
3. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. Landscape & Irrigation Maintenance
 - i. Discussion of Dead and Missing Plants
 - ii. Discussion of Enhancements
 - iii. Discussion of Mulch
 - iv. Landscape Update
 - D. Aquatic Maintenance
 - E. District Manager
 - i. Avalon Park West and New River CDD Joint Agreement and Fiscal Year 2022 Budget
 - ii. Discussion of Pasco County Stormwater Fee
 - iii. Discussion of Towing Agreement
 - iv. Discussion of Hogs
 - v. Discussion of Dog Stations
 - vi. Update on Amenity Center Projects
4. Old Business
5. New Business
6. Supervisors' Requests
7. Adjournment

Any supporting material for the items listed above not included in the agenda package will be provided as soon as they are available, or they will be distributed at the meeting. I look forward to seeing you at the meeting, but in the meantime if you have any questions, please contact me.

Sincerely,

Mark Vega

Mark Vega
District Manager

cc: Vivek Babbar
Tonja Stewart

Third Order of Business

3Ci.

**Customer:**

New River CDD
 5227 Autumn Ridge Drive
 Wesley Chapel, 33545
 Office #
 Cell # 813-295-5455
 Email: mark.vega@inframark.com

Account Owner:

Jeff Cane
 Jcane@sunriselandscape.com
 Date: 10/12/2021

River Glen Blvd plant replacement

Remove and replace dead and missing ixora and podocarpus along the length of River Glen Blvd.

Enhancement

Items	Quantity	Unit
Labor - Enhancement	18.00	Hr
Podocarpus	25.00	ea
Ixora	25.00	ea

Enhancement: \$1,497.49

PROJECT TOTAL: \$1,497.49

Terms & Conditions

Sod totals are approximate.

Field measurements will be used at close of project to determine exact amounts used and price will be adjusted accordingly.

Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.

Clean up of site limited to debris and waste generated by this contractor.

If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.

Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

The Owner shall properly maintain trees and plant materials after final acceptance in order to maintain unobstructed visibility for pedestrians and vehicles.

These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.

Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.

Any work or items not specifically included are excluded.

Annuals are excluded from warranty / guarantee.

Irrigation is not included in this proposal. Landscaping without automated irrigation cannot be guaranteed.

Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.

By _____

Jeff Cane

Date _____

10/12/2021

Sunrise Landscape

By _____

Date _____

New River CDD

**Customer:**

New River CDD
 5227 Autumn Ridge Drive
 Wesley Chapel, 33545
 Office #
 Cell # 813-295-5455
 Email: mark.vega@inframark.com

Account Owner:

Jeff Cane
 Jcane@sunriselandscape.com
 Date: 9/27/2021

Remove/ Replace Goldmound

Remove and replace dead and missing Goldmound Vibrantum at clubhouse.

Enhancement

Items	Quantity	Unit
Labor - Enhancement	6.00	Hr
Gold Mound vibrantum	10.00	ea

Enhancement: \$407.50

PROJECT TOTAL: \$407.50

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By _____
Jeff Cane
Date 9/27/2021

Sunrise Landscape

By _____
Date _____

New River CDD

3Cii.

**Customer:**

New River CDD
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 Wesley Chapel, 33545
 Office #
 Cell # 813-295-5455
 Email: mark.vega@inframark.com

Account Owner:

Jeff Cane
 Jcane@sunriselandscape.com
 Date: 10/12/2021

Fountain grass removal

Remove fountain grass on River Glen Boulevard.

Enhancement

Items	Quantity	Unit	
Fountain Grass removal	15.00	Hr	
Enhancement:			\$674.99
PROJECT TOTAL:			\$674.99

Terms & Conditions

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By _____
Jeff Cane
Date 10/12/2021

Sunrise Landscape

By _____
Date _____

New River CDD



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Wesley Chapel, 33545
Office #
Cell # 813-295-5455
Email: mark.vega@inframark.com

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Jeff Cane
Jcane@sunriselandscape.com
Date: 10/12/2021

Proposed Perennials - Yellow Lantana and Blue Daze



3Ciii.

**Customer:**

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 Wesley Chapel, 33545
 Office #
 Cell # 813-295-5455
 Email: mark.vega@inframark.com

Account Owner:

Jeff Cane
 Jcane@sunriselandscape.com
 Date: 9/27/2021

Mulch Refresh

Mulch refresh throughout property.

Enhancement

Items	Quantity	Unit	
Fall Mulch Refresh	1.00	ea	
		Enhancement:	\$21,600.00
PROJECT TOTAL:			\$21,600.00

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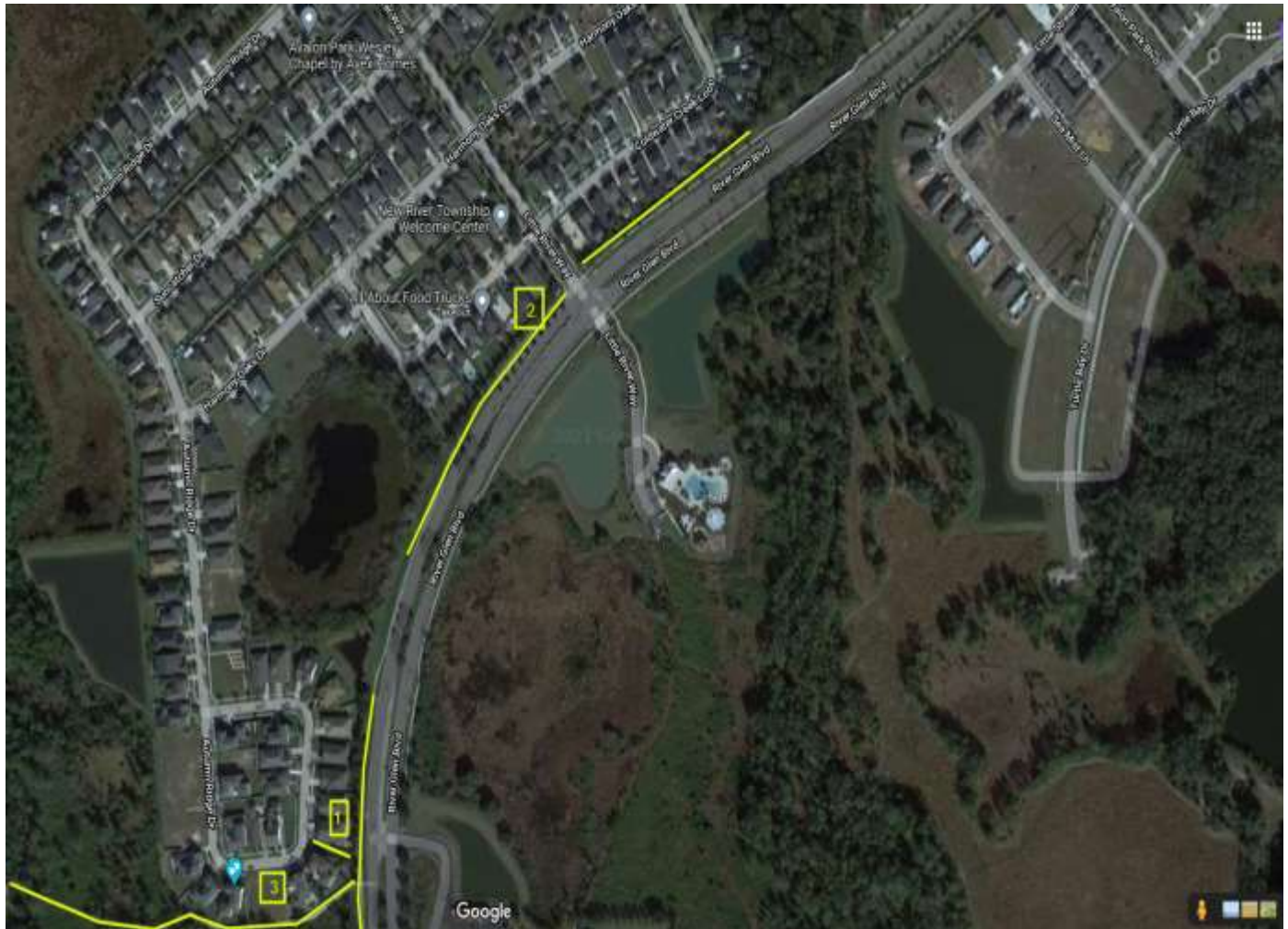
By _____
Jeff Cane
Date 9/27/2021

Sunrise Landscape

By _____
Date _____

New River CDD

3Civ.



1. Cortar entremedias las casas.
2. Prunear las viburnum en frente los bloques.
3. Prunear las hierbas y cortar el camino.

3D.

SOLITUDE

LAKE MANAGEMENT



Avalon Park Wesley Chapel Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2021-10-08

Prepared for:

Mr. Mark Vega, District Manager
Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544

Prepared by:

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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SITE ASSESSMENTS

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PONDS 9, 10, 11 6

PONDS 12 7

PONDS

PONDS

MANAGEMENT/COMMENTS SUMMARY 7 - 8

SITE MAP 9

Site: 1

Comments:

Site looks good

The site remains in good condition with almost no nuisance species present and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 2

Comments:

Normal growth observed

The site contains some new growth alligatorweed and torpedograss along the perimeter of the site.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 3

Comments:

Site looks good

The site is in overall good condition with minimal nuisance species. Primrose is encroaching on the structure from the wetland and should be sprayed back.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 4

Comments:

Normal growth observed

The site still contains overgrowth within the pond and for a large buffer around the site. Future access is a concern with all the fences going up around the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5

Comments:

Site looks good

The site is in good condition with minimal shoreline vegetation. The only issue is the primrose from the wetland needs to be sprayed back from the structure.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6A

Comments:

Site looks good

The site is slightly turbid but in overall good condition with minimal nuisance, shoreline vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6B

Comments:

Normal growth observed

The site contains almost no nuisance shoreline vegetation but is slightly turbid and still contains traces of submersed Hydrilla along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



Site: 7

Comments:

Site looks good

The site has minimal nuisance shoreline vegetation and is in overall good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 8

Comments:

Site looks good

The site has minimal nuisance species present and has good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 9

Comments:

Site looks good

The site is in overall good condition with minimal nuisance species present and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Pennywort



Site: 10

Comments:

Normal growth observed

The site has a high amount of primrose decay along the perimeter but is universal good condition. The water is turbid from adjacent construction.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 11

Comments:

Site looks good

The site is in good condition with minimal nuisance, shoreline species along the perimeter. The water is turbid from construction on the site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 12

Comments:

Normal growth observed

The site contains a slight new growth or torpedograss, South Indian mars grass and cattails at points along the perimeter.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site:

Comments:

Action Required:

Target:

Management Summary

Growth has a tendency to slow down as the fall arrives and days get shorter.

Sites 7 & 10 look largely improved from last month with a noticeable reduction in nuisance vegetation along the perimeters of both sites. Site 12 has some traces of cattails but you can already see the decay occurring from a previous treatment. Sites 2 & 4 still experiencing an uptick in shoreline weed growth including species such as alligatorweed and torpedograss.

Site 6B will need to be retreated for hydrilla. While it is being suppressed it might take another treatment to gain control of the species.

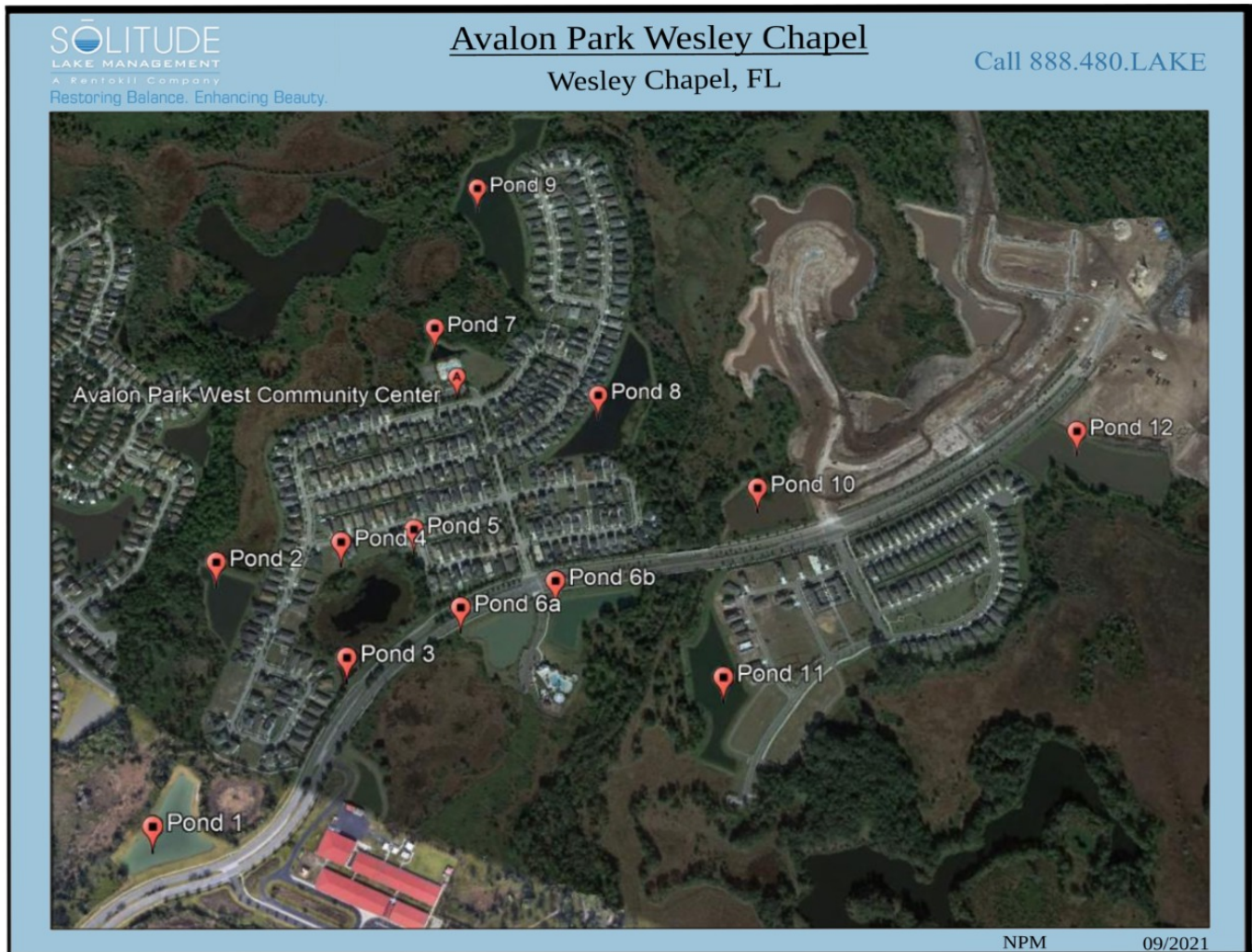
All the other sites are in good condition with minimal to no nuisance vegetation along the perimeters of the sites.

Thank You For Choosing SOLitude Lake Management!

Avalon Park Wesley Chapel Waterway Inspection Report

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2021-10-08

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6A	Site looks good	Species non-specific	Routine maintenance next visit
6B	Normal growth observed	Hydrilla	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Pennywort	Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit
11	Site looks good	Species non-specific	Routine maintenance next visit
12	Normal growth observed	Shoreline weeds	Routine maintenance next visit



3Ei.

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

(This space reserved for Clerk)

COST SHARE AGREEMENT FOR AMENITY MANAGER

THIS COST SHARE AGREEMENT FOR AMENITY MANAGER (“Agreement”) is made and entered into, by and between the following parties, and effective as of the 17th day of August, 2021:

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, and whose address is c/o Mark Vega, Inframark IMS, 210 N. University Drive, Suite 702, Coral Springs, Florida 33071 (“**New River**”); and

AVALON PARK WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, and whose address is c/o Cindy Cerbone, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**Avalon Park West**,” together with New River, the “**Districts**”).

RECITALS

WHEREAS, the Districts are both special purpose units of local government established under Chapter 190 of the *Florida Statutes* for the purposes of acquiring, constructing, financing, operating and maintaining public infrastructure improvements; and

WHEREAS, each District provides services in connection with its respective community, which communities are adjacent to one another and located in Pasco County, Florida; and

WHEREAS, each District owns and operates its own individual amenity center, and, to achieve further efficiencies, the Districts desire to, among other things, provide for the sharing of a single on-site contractor to manage the two amenities;

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

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

2. SHARED AMENITY MANAGER. Upon execution of this Amendment, Avalon Park West shall enter into an agreement (“**Amenity Manager Agreement**”) with Access Residential Management, LLC d/b/a Access Management (“**Amenity Manager**”) to provide amenity management services for the Amenity Center as well as New River’s amenities (“**New River Amenity**”). The form of the Amenity Manager Agreement shall be as set forth in **Exhibit 1**. Any amendments to the Amenity Manager

Agreement shall be subject to New River's prior review and approval. The Amenity Manager shall split his or her time between the Amenity Center and New River Amenity on an equal basis. In consideration for Avalon Park West entering into the Amenity Manager Agreement with the Amenity Manager, New River shall pay Avalon Park West fifty-percent of the cost ("**Cost Share Payment**") due to the Amenity Manager under the Amenity Manager Agreement. The Cost Share Payment shall be made on a quarterly basis, with the first payment being made upon execution of the Amenity Manager Agreement.

3. TERMINATION. Either party shall have the right to terminate this Agreement upon sixty days prior written notice to the other party. In the event of termination, Avalon Park West shall have no liability, and New River shall only be liable to Avalon Park West for the Cost Share Payment through the effective date of termination.

4. FILING. Pursuant to Section 163.01(11), *Florida Statutes*, this Agreement shall be filed with the Clerk of the Circuit Court in Pasco County, Florida.

5. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the predominantly prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

6. DEFAULTS. Failure by either party to perform each and every one of its obligations hereunder shall be a default, entitling either party to pursue whatever remedies are available to it under Florida law. Each of the parties hereto shall give the other party written notice of any defaults hereunder and shall allow the defaulting party not less than five (5) days from the date of receipt of such notice to cure monetary defaults and fifteen (15) days to cure other defaults.

7. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements between the parties relating to the subject matter of this Agreement.

8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both of the parties hereto.

9. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

10. NOTICES. All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties at the addresses first written above. 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. 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.

11. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.

12. APPLICABLE LAW AND VENUE. This Agreement shall be construed, interpreted and controlled by the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Pasco County, Florida.

13. PUBLIC RECORDS. Districts understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Florida law.

14. 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.

15. SOVEREIGN IMMUNITY. Districts agree that nothing in this Agreement shall constitute or be construed as a waiver of either Districts' limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. 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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOR COST SHARE AGREEMENT FOR AMENITY MANAGER]

Executed as of the ____ day of _____, 2021.

WITNESSED BY:

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by _____ of the New River Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

[SIGNATURE PAGE FOR COST SHARE AGREEMENT FOR AMENITY MANAGER]

Executed as of the ____ day of _____, 2021.

WITNESSED BY:

**AVALON PARK WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by _____ of the Avalon Park West Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

EXHIBIT 1: Amenity Manager Agreement

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022
ADOPTED BUDGET**

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
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**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
REVENUES					
Assessment levy: on-roll	\$ -				\$ 137,044
Allowable discounts (4%)	-				(5,482)
Assessment levy: net	-	\$ -	\$ -	\$ -	131,562
Assessment levy: off-roll	-	-	-	-	64,874
Developer contribution	278,390	21,966	111,355	133,321	-
Interlocal agreement - amenity mgr	-	-	5,857	5,857	35,139
Interlocal agreement	50,000	-	50,000	50,000	50,000
Interest and miscellaneous	-	420	-	420	-
Total revenues	328,390	22,386	167,212	189,598	281,575
EXPENDITURES					
Professional & administrative					
District management	20,100	17,675	24,000	41,675	48,000
Legal general counsel	15,000	5,995	9,005	15,000	15,000
Engineering	5,000	549	4,451	5,000	5,000
Audit	3,500	-	3,500	3,500	3,500
Debt service fund accounting Series 2021	-	-	-	-	5,500
Accounting services	18,000	1,800	-	1,800	-
Administrative services	3,600	-	-	-	-
Assessment roll preparation	5,000	5,000	-	5,000	-
Financial & revenue collection	3,600	300	-	300	-
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	5,000	333	498	831	2,000
Trustee	6,500	-	6,500	6,500	6,500
Telephone	-	-	-	-	200
Postage	-	-	-	-	500
Printing & binding	-	-	-	-	500
Legal advertising	2,500	2,986	1,500	4,486	1,500
Miscellaneous mailings	1,500	15	500	515	-
Annual special district fee	-	-	-	-	175
Dues, licenses & fees	500	175	325	500	-
Insurance: general liability	2,550	2,421	-	2,421	5,919
Website	7,500	3,317	1,680	4,997	705
ADA website compliance	-	-	210	210	210
Contingencies	-	489	500	989	500
Total professional & administrative	100,600	41,055	53,419	94,474	96,459

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
Field operations					
Electric utility services					
Utility services	4,500	804	1,126	1,930	3,000
Utility - recreation facilities	13,250	4,387	6,142	10,529	12,000
Garbage/solid waste control services					
Garbage - recreation facilities	2,500	-	-	-	2,500
Solid waste assessment	500	-	-	-	500
Water-sewer combination services					
Utility services	7,500	1,730	1,604	3,334	4,000
Water - reclaimed	-	243	170	413	-
Stormwater control					
Stormwater assessment	500	-	-	-	500
Other physical environment					
General liability insurance	3,101	2,960	-	2,960	-
Property insurance	24,675	24,662	-	24,662	27,175
Flood insurance	650	728	1,322	2,050	1,322
Entry & walls maintenance	2,500	1,378	1,122	2,500	500
Landscape maintenance	50,000	1,733	9,625	11,358	15,500
Irrigation repairs	2,500	148	207	355	2,000
Landscape replacement	5,000	-	-	-	5,000
Lift station maintenance	1,500	405	567	972	1,500
Parks & recreation					
Employee - salaries	59,414	-	15,210	15,210	-
Shared amenity mgr w/ benefits	-	-	11,713	11,713	70,278
Management contract	10,800	3,750	3,450	7,200	-
Gate maintenance & repair	2,500	2,268	2,268	4,536	2,500
Telephone, fax, internet	1,500	360	504	864	1,500
Pool permits	600	-	-	-	600
Amenity supplies	2,500	14	20	34	500
Pest control	500	318	445	763	500
Clubhouse janitorial service	5,250	2,825	2,599	5,424	5,250
Computer support, maintenance & repair	1,500	-	-	-	-
Pool service contract	11,900	2,970	8,930	11,900	12,000
Maintenance & repair	1,500	77	1,423	1,500	1,500
Pool/water park maintenance	1,000	246	254	500	1,000
Access card system monitoring & maintenar	5,000	-	2,000	2,000	4,000
Clubhouse - facility janitorial supplies	1,000	116	162	278	1,000
Office supplies	1,000	-	-	-	1,000
Field operations accounting	-	-	-	-	2,250
Contingency					
Miscellaneous contingency	3,000	1,025	1,435	2,460	3,000
Total field operations	227,640	53,147	72,298	125,445	182,375

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
Other fees and charges					
Property appraiser & tax collector	150	92	58	150	2,741
Total other fees and charges	150	92	58	150	2,741
Total expenditures	328,390	94,294	125,775	220,069	281,575
Excess/(deficiency) of revenues over/(under) expenditures	-	(71,908)	41,437	(30,471)	-
Fund balance - beginning (unaudited)	-	36,328	(35,580)	36,328	5,857
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	-
Unassigned	-	(35,580)	5,857	5,857	5,857
Fund balance - ending (projected)	\$ -	\$ (35,580)	\$ 5,857	\$ 5,857	\$ 5,857

* Assuming a new bond issuance in FY2022

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES**Professional & administrative**

District management	\$ 48,000
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.	
Legal general counsel	15,000
Provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
Engineering	5,000
Provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.	
Debt service fund accounting Series 2021	5,500
The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC , includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent fees	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee	6,500
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, checks, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual special district fee	175
Insurance: general liability	5,919
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Website	705
ADA website compliance	210
Contingencies	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Field operations	
Electric utility services	
Utility services	3,000
Utility - recreation facilities	12,000
Garbage/solid waste control services	
Garbage - recreation facilities	2,500
Solid waste assessment	500
Water-sewer combination services	
Utility services	4,000
Stormwater control	
Stormwater assessment	500
Other physical environment	
Property insurance	27,175
Flood insurance	1,322
Entry & walls maintenance	500
Landscape maintenance	15,500
Irrigation repairs	2,000
Landscape replacement	5,000
Lift station maintenance	1,500
Parks & recreation	
Shared amenity mgr w/ benefits	70,278
Gate maintenance & repair	2,500
Telephone, fax, internet	1,500
Pool permits	600
Amenity supplies	500
Pest control	500
Clubhouse janitorial service	5,250
Computer support, maintenance & repair	-
Pool service contract	12,000
Maintenance & repair	1,500
Pool/water park maintenance	1,000
Access card system monitoring & maintenance	4,000
Clubhouse - facility janitorial supplies	1,000
Office supplies	1,000
Field operations accounting	2,250
Contingency	
Miscellaneous contingency	3,000
Total expenditures	<u><u>\$281,575</u></u>

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-	-
EXPENDITURES					
Debt service					
Principal prepayment	-	2,000,000	-	2,000,000	-
Interest	-	49,722	-	49,722	-
Total debt service	-	2,049,722	-	2,049,722	-
Total expenditures	-	2,049,722	-	2,049,722	-
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,049,722)	-	(2,049,722)	-
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	2,050,051	-	2,050,051	-
Transfers out	-	(50,335)	-	(50,335)	-
Total other financing sources/(uses)	-	1,999,716	-	1,999,716	-
Fund balance:					
Net increase/(decrease) in fund balance	-	(50,006)	-	(50,006)	-
Beginning fund balance (unaudited)	-	50,006	-	50,006	-
Ending fund balance (projected)	\$ -	\$ -	\$ -	\$ -	-
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2022					-
Projected fund balance surplus/(deficit) as of September 30, 2022				\$	-

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (2020 PROJECT AREA)
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue & Expenditures	
REVENUES					
Special assessment - on-roll	\$ -				\$ 332,293
Allowable discounts (4%)	-				(13,292)
Assessment levy: net	-	\$ -	\$ -	\$ -	319,001
Interest	-	7	-	7	-
Total revenues	-	7	-	7	319,001
EXPENDITURES					
Debt service					
Principal	-	-	-	-	105,000
Interest	-	-	103,279	103,279	204,288
Total debt service	-	-	103,279	103,279	309,288
Other fees & charges					
Costs of issuance	-	182,000	-	182,000	-
Property appraiser	-	-	-	-	175
Tax collector	-	-	-	-	6,646
Total other fees & charges	-	182,000	-	182,000	6,821
Total expenditures	-	182,000	103,279	285,279	316,109
Excess/(deficiency) of revenues over/(under) expenditures	-	(181,993)	(103,279)	(285,272)	2,892
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	2,643,001	-	2,643,001	-
Premium	-	9,886	-	9,886	-
Underwriter's discount	-	(109,900)	-	(109,900)	-
Transfers in	-	50,336	-	50,336	-
Transfers out	-	(2,049,722)	-	(2,049,722)	-
Total other financing sources/(uses)	-	543,601	-	543,601	-
Fund balance:					
Net increase/(decrease) in fund balance	-	361,608	(103,279)	258,329	2,892
Beginning fund balance (unaudited)	-	-	361,608	-	258,329
Ending fund balance (projected)	\$ -	\$ 361,608	\$ 258,329	\$ 258,329	261,221
Use of fund balance:					
Debt service reserve account balance (required)					(156,178)
Interest expense - November 1, 2022					(100,831)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ 4,212

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (2020 PROJECT AREA) BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/21			103,278.68	103,278.68	5,495,000.00
11/01/21			102,143.75	102,143.75	5,495,000.00
05/01/22	105,000.00	2.500%	102,143.75	207,143.75	5,390,000.00
11/01/22			100,831.25	100,831.25	5,390,000.00
05/01/23	110,000.00	2.500%	100,831.25	210,831.25	5,280,000.00
11/01/23			99,456.25	99,456.25	5,280,000.00
05/01/24	110,000.00	2.500%	99,456.25	209,456.25	5,170,000.00
11/01/24			98,081.25	98,081.25	5,170,000.00
05/01/25	115,000.00	2.500%	98,081.25	213,081.25	5,055,000.00
11/01/25			96,643.75	96,643.75	5,055,000.00
05/01/26	120,000.00	3.250%	96,643.75	216,643.75	4,935,000.00
11/01/26			94,693.75	94,693.75	4,935,000.00
05/01/27	125,000.00	3.250%	94,693.75	219,693.75	4,810,000.00
11/01/27			92,662.50	92,662.50	4,810,000.00
05/01/28	125,000.00	3.250%	92,662.50	217,662.50	4,685,000.00
11/01/28			90,631.25	90,631.25	4,685,000.00
05/01/29	130,000.00	3.250%	90,631.25	220,631.25	4,555,000.00
11/01/29			88,518.75	88,518.75	4,555,000.00
05/01/30	135,000.00	3.250%	88,518.75	223,518.75	4,420,000.00
11/01/30			86,325.00	86,325.00	4,420,000.00
05/01/31	140,000.00	3.750%	86,325.00	226,325.00	4,280,000.00
11/01/31			83,700.00	83,700.00	4,280,000.00
05/01/32	145,000.00	3.750%	83,700.00	228,700.00	4,135,000.00
11/01/32			80,981.25	80,981.25	4,135,000.00
05/01/33	150,000.00	3.750%	80,981.25	230,981.25	3,985,000.00
11/01/33			78,168.75	78,168.75	3,985,000.00
05/01/34	155,000.00	3.750%	78,168.75	233,168.75	3,830,000.00
11/01/34			75,262.50	75,262.50	3,830,000.00
05/01/35	160,000.00	3.750%	75,262.50	235,262.50	3,670,000.00
11/01/35			72,262.50	72,262.50	3,670,000.00
05/01/36	170,000.00	3.750%	72,262.50	242,262.50	3,500,000.00
11/01/36			69,075.00	69,075.00	3,500,000.00
05/01/37	175,000.00	3.750%	69,075.00	244,075.00	3,325,000.00
11/01/37			65,793.75	65,793.75	3,325,000.00
05/01/38	180,000.00	3.750%	65,793.75	245,793.75	3,145,000.00
11/01/38			62,418.75	62,418.75	3,145,000.00
05/01/39	190,000.00	3.750%	62,418.75	252,418.75	2,955,000.00
11/01/39			58,856.25	58,856.25	2,955,000.00
05/01/40	195,000.00	3.750%	58,856.25	253,856.25	2,760,000.00
11/01/40			55,200.00	55,200.00	2,760,000.00
05/01/41	205,000.00	4.000%	55,200.00	260,200.00	2,555,000.00
11/01/41			51,100.00	51,100.00	2,555,000.00
05/01/42	210,000.00	4.000%	51,100.00	261,100.00	2,345,000.00
11/01/42			46,900.00	46,900.00	2,345,000.00
05/01/43	220,000.00	4.000%	46,900.00	266,900.00	2,125,000.00
11/01/43			42,500.00	42,500.00	2,125,000.00
05/01/44	230,000.00	4.000%	42,500.00	272,500.00	1,895,000.00
11/01/44			37,900.00	37,900.00	1,895,000.00

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (2020 PROJECT AREA) BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
05/01/45	240,000.00	4.000%	37,900.00	277,900.00	1,655,000.00
11/01/45			33,100.00	33,100.00	1,655,000.00
05/01/46	250,000.00	4.000%	33,100.00	283,100.00	1,405,000.00
11/01/46			28,100.00	28,100.00	1,405,000.00
05/01/47	260,000.00	4.000%	28,100.00	288,100.00	1,145,000.00
11/01/47			22,900.00	22,900.00	1,145,000.00
05/01/48	270,000.00	4.000%	22,900.00	292,900.00	875,000.00
11/01/48			17,500.00	17,500.00	875,000.00
05/01/49	280,000.00	4.000%	17,500.00	297,500.00	595,000.00
11/01/49			11,900.00	11,900.00	595,000.00
05/01/50	290,000.00	4.000%	11,900.00	301,900.00	305,000.00
11/01/50			6,100.00	6,100.00	305,000.00
05/01/51	305,000.00	4.000%	6,100.00	311,100.00	-
Total	5,495,000.00		4,002,691.18	9,497,691.18	

**AVALON PARK WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

On-Roll Assessments (Phase 1)

Product/Parcel	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021 Total Assessment per Unit
TH	80	\$ 300.96	\$ 729.74	\$ 1,030.70	n/a
SF 40'	114	429.94	1,042.49	1,472.43	n/a
SF 50'	119	537.43	1,303.11	1,840.54	n/a
SF 60'	-	644.91	-	644.91	n/a
Total	313				

Off-Roll Assessments (Future Phases)

Product/Parcel	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021 Total Assessment per Unit
TH	146	\$ 69.36	\$ -	\$ 69.36	n/a
SF 40'	150	99.09	-	99.09	n/a
SF 50'	238	123.86	-	123.86	n/a
SF 60'	70	148.63	-	148.63	n/a
Total	604				

3Eii.

NEW RIVER LAKES PHASE 1 PARCEL
D PB 64 PG 090 TRACT
See Additional Legal on Tax Roll

3Eiii.

**813 TOWING SERVICE, LLC
1112 East 127th Avenue
Tampa, FL 33612**

**AGREEMENT FOR PRIVATE PROPERTY IMPOUNDS
PURSUANT TO FLORIDA STATUTES §§715.07 & 713.78**

Whereas the parties listed below wish to enter into an agreement for towing services for the purposes of maintaining a clean, safe, and desirable environment in and around the parking lot of the property listed below; and

Whereas, the landowner and/or agent of the landowner wants 813 Towing Service, LLC to be the exclusive operator of towing on its premises; and

Whereas 813 Towing Service, LLC wants to be the exclusive operator of towing on the landowner's premises; the parties agree as follows:

This agreement is entered on this ____ day of _____, 202__, between 813 Towing Service, LLC (hereinafter "813"), located at _____, and _____, (name of condominium or apartment association, hereinafter "CLIENT") the address of the property to which this agreement refers to being located at _____.

This agreement gives 813 the authority to enter upon the property referenced above to remove vehicles that are unauthorized, abandoned, illegally parked or inoperable pursuant to the CLIENT'S, property owner's, Board of Director's, or property management's instructions and requests.

CLIENT acknowledges that CLIENT has provided all tenants, guests, and business invitees with copies of any rules and regulations regarding parking rules to include tenant parking, guest parking, illegal parking, improper parking, parking restrictions, or after-hours parking, and understands that Florida Statutes §§ 715.07 and 713.78, as well as other local/county ordinances, may govern these towing services.

The exclusive use of 813 as the towing service for this property named above shall commence on the ____ day of _____, 202__, and this agreement shall remain in full force and effect until such time as the parties agree to terminate this agreement.

Any changes in parking enforcement procedures not included in this agreement and/or addendum must be faxed or emailed to 813. Improper notice of any such changes will not result in any liability to 813.

Authorized Names:

Main Contact: _____ Title: _____ Telephone: _____

Email: _____

Contact: _____ Title: _____ Telephone: _____

Email: _____

LEGAL JURISDICTION: (CIRCLE ONE)

HILLSBOROUGH COUNTY SHERIFF'S OFFICE

TAMPA POLICE DEPARTMENT

TEMPLE TERRACE POLICE

PASCO COUNTY SHERIFF'S OFFICE

**PINELLAS COUNTY SHERIFF'S OFFICE
DEPARTMENT**

CLEARWATER POLICE

ST. PETERSBURG POLICE DEPARTMENT

Now, in consideration of the terms, conditions, covenants, and performances contained herein, the parties agree as follows:

1. Scope of Services

813 will perform towing services at the direction of CLIENT. 813 will furnish all materials, equipment, and property necessary for the full performance of towing services, which may include the furnishing of No Parking Signs, tow vehicles and all equipment necessary to perform tows in a safe and reasonable manner.

It shall be the responsibility of the CLIENT to provide "notice stickers" to residents or guests on their property. 813 assumes no liability for improper tows that were requested by CLIENT.

2. Term

The project shall begin as dated previously, and shall be enforced for one calendar year and renew every year until updated or terminated, regardless of management changes.

3. Compensation and Method of Payment

CLIENT shall not pay 813 for services, nor shall CLIENT pay 813 employees, owners, managers, agents, drivers or any officer for services governed by Fl. Stat. §715.07 and 713.78.

813 shall not pay CLIENT for services, nor shall 813 pay CLIENT employees, owners, managers, agents, tenants or any guest for services governed by Fl. Stat. §715.07 and 713.78.

813 shall receive payment pursuant to Fl. Stat. §715.07 and 713.78, and/or any local county ordinance that is in effect at the time of the tow.

4. Relationship

The parties agree that 813's relationship will be created by this agreement. The CLIENT is interested primarily in the safe towing of improperly parked/unauthorized vehicles being safely removed pursuant to Florida Statutes and/or County Ordinances. The implementation of services will be solely within the discretion of 813 by inspection of such violations allowed for towing as per this Agreement. No employee or representative of 813 shall be deemed to be an employee of the CLIENT for any purpose, and the employees of 813 are not entitled to any of the benefits that the CLIENT provides for its employees.

However, 813 may be considered an agent of CLIENT in that CLIENT is requesting 813 to perform services in connection with CLIENT's property and invitee /vehicles/property.

5. Insurance

813 shall produce and maintain for the duration of the Agreement, insurance against claims for injuries to person or damages to property which may arise from or in connection with the performance of the work hereunder by 813, their agents, representatives, or employees. 813 shall provide a Certificate of Insurance upon request for the following:

- Automobile liability insurance for bodily injury and property damages
- Commercial General Liability Insurance
- Workers Comp Insurance

6. Compliance with laws

813, in the performance of this Agreement, shall comply with all applicable Federal, State and local laws and ordinances.

7. Changes

Either party may request changes to the services to be provided, however, no change or addition to this Agreement shall be valid or binding upon either party unless such change or addition is in writing and signed by both parties. Such changes will be attached at the end and be made part of this Agreement.

8. Prohibited Interest

No member, officer, or employee of the CLIENT shall receive compensation or have any interests as it is a violation of the Florida Statute §715.07.

9. Termination of this agreement

It is agreed between the parties that either party may terminate this agreement by providing notice, in writing, of their intent to do so. Should CLIENT provide written notice to terminate, 813 shall have 15 days to remove any signage from the property being serviced. Should 813 provide written notice to terminate, 813 will continue service to CLIENT for only 15 days following CLIENT's receipt of the written notice.

10. Indemnification and Hold Harmless

Both 813 and CLIENT agree that litigation as a result of accusations of illegal and improper tows may arise out of the actions of CLIENT and/or 813. CLIENT hereby agrees to Indemnify, Defend, and Hold Harmless 813 for any such allegations of improper tows, or violations of Florida Statute §715.07 and §713.78. That duty will include paying for the defense of such claims.

Both parties agree that if there are allegations of damage to a vehicle and/or personal property that is alleged to have occurred during a tow, 813 is responsible and will defend itself and submit such claims to its own insurance company.

10. Attorneys Fees And Costs

If any legal action is taken to enforce this agreement, or legal action is taken as a result of any dispute, breach, default, or misrepresentation in connection with any of the provisions of this agreement, the prevailing party shall be entitled to recover from the losing party reasonable attorney fees and costs associated with that legal action. Any such dispute must be filed in Hillsborough County and the laws of Florida shall govern.

**PLEASE PLACE C, P or T NEXT TO THE SERVICE TYPE
FOR WHICH VEHICLES MAY BE TOWED.**

- C:** The property Calls in to tow company for vehicle removal when needed.
P: The towing company Patrols and removes violations.
T: The towing company Tags the vehicles for 24,48 or 72 hours before towing.

For Patrol, direct violations: Start Enforcement Time _____ Stop Enforcement Time _____

1. ___ No valid permit, No valid resident, tenant, or expired visitors permit.
2. ___ Tow away zone, sign posted and/or pavement markings.
3. ___ Abandoned/inoperable vehicle: Flat tire(s), vehicle on jacks, blocks, broken or missing windows, wheels, minor or major parts.
4. ___ No vehicle registration stickers on the vehicle.
5. ___ Expired Registration Sticker (over 31 days expired). License plate does not match the vehicle.
6. ___ Vehicle parked in a designated fire lane.
7. ___ Management request and abandoned vehicle removal.
8. ___ Vehicle wrecked or inoperable.
9. ___ No tractor, trailer, or large vehicle (over 1 ton).
10. ___ No commercial vehicles with writing or advertising signage displayed in or on the vehicle unless authorized by the office.
11. ___ Vehicles parked on grass, off pavement, or landscaping.
12. ___ Vehicles parked in handicap space, ramp or unloading zone with no handicap permit.
13. ___ Vehicle blocking or parked in isle or roadway.
14. ___ Guest parking on the community longer than 14 days.
15. ___ Hindering access. Blocking dumpster, building entrances, loading docks or zones, etc.
16. ___ Vehicle taking up more than one parking space or parked over the line. Tire must be completely over the line.
17. ___ Vehicle is displaying a "for sale" sign.
18. ___ Vehicle parked in a reserved or assigned parking space.
19. ___ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
20. ___ Vehicle is parked on property where posted "NO PARKING".
21. ___ Vehicle is parked on the sidewalk.
22. ___ Double parked behind another vehicle.
23. ___ No backing into parking space.
24. ___ No parking over the sidewalk.

Authorized Signature

Date

3Eiv.



Wild Pig Removal

When “This Little Piggy” Has to GO!

We are proud to be a part of the solution for our area’s wild hog problem.



BUSINESS PROPOSAL



WHAT ARE FERAL SWINE

Feral swine are the same species, *Sus scrofa*, as pigs that are found on farms. Feral swine are descendants of escaped or released pigs. Feral swine are called by many names including; wild boar, wild hog, razorback, piney woods rooter, and Russian or Eurasian boar. No matter the name they are a dangerous, destructive, invasive species. History of feral swine in the Americas Feral swine were first brought to the United States in the 1500s by early explorers and settlers as a source of food. Repeated introductions occurred thereafter. The geographic range of this destructive species is rapidly expanding and its populations are increasing across the nation.

Feral Swine Destroy Property

Feral swine can destroy lawns, gardens, ornamental plantings, and trees through rooting. They can also damage landscaping, fences, and other structures reducing the aesthetic value of the property. Although most often associated with rural areas, feral swine are increasingly causing damage to residential property, golf courses, beaches, and parks. Furthermore, feral swine can cause considerable damage when involved in vehicle collisions such as with cars and motorcycles.

Feral swine cause great risks to human health and safety, by harboring and transmitting diseases to people and pets. Feral swine are known to carry at least 30 viral and bacterial diseases and nearly 40 parasites that can be transmitted to humans, pets, livestock, and other wildlife.

There are a variety of techniques that can be used to manage the damage caused by feral swine.

Not all techniques are suitable in every location or situation and, often, a combination of methods must be used to ensure success.



The most successful feral swine damage management strategies employ a diversity of tactics in a comprehensive, integrated approach. Factors to consider when choosing a management method(s) are overall objectives, landscape, environmental conditions, feral swine behavior and density, local regulations, and available funding. The appropriate method or combination of methods for the situation can be determined by utilizing the best information available which can be gathered from surveillance of damage and signs of feral swine on a specific property. Their reproduction rate is just off the charts, A female can have her first litter at 7 months old and she can have around 12. Fifty percent of those would normally be female and these hogs can have up to three litters a year.

Proposal

Prepared For: Mark Vega
 Job Name: Avalon Park
 Job Location: Wesley Chapel

Starting Date:
End Date:

We propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmont CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

Our monthly service fee of \$1650 per month. All service includes capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of \$per trap location.



ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITIES.

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team have all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

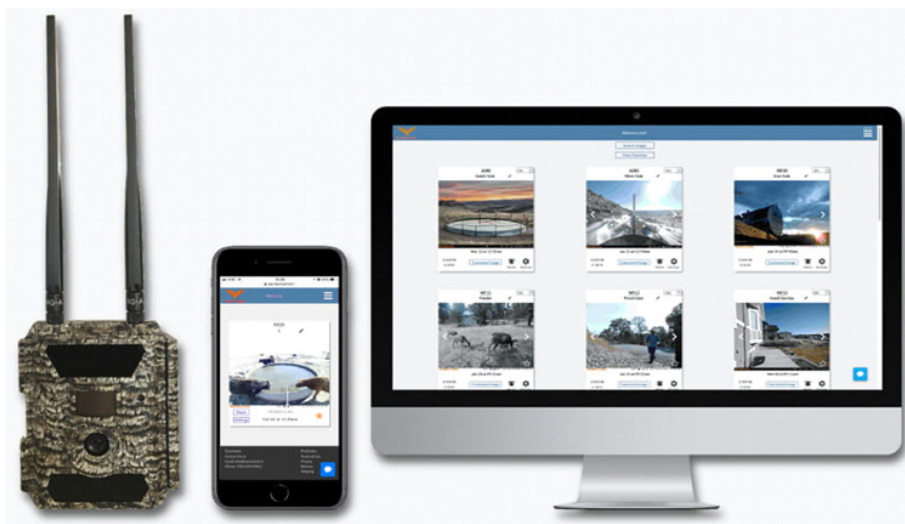
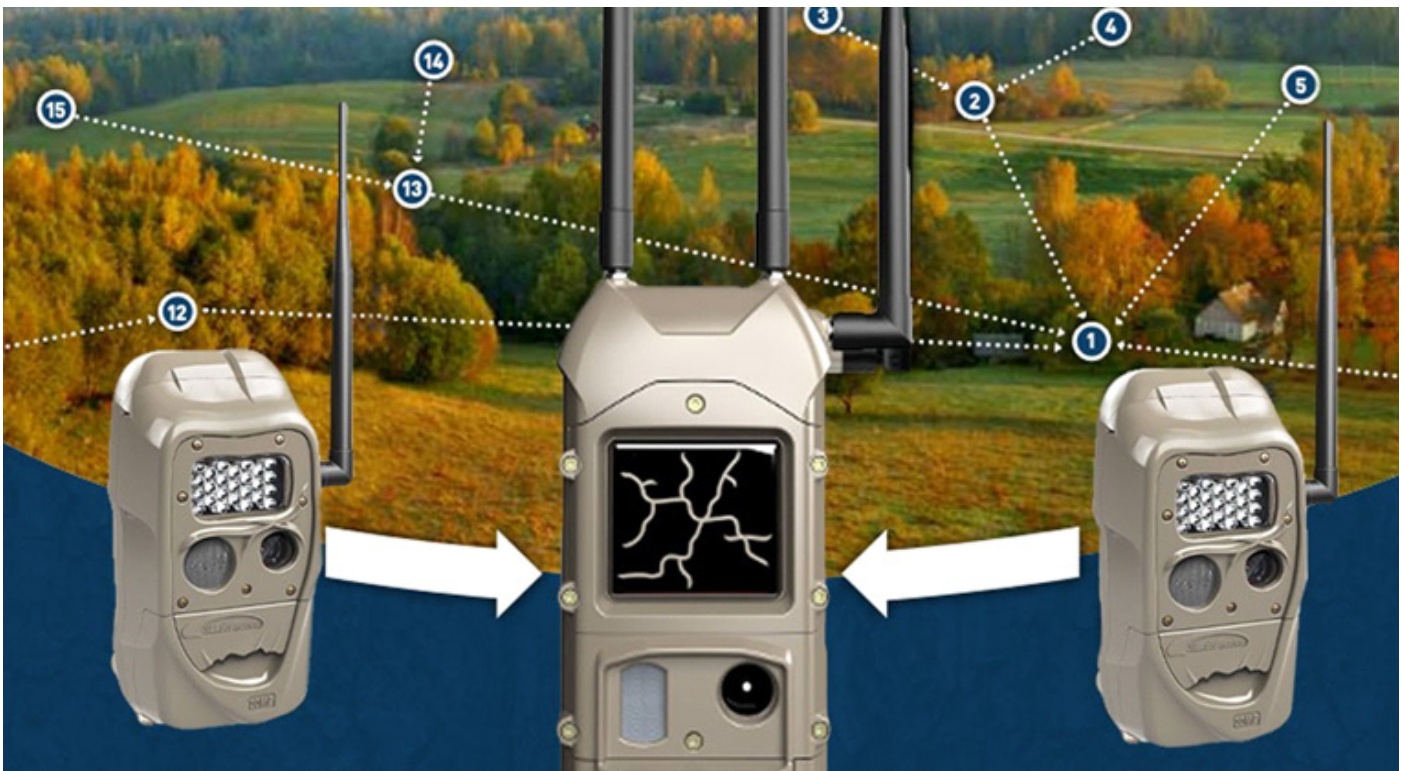
By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Approved By: _____

Respectfully Submitted By: _____ Thomas Sewell _____

Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.



Here at Swine Solutions we use several different kinds of traps. Round traps, Square Traps, and Corral Style Traps. These traps are mobile



These traps are mobile





BUSINESS PROPOSAL

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