



Rizzetta & Company

# **Somerset Community Development District**

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**Board of Supervisors' Meeting  
December 4, 2025**

**District Office:  
120 Richard Jackson Blvd, Suite 220  
Panama City Beach, Florida 32407  
850-334-9055**

**[www.somersetcdd.org](http://www.somersetcdd.org)**

# **SOMERSET COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Somerset Conference Hall, located at 215 Nonesuch Way Alys Beach, Florida 32461

<b>Board of Supervisors</b>	Robert Stenhammer John Rosenberg George Hartley Belinda Ballew Tom Dodson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Kimberly O'Mera	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Kutak Rock, LLP
<b>District Engineer</b>	Jim Martelli	Innerlight Engineering

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

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting, hearing, and/or workshop by contacting the District Manager at (850) 334-9055. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# SOMERSET COMMUNITY DEVELOPMENT DISTRICT

District Office • 120 Richard Jackson Blvd, Suite 220, Panama City Beach, FL 32407

Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

[www.SomersetCDD.org](http://www.SomersetCDD.org)

November 26, 2025

**Board of Supervisors  
Somerset Community  
Development District**

## FINAL AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Somerset Community Development District will be held on **Thursday, December 4, 2025, at 2:00 p.m. (Central Time)** at the Somerset Conference Hall, located at 215 Nonesuch Way, Alys Beach, FL 32461. The following is the Final Agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Meeting Held on October 2, 2025 ..... Tab 1
  - B. Ratification of Operation and Maintenance Expenditures for months of September 2025 – October 2025 ..... Tab 2
- 4. CONSENT AGENDA – RATIFICATION OF MAINTENANCE ITEMS ..... Tab 3**
  - A. Couch Collective: WA #26-01: Revised Beach Club Plaza Lighting Agreement
  - B. McHenry Electric
    1. WA #25-30: South Firepit Lighting S Sea Garden
    2. WA #26-01: K Parking Court Lighting Repair
    3. WA #26-03: Clearmont Court Park Lights
    4. WA #26-04: Employee Parking Lighting Repairs
    5. WA #26-05: Gulf Green Ped Path Lights
    6. WA #26-06: East Well Power Repair
  - C. Mills Supply:
    1. WA #25-03: Pump Station Service Call
    2. WA #26-01: Hoover Repair
  - D. Rip's Professional Lawn Care
    1. WA #26-01: Irrigation Repair Lake (D4)
    2. WA #26-02: Replacement of Valve Boxes along 30A
- 5. BUSINESS ITEMS**
  - A. Continued Discussion of Dune Maintenance Operations and Policies:
  - B. Consideration of Proposals for Rock Replacement Along 30A Corridor ..... Tab 4
  - C. Consideration of Landscape Maintenance Agreement Proposals ..... Tab 5
  - D. District Goals & Objectives ..... Tab 6
    1. Review of Fiscal Year 2024/2025
    2. Adopting Fiscal Year 2025/2026
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Facilities Manager
  - D. District Manager
    1. Presentation of District Manager Report

**7. SUPERVISOR REQUESTS AND COMMENTS**

**8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at 850-334-9055.

Sincerely,

*Kimberly O'Mera*

Kimberly O'Mera  
District Manager



## **Tab 1**

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

**October 2, 2025 - Minutes of Meeting**

**Page 1**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**SOMERSET  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Somerset Community Development District was held on **Thursday, October 2, at 2:00 p.m. (Central Time)** at the Somerset Conference Hall, located at 215 Nonesuch Way, Alys Beach, FL 32461.

Present and constituting a quorum:

Robert Stenhammer	<b>Board Supervisor, Chairman</b>
George Hartley	<b>Board Supervisor, Assistant Secretary</b> <i>(Via speakerphone)</i>
Tom Dodson	<b>Board Supervisor, Assistant Secretary</b>
Belinda Ballew	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Kimberly O'Mera	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jim Martelli	<b>District Engineer, Innerlight Engineering</b> <i>(Via speakerphone)</i>
Tucker Mackie	<b>District Counsel, Kutak Rock, LLP</b> <i>(Via speakerphone)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. O'Mera called the meeting to order at 2:07 p.m. and read the roll call, confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience members present to comment.

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

**October 2, 2025 - Minutes of Meeting**

**Page 2**

**THIRD ORDER OR BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting Held on  
August 7, 2025**

On a motion by Mr. Stenhammer, seconded by Mr. Dodson, with all in favor, the Board approved the Minutes of the Regular Meeting of the Board of Supervisors held on August 7, 2025, for Somerset Community Development District.

**FOURTH ORDER OR BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for the  
Months of July - August 2025**

Ms. O'Mera presented the maintenance expenditures to the Board of Supervisors and asked if there were any questions. There were no questions.

On a motion by Mr. Stenhammer, seconded by Ms. Ballew, with all in favor, the Board ratified the Operations and Maintenance Expenditures for the month of July 2025 in the amount of \$143,534.37, and August 2025 in the amount of \$314,928.39, for Somerset Community Development District.

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

**October 2, 2025 - Minutes of Meeting**

**Page 3**

**FIFTH ORDER OR BUSINESS**

**Consideration Consent Agenda –  
Ratification of Maintenance Items**

Ms. O'Mera presented maintenance items for discussion and ratification by the Board.

On a motion by Mr. Stenhammer, seconded by Mr. Dodson, with all in favor, the Board ratified the following expenditures:

by Alys Beach Resorts:

- PO # 25-05: RR-2 Streetlight Pole & Fixture (Reserves): \$5,445.00

by AquaPro Water Systems:

- WA #25-05: McGee Well Pump & Motor Replacement (Reserves): \$9,150.00
- WA #25-06: McGee Well Plumbing Repair (Reserves): \$850.00

by Couch Collective:

- WA #25-05: Paver Repairs at Intersection of 30A & N Somerset Street: \$1,580.00
- WA #25-06: Beach Club Plaza Step Lighting Repair (Reserves): \$21,054.00

by Lake Doctors:

- Algae Treatment: \$600.00

by McHenry Electric:

- WA #25-23: Employee Parking Lot Lighting Repair: \$690.00
- WA #25-24: L&M Block/ McGee Park Ped Path Lighting Repair: \$695.00
- WA #25-25: A&E Pedestrian Path Lighting: \$2,276.00
- WA #25-26: RR-2 Streetlight Removal/ Installation (Reserves): \$2,350.00
- WA #25-28: Amphitheater Lighting Repair: \$1,353.00
- WA #25-29: Amphitheater Lighting Troubleshoot: \$950.00

by Rip's Professional Lawn Care:

- WA#25-17: 30A Irrigation Repair: \$2,823.04
- WA#25-18: Distribution Main Irrigation Repair (EE-6): \$2,571.04
- WA#25-19: Distribution Main Irrigation Repair (XX-8): \$494.34

for Somerset Community Development District.

**SIXTH ORDER OR BUSINESS**

**Ratification of Fiscal Year 2025/2026  
Insurance Policies**

On a motion by Mr. Dodson, seconded by Ms. Ballew, with all in favor, the Board Ratified the Insurance Policies for Fiscal Year 2025-2026, for Somerset Community Development District.

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

**October 2, 2025 - Minutes of Meeting**

**Page 4**

**SEVENTH ORDER OR BUSINESS**

**Discussion/Consideration of Proposal  
for Plant Migration Limitation**

Ms. O'Mera presented the proposal for consulting services to evaluate whether the District could obtain approval from the FLDEP to mitigate plant material.

On a motion by Mr. Dodson, seconded by Ms. Ballew, with all in favor, the Board approved the proposal for Plant Migration Limitation, setting a not-to-exceed in the amount of \$6,000.00, for Somerset Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration of Fiscal  
Year 2025/2026 Dune Maintenance  
Agreement**

Ms. O'Mera presented the proposed FY2025/2026 Dune Maintenance Agreement with Dune Doctors. The Board discussed the updated service schedule and scope of work. Ms. Mackie recommended that the final District agreement incorporate quarterly reporting tied to the scheduled activities and services, as well as Dune Doctors' attendance at relevant meetings.

On a motion by Mr. Dodson, seconded by Mr. Stenhammer, with all in favor, the Board approved the Fiscal Year 2025/2026 Dune Maintenance Proposal, in the amount of \$135,032.70, authorizing Staff to finalize the final form of agreement with authority to the Chairman to execute, for Somerset Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Contract for Professional  
District Management Services**

On a motion by Mr. Stenhammer, seconded by Mr. Dodson, with all in favor, the Board approved the Contract for Professional District Management Services with Rizzetta & Company, Inc. in substantial form, subject to Counsel's amendments to Section XXVIII, for Somerset Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Mackie had no specific report to present but invited questions from the Board. There were no questions.

**B. District Engineer**

Mr. Martelli presented the Tidal Water Survey which included the topography of the beach that received state certification. Mr. Martelli invited questions from the Board, there were no questions.

**C. Facilities Manager**

Mr. Lang had no specific report to present but invited questions from the Board. There were no questions.

**D. District Manager**

Ms. O'Mera had no specific report to present but invited questions from the Board. There were no questions.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

A brief discussion was held concerning District Water Usage.

Mr. Martelli will conduct a gas & water main inspection near the site of AC-5, as a precautionary measure following the structure fire that occurred.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Dodson, seconded by Ms. Ballew, with all in favor, the Board adjourned the meeting at 3:05 p.m., for Somerset Community Development District.

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

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



## **Tab 2**

# SOMERSET COMMUNITY DEVELOPMENT DISTRICT

District Office · Panama City, Florida · (850) 334-9055  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa Florida 33614  
[www.somersetcdd.org](http://www.somersetcdd.org)

## **Operations and Maintenance Expenditures September 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$95,488.88**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ALYS Beach Resort LLC	300156	CL00027143	Monthly Facility Management 08/25	\$5,543.60
Aqua Pro Water Systems - FL/GA	300150	114831748	Chemical/Salt Installation 08/25	\$300.00
Aqua Pro Water Systems - FL/GA	300150	114831770	Chemical/Salt Installation 08/25	\$465.00
Aqua Pro Water Systems - FL/GA	300150	114831792	Chemical/Salt Installation 08/25	\$285.00
Aqua Pro Water Systems - FL/GA	300150	114831814	Chemical/Salt Installation 08/25	\$90.00
Aqua Pro Water Systems - FL/GA	300152	114831837	Chemical/Salt Installation 08/25	\$165.00
Aqua Pro Water Systems - FL/GA	300152	114831859	Chemical/Salt Installation 08/25	\$315.00
Aqua Pro Water Systems - FL/GA	300152	114831881	Chemical/Salt Installation 08/25	\$240.00
Aqua Pro Water Systems - FL/GA	300152	114831903	Chemical/Salt Installation 08/25	\$15.00
Aqua Pro Water Systems - FL/GA	300157	115059910	Chemical/Salt Installation 09/25	\$360.00
Aqua Pro Water Systems - FL/GA	300157	115059932	Chemical/Salt Installation 09/25	\$375.00
Aqua Pro Water Systems - FL/GA	300157	115060210	Chemical/Salt Installation 09/25	\$90.00
Aqua Pro Water Systems - FL/GA	300157	115060232	Chemical/Salt Installation 09/25	\$90.00
Aqua Pro Water Systems - FL/GA	300165	115060519	Chemical/Salt Installation 09/25	\$240.00

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Pro Water Systems - FL/GA	300165	115060610	Chemical/Salt Installation 09/25	\$15.00
Aqua Pro Water Systems - FL/GA	300165	115060660	Chemical/Salt Installation 09/25	\$90.00
Aqua Pro Water Systems - FL/GA	300166	115231674	Chemical/Salt Installation 09/25	\$75.00
Aqua Pro Water Systems - FL/GA	300172	115231608	Chemical/Salt Installation 09/25	\$210.00
Aqua Pro Water Systems - FL/GA	300172	115231630	Chemical/Salt Installation 09/25	\$645.00
Aqua Pro Water Systems - FL/GA	300172	115231652	Chemical/Salt Installation 09/25	\$15.00
Aqua Pro Water Systems - FL/GA	300172	115423361	Chemical/Salt Installation 09/25	\$195.00
Aqua Pro Water Systems - FL/GA	300172	115423383	Chemical/Salt Installation 09/25	\$210.00
Aqua Pro Water Systems - FL/GA	300172	115423405	Chemical/Salt Installation 09/25	\$135.00
Aqua Pro Water Systems - FL/GA	300172	115423450	Chemical/Salt Installation 09/25	\$270.00
Aqua Pro Water Systems - FL/GA	300172	115423600	Chemical/Salt Installation 09/25	\$240.00
Aqua Pro Water Systems - FL/GA	300172	115423622	Chemical/Salt Installation 09/25	\$165.00
Aqua Pro Water Systems - FL/GA	300172	115423644	Chemical/Salt Installation 09/25	\$180.00
Aqua Pro Water Systems - FL/GA	300174	115652347	Chemical/Salt Installation 09/25	\$195.00

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Pro Water Systems - FL/GA	300174	115652369	Chemical/Salt Installation 09/25	\$255.00
Aqua Pro Water Systems - FL/GA	300174	115652391	Chemical/Salt Installation 09/25	\$270.00
Aqua Pro Water Systems - FL/GA	500014	115637136	McGee Well Pump & Motor 09/25	\$9,850.00
Couch Collective, LLC	300167	1091	Road Paver Repair 08/25	\$1,580.00
Egis Insurance Advisors, LLC	300175	29591	Policy #100125653 10/01/2025-10/01/2026	\$30,008.00
Florida Power & Light Company	20250919-1	21046-33165 08/25 ACH	9954 E County Highway 30A 08/25	\$179.05
Florida Power & Light Company	20250919-1	21080-12465 08/25 ACH	9396 E County Highway 30A 08/25	\$393.13
Florida Power & Light Company	20250919-1	21125-35147 08/25 ACH	305 Somerset Street 08/25	\$1,843.23
Florida Power & Light Company	20250919-1	21125-35816 08/25 ACH	106 N Somerset Street 08/25	\$27.97
Florida Power & Light Company	20250919-1	FPL Summary 08/25 ACH 861	FPL Summary 08/25	\$509.94
Gannett Florida LocaliQ	300158	0007300047	Legal Advertising 08/25	\$227.40
McHenry Electric, Inc.	300151	26536	Restored PED path lighting 08/25	\$695.00
McHenry Electric, Inc.	300168	26546	A&E Block Ped Path lighting repair 09/25	\$2,276.00
McHenry Electric, Inc.	300173	26562	Furnished and installed Tree Lights 09/25	\$1,353.00

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Mills Supply	300159	10649	Monthly Pump Station Maintenance 09/25	\$225.00
Rip's Professional Lawn Care, Inc.	300160	352582	Monthly Landscape Maintenance 08/25	\$8,975.00
Rip's Professional Lawn Care, Inc.	300160	354833	Irrigation Repairs 08/25	\$2,832.04
Rizzetta & Company, Inc.	300149	INV0000102327	District Management Fees 09/25	\$5,646.25
Rizzetta & Company, Inc.	300153	INV0000102382	Personal Reimbursement 09/25	\$1,298.56
Rizzetta & Company, Inc.	300154	INV0000102377	Management Services - Fee Increase - 6/3 - 6/30/2025, Accounting Services -	\$10,002.88
Rizzetta & Company, Inc.	300155	INV0000102378	Management Services - Fee Increase - Sept 09/25	\$3,449.27
Rizzetta & Company, Inc.	300171	INV0000102711	Personal Reimbursement 09/25	\$1,298.56
The Lake Doctors, Inc.	300161	304482B	Monthly Monitoring/Inspection 09/25	\$55.00
The Lake Doctors, Inc.	300169	2080109	Algae Treatment 08/25	\$600.00
VGlobal Tech	300170	7636	Website ADA Compliance 09/25	<u>\$425.00</u>

**Report Total**

**\$95,488.88**

# SOMERSET COMMUNITY DEVELOPMENT DISTRICT

District Office · Panama City, Florida · (850) 334-9055  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa Florida 33614  
[www.somersetcdd.org](http://www.somersetcdd.org)

## **Operations and Maintenance Expenditures October 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$142,849.64**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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



## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ALYS Beach Resort LLC	300179	CL00027424	Monthly Facility Management 09/25	\$8,381.00
ALYS Beach Resort LLC	300182	CL00027314	Irrigation Repair 09/25	\$99.40
Aqua Pro Water Systems - FL/GA	300183	115231697	Chemical/Salt Installation 09/25	\$165.00
Aqua Pro Water Systems - FL/GA	300183	115231719	Chemical/Salt Installation 09/25	\$285.00
Aqua Pro Water Systems - FL/GA	300183	115231741	Chemical/Salt Installation 09/25	\$15.00
Aqua Pro Water Systems - FL/GA	300183	115231763	Chemical/Salt Installation 09/25	\$150.00
Aqua Pro Water Systems - FL/GA	300183	115423427	Chemical/Salt Installation 09/25	\$90.00
Aqua Pro Water Systems - FL/GA	300183	115651813	Chemical/Salt Installation 09/25	\$390.00
Aqua Pro Water Systems - FL/GA	300183	115652414	Chemical/Salt Installation 09/25	\$210.00
Aqua Pro Water Systems - FL/GA	300183	115652436	Chemical/Salt Installation 09/25	\$120.00
Aqua Pro Water Systems - FL/GA	300183	115652458	Chemical/Salt Installation 09/25	\$210.00
Aqua Pro Water Systems - FL/GA	300183	115652480	Chemical/Salt Installation 09/25	\$150.00
Aqua Pro Water Systems - FL/GA	300183	115826037	Chemical/Salt Installation 10/25	\$660.00
Aqua Pro Water Systems - FL/GA	300183	115826059	Chemical/Salt Installation 10/25	\$315.00

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aqua Pro Water Systems - FL/GA	300183	115826081	Chemical/Salt Installation 10/25	\$405.00
Aqua Pro Water Systems - FL/GA	300183	115826103	Chemical/Salt Installation 10/25	\$420.00
Aqua Pro Water Systems - FL/GA	300183	116045627	Chemical/Salt Installation 10/25	\$390.00
Aqua Pro Water Systems - FL/GA	300183	116045649	Chemical/Salt Installation 10/25	\$225.00
Aqua Pro Water Systems - FL/GA	300183	116045671	Chemical/Salt Installation 10/25	\$120.00
Aqua Pro Water Systems - FL/GA	300183	116045693	Chemical/Salt Installation 10/25	\$225.00
Arbor Tree Care	300176	0014334	Tree Trimming 09/25	\$6,500.00
Association Reserves - Florida, LLC	300184	54273-1GA	50% Deposit for Reserve Study 09/25	\$750.00
Florida Power & Light Company	300192	21125-35741 07/25	15 Caliza Lane 07/25	\$28.90
Florida Power & Light Company	300192	21125-35741 08/25	15 Caliza Lane 08/25	\$28.72
Florida Power & Light Company	300192	21125-35741 09/25	15 Caliza Lane 09/25	\$29.89
Florida Power & Light Company	20251015-01	21046-33165 09/25 ACH	9954 E County Highway 30A 09/25	\$334.71
Florida Power & Light Company	20251016-01	21080-12465 09/25 ACH	9396 E County Highway 30A 09/25	\$411.92
Florida Power & Light Company	20251021-01	21125-35147 09/25 ACH	305 Somerset Street 09/25	\$2,456.84

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20251021-01	21125-35816 09/25 ACH	106 N Somerset Street 09/25	\$28.10
Florida Power & Light Company	20251021-02	FPL Summary 09/25 ACH	FPL Summary 09/25	\$344.59
Gannett Florida LocaliQ	300180	0007351017	Legal Advertising 09/25	\$183.30
Innerlight Engineering Corporation	300181	10555	Tidal Water Survey and Topographic Survey 09/25	\$44,500.00
Innerlight Engineering Corporation	300181	10562	Engineering Services 08/05-09/30	\$8,617.25
Innerlight Engineering Corporation	300181	10563	Update Pavement Management Manual 09/25	\$4,800.00
Innerlight Engineering Corporation	300181	10585	NPDES Weekly Inspection 09/25	\$4,750.00
Innerlight Engineering Corporation	500017	10556	Stormwater Report Tasks 1-3 10/25	\$22,425.00
McHenry Electric, Inc.	300185	26582	A&E Block Ped Path Lighting Repair 09/25	\$2,350.00
McHenry Electric, Inc.	300185	26590	A&E Block Ped Path Lighting Repair 10/25	\$2,287.50
McHenry Electric, Inc.	500016	26557	RR-2 Streetlight Replacement 09/25	\$2,350.00
Mills Supply	300177	10678	Serice Work - Troubleshoot Pump Station 09/25	\$700.00
Mills Supply	300186	10694	Serice Work - Replace Battery on PLC on Pump Station 09/25	\$620.00
Murdock Investments, LLC	300178	193226	Crosswalk repaid 09/25	\$3,500.00

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rip's Professional Lawn Care, Inc.	300190	358777	Monthly Landscape Maintenance 09/30	\$8,975.00
Rip's Professional Lawn Care, Inc.	500015	357247	Top dressing new sod 30A 09/25	\$5,020.00
Rizzetta & Company, Inc.	300188	INV0000103797	District Management Fees 10/25	\$1,060.52
Rizzetta & Company, Inc.	300189	INV0000103748	Assessment Roll (Annual) 10/25	\$6,292.00
The Lake Doctors, Inc.	300187	313026B	Monthly Monitoring/Inspection 10/25	\$55.00
VGlobal Tech	300191	7770	Website ADA Compliance 10/25	<u>\$425.00</u>
<b>Report Total</b>				<b><u>\$142,849.64</u></b>

## **Tab 3**



## CONSENT AGENDA – RATIFICATION OF MAINTENANCE ITEMS

A. Couch Collective:

1. WA #26-01: Revised—Beach Club Plaza Lighting Replacements ..... \$ 22,330.00

B. McHenry Electric:

1. WA #25-30: South Firepit Lighting S Sea Garden ..... \$ 2,350.00
2. WA #26-01: K Parking Court Lighting ..... \$ 2,287.50
3. WA #26-03: Clermont Court Park Lights Repair ..... \$ 1,200.00
4. WA #26-04: Employee Parking Lot Lighting Repairs ..... \$ 4,674.75
5. WA #26-05: Gulf Green Ped Path Lighting Repair ..... \$ 325.00
6. WA #26-06: East Well Power Repair ..... \$ 1,278.20

C. Mills Supply:

1. WA #25-03: Pump Station Service Calls ..... \$ 1,320.00
2. WA #26-01: Hoover Repair ..... \$ 610.00

D. Rip's Professional Lawn Care:

1. WA #26-01: Irrigation Repair (D-4) ..... not-to-exceed \$ 4,000.00
2. WA #26-02: Replacement of Valve Boxes on 30A ..... \$ 3,179.00

**Total: \$ 43,554.45**

# Couch Collective



**WORK AUTHORIZATION #26-01**

October 20, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 26-01 ("Work Authorization")**  
**Somerset Community Development District**

Dear Board of Supervisors:

Couch Collective, LLC ("Contractor") is pleased to submit this work authorization to provide paver repair, installation and/or replacement services for the Somerset Community Development District ("District"). We will provide these services pursuant to our current *Agreement for Paver Repair, Installation and Replacement Services* dated April 3, 2025 ("Agreement") as follows:

**I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

**II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization. **This document replaces the Work Authorization numbered WA #25-06, dated September 11, 2025, attached as Attachment B.**

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

*Mason Couch*

Mason Couch (Oct 20, 2025 13:29:41 CDT)

Authorized Representative of  
Couch Collective, LLC

APPROVED AND ACCEPTED

By: Robert Stenhammer  
Robert Stenhammer (Oct 20, 2025 14:17:45 CDT)  
Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

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

## Attachment A

### ESTIMATE

Couch Collective LLC  
30 Devlieg Ave  
Santa Rosa Beach, FL 32459-0607

mason@collective.llc  
+1 (878) 736-9304



Bill to  
Somerset Community Development District  
Tampa, FL 33614

Ship to  
Somerset Community Development District  
Tampa, FL 33614

Estimate details  
Estimate no.: 1029  
Estimate date: 10/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	BC Plaza Step Light Replacement (PLAZA ONLY)	- Remove Existing Light / Transformer - Prep Opening for New Fixture / Transformer - Furnish and Install Step Light (WAC-4901-27WT) - Prep / Patch and Paint Affected Stucco at Fixture	35	\$638.00	\$22,330.00
Total					\$22,330.00

Accepted date

Accepted by

## ATTACHMENT B

### WORK AUTHORIZATION #25-06

September 11, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 25-06 ("Work Authorization")**  
**Somerset Community Development District**

Dear Board of Supervisors:

Couch Collective, LLC ("Contractor") is pleased to submit this work authorization to provide paver repair, installation and/or replacement services for the Somerset Community Development District ("District"). We will provide these services pursuant to our current *Agreement for Paver Repair, Installation and Replacement Services* dated April 3, 2025 ("Agreement") as follows:

#### I. **Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

#### II. **Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

Mason Couch  
Mason Couch (Sep 16, 2025 09:55:18 CDT)

Authorized Representative of  
Couch Collective, LLC

APPROVED AND ACCEPTED

*Robert Stenhammer*

By: Robert Stenhammer (Sep 12, 2025 11:19:20 CDT)

Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Sep 12, 2025

VOID

## Attachment A

### ESTIMATE

Couch Collective LLC  
30 Devlieg Ave  
Santa Rosa Beach, FL 32459-0607

mason@collective.llc  
+1 (678) 736-9304



Bill to  
Somerset Community Development District  
Tampa, FL 33614

Ship to  
Somerset Community Development District  
Tampa, FL 33614

#### Estimate details

Estimate no.: 1017  
Estimate date: 09/09/2025

#	Product or service	Description	Qty	Rate	Amount
1.	BC Plaza Step Light Replacement (PLAZA ONLY)	<ul style="list-style-type: none"><li>- Remove Existing Light / Transformer</li><li>- Prep Opening for New Fixture / Transformer</li><li>- Furnish and Install Step Light (WAC 4901-27WT)</li><li>- Prep / Patch and Paint Affected Stucco at Fixture</li></ul>	33	\$638.00	\$21,054.00
Total					\$21,054.00

Accepted date

Accepted by

McHenry Electric



Proposal #: 25-154  
Amount: \$ 2,350.00

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA #

This Work Authorization (the “Work Authorization”), dated September 29, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “Contractor”, together with District the “Parties”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Robert Stenhammer (Sep 29, 2025 13:12:22 CDT)

By: Robert Stenhamer  
Its: Chairman

Niki Carr  
Niki Carr (Sep 29, 2025 14:05:38 CDT)  
Witness

**MCHENRY ELECTRIC, INC.**

D. Clayton McHenry  
D. Clayton McHenry (Sep 30, 2025 09:02:31 CDT)

By: D. Clayton McHenry  
Its: President

## **Exhibit A: Proposal/Scope of Services**

# Proposal

No. 25-154

## McHenry Electric, Inc

"Proudly Serving the Emerald Coast Since 1984"

50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
ER 0009321

Proposal Submitted To: Somerset CDD & Rizzetta & Company, Inc		Phone: 850-629-0153	Date: September 29, 2025
Street: 3434 Colwell Ave Suite 200		Job Name: Lighting	
City, State, and Zip code: Tampa, FL 33614		Job Location: S. Sea Garden St	
Architect: N/A	Date of plans: N/A	City, State and Zip code: Alys Beach, FL 32461	

We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:

Two thousand three hundred fifty dollars and 00/100 ----- (\$ 2,350.00)

### Payment to be made as follows:

Net 10 days. A finance charge of 1.5% per month (18% per annum) will be charged on all unpaid balances.

100% due upon completion.

All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed upon written or oral orders and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature:



D. Clayton McHenry – President

Note: This proposal may be

Withdrawn by us if not accepted within 3 days.

We hereby submit specifications and estimates for: Repair and restore lighting to S. Sea Garden St.

Includes the following :

A. Troubleshoot all lighting from S. Sea Garden Street to 30A.

B. Furnish and install (1) GFI outlet to replace defective.

C. Rewire photocell to be on the line side of a contactor.

D. Reconnect any disconnected wiring and drivers.

E. Furnish and install (29) LED bulbs to replace damaged throughout S. Sea Garden St.

Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, UCL, USB, OCC, dimmers, Decora devices, lamps, LED lamps, plug strips, lightening protection, exterior light package, emergency lights, switches, baseboard outlets, sod, generator, landscape lighting, EV charger, appliances, automatic transfer switch, garage door openers, plants, painting, or patching. All to be supplied by others.

**Acceptance of proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You authorize to do the work as specified. Payment will be made as outlined above. **NOTE:** the above price is based on current material prices. IF any material price increases over 5%, the above price will have to be adjusted. The above price is only valid for **3 days** from the date above. If the job is not completed within 3 days, it might be necessary to adjust the contract price. Prevailing party is due any legal fees arising from this contract. We reserve the right to cease work due to nonpayment of invoices.

Signature - \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

**WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA #**

This Work Authorization (the “Work Authorization”), dated October 2, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and


**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “Contractor”, together with District the “Parties”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Robert Stenhammer (Oct 2, 2025 11:15:49 CDT)

By: Robert Stenhammer  
Its: Chairman

Niki Carr  
Niki Carr (Oct 2, 2025 11:07:28 CDT)  
Witness

**MCHENRY ELECTRIC, INC.**

D. Clayton Mchenry  
D. Clayton Mchenry (Oct 2, 2025 10:47:14 CDT)

By: D. Clayton Mchenry  
Its: President



## Exhibit A: Proposal/Scope of Services

<b>Proposal</b> <b>McHenry Electric, Inc</b> <small>"Proudly Serving the Emerald Coast Since 1984"</small> 50 Hatchew Road Miramar Beach, FL 32550 (850) 837-9003 ER 0009321		
<b>No. 25-156</b>		<b>Date:</b> October 1, 2025
<b>Proposal Submitted To:</b> Somerset CDD & Rizzetta & Company, Inc		<b>Phone:</b> 850-629-0153
<b>Street:</b> 3434 Colwell Ave Suite 200		<b>Job Name:</b> Lighting
<b>City, State, and Zip code:</b> Tampa, FL 33614		<b>Job Location:</b> K Parking Ct
<b>Architect:</b> N/A	<b>Date of plans:</b> N/A	<b>City, State and Zip code:</b> Alys Beach, FL 32461
<b>We propose hereby to furnish material and labor to complete in accordance with specifications below, for the sum of:</b> Two thousand two hundred eighty-seven dollars and 50/100 <span style="float: right;">(\$ 2,287.50)</span>		
<b>Payment to be made as follows:</b> Net 10 days. A finance charge of 1.5% per month (18% per annum) will be charged on all unpaid balances. 100% due upon completion.		
All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed upon written and oral orders and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.		<b>Authorized Signature:</b>  <b>D. Clayton McHenry - President</b> Note: This proposal may be withdrawn by us if not accepted within <u>3</u> days.
We hereby submit specifications and estimates for: <u>Restore lighting at K Parking Ct.</u>		
Includes the following:		
A. Troubleshoot tree lighting circuitry on Sea Star Ct.		
B. Furnish and install (3) downlights to replace defective.		
C. Furnish and install new galvanized staples to resecure all lighting that has become unset.		
D. Furnish and install (3) MR16 lightbulbs to replace faulty.		
E. Replace all damaged wire.		
Does Not include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, UCL, USB, OCC, dimmers, Decora devices, lamps, LED lamps, plug strips, lightning protection, exterior light package, emergency lights, switches, baseboard outlets, sdd, generator, landscape lighting, EV charger, appliances, automatic transfer switch, garage door openers, plants, painting, or patching. All to be supplied by others.		
<b>Acceptance of proposal</b> - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You authorize to do the work as specified. Payment will be made as outlined above. <b>NOTE:</b> the above price is based on current material prices. If any material price increases over 5%, the above price will have to be adjusted. The above price is only valid for <b>3 days</b> from the date above. If the job is not completed within 3 days, it might be necessary to adjust the contract price. Prevailing party is due any legal fees arising from this contract. We reserve the right to cease work due to nonpayment of invoices.		<b>Signature:</b> _____ <b>Date of Acceptance:</b> _____

Proposal #: 25-189  
Amount: \$ 4,674.75

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES – WA #26-04

This Work Authorization (the “Work Authorization”), dated November 10, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “Contractor”, together with District the “Parties”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Secretary/Assistant Secretary

Niki Carr  
Niki Carr (Nov 10, 2025 14:39:28 CST)  
Witness

### SOMERSET COMMUNITY DEVELOPMENT DISTRICT

Robert Stenhammer  
Robert Stenhammer (Nov 10, 2025 14:16:00 CST)

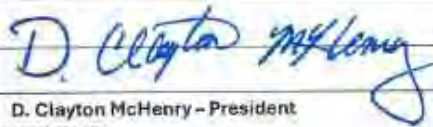
By: Robert Stenhammer  
Its: Chairman

### MCHENRY ELECTRIC, INC.

D. Clayton McHenry  
D. Clayton McHenry (Nov 10, 2025 20:13:15 CST)

By: D. Clayton McHenry  
Its: President

## Exhibit A: Proposal/Scope of Services

<b>Proposal</b> <b>McHenry Electric, Inc</b> "Proudly Serving the Emerald Coast Since 1984" 50 Hatchew Road Miramar Beach, FL 32550 (850) 837-9003 ER 0009321		
No. 25-189		Date: November 7, 2025
Proposal Submitted To: Somerset CDD & Rizzetta & Company, Inc		Phone: 850-629-0153
Street: 3434 Colwell Ave Suite 200		Job Name: Lighting
City, State, and Zip code: Tampa, FL 33614		Job Location: Employee Parking Lot
Architect: N/A	Date of plans: N/A	City, State and Zip code: Alys Beach, FL 32461
We propose hereby to furnish material and labor – complete in accordance with specifications below for the sum of: Four thousand six hundred seventy-four dollars and 75/100 ----- (\$ 4,674.75)		
Payment to be made as follows: Net 10 days. A finance charge of 1.5% per month (18% per annum) will be charged on all unpaid balances. 100% due upon completion.		
All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed upon written or oral orders and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.		Authorized Signature:  <b>D. Clayton McHenry – President</b> Note: This proposal may be Withdrawn by us if not accepted within <u>3</u> days.
We hereby submit specifications and estimates for: <u>Restore lighting to both sides of Nonessuch Ln.</u>		
Includes the following:		
A. Troubleshoot faults and equipment.		
B. Furnish and install (8) parking lot lights to replace defective.		
C. Furnish and install new PVC to replace damaged.		
Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, UCL, USB, OCC, dimmers, Decora devices, lamps, LED lamps, plug strips, lightening protection, exterior light package, emergency lights, switches, baseboard outlets, sod, generator, landscape lighting, EV charger, floor heat, appliances, automatic transfer switch, garage door openers, plants, painting, or patching. All to be supplied by others.		
<b>Acceptance of proposal</b> – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You authorize to do the work as specified. Payment will be made as outlined above. <b>NOTE:</b> the above price is based on current material prices. If any material price increases over 5%, the above price will have to be adjusted. The above price is only valid for <b>3 days</b> from the date above. If the job is not completed within 3 days, it might be necessary to adjust the contract price. Prevailing party is due any legal fees arising from this contract. We reserve the right to cease work due to nonpayment of invoices.		Signature - _____ Date of Acceptance _____

Proposal #: 25-163  
Amount: \$ 325.00

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA # 26-05

This Work Authorization (the “Work Authorization”), dated October 9, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “Contractor”, together with District the “Parties”).


**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

### SOMERSET COMMUNITY DEVELOPMENT DISTRICT

  
Assistant Secretary

Robert Stenhammer  
Robert Stenhammer (Oct 9, 2025 14:58:16 CDT)

By: Robert Stenhammer  
Its: Chairman

### MCHENRY ELECTRIC, INC.

Niki Carr  
Niki Carr (Oct 9, 2025 14:49:34 CDT)  
Witness

D. Clayton Mchenry  
D. Clayton Mchenry (Oct 9, 2025 16:20:19 CDT)

By: D. Clayton Mchenry  
Its: President



## Exhibit A: Proposal/Scope of Services

<b>Proposal</b> <b>McHenry Electric, Inc</b> "Proudly Serving the Emerald Coast Since 1984" 50 Hatchew Road Miramar Beach, FL 32550 (850) 837-9003 ER 0009321		
No. 25-163		
Proposal Submitted To: Somerset CDD & Rizzetta & Company Inc.		Phone: 850-629-0153
Street: 3434 Colwell Ave Suite 200		Date: October 9, 2025
City, State, and Zip code: Tampa, FL 33614		Job Name: Photocell
Architect: N/A		Job Location: Gulf Green
Date of plans: N/A		City, State and Zip code: Alys Beach, FL 32461
We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of: Three hundred twenty-five dollars and 00/100 ----- (\$ 325.00)		
Payment to be made as follows: Net 10 days. A finance charge of 1.5% per month (18% per annum) will be charged on all unpaid balances. 100% due upon completion.		
All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed upon written or oral orders and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.		Authorized Signature:  <b>D. Clayton McHenry – President</b> Note: This proposal may be Withdrawn by us if not accepted within <u>3</u> days.
We hereby submit specifications and estimates for: <u>Restore power to transformers.</u>		
Includes the following :		
A. Troubleshoot circuitry for (2) transformers located underneath the deck.		
B. Furnish and install (1) photocell to replace defective.		
Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, UCL, USB, OCC, dimmers, Decora devices, lamps, LED lamps, plug strips, lightening protection, exterior light package, emergency lights, switches, baseboard outlets, sod, generator, landscape lighting, EV charger, appliances, automatic transfer switch, garage door openers, plants, painting, or patching. All to be supplied by others.		
Acceptance of proposal – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You authorize to do the work as specified. Payment will be made as outlined above. NOTE: the above price is based on current material prices. If any material price increases over 5%, the above price will have to be adjusted. The above price is only valid for <b>3 days</b> from the date above. If the job is not completed within 3 days, it might be necessary to adjust the contract price. Prevailing party is due any legal fees arising from this contract. We reserve the right to cease work due to nonpayment of invoices.		Signature - _____ Date of Acceptance _____

Proposal #: 29-169  
Amount: \$ 1,278.20

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA #26-06

This Work Authorization (the “Work Authorization”), dated October 20, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “Contractor”, together with District the “Parties”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

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

Niki Carr  
Niki Carr (Oct 20, 2025 13:30:14 CDT)  
\_\_\_\_\_  
Witness

### SOMERSET COMMUNITY DEVELOPMENT DISTRICT

Robert Stenhammer  
Robert Stenhammer (Oct 20, 2025 14:17:18 CDT)  
\_\_\_\_\_

By: Robert Stenhammer  
Its: Chairman

### MCHENRY ELECTRIC, INC.

D. Clayton Mchenry  
D. Clayton Mchenry (Oct 20, 2025 17:27:09 CDT)  
\_\_\_\_\_

By: D. Clayton Mchenry  
Its: President

## Exhibit A: Proposal/Scope of Services

<b>Proposal</b> <b>McHenry Electric, Inc</b> "Proudly Serving the Emerald Coast Since 1984" 50 Hatchew Road Miramar Beach, FL 32550 (850) 837-9003 ER 0009321		
No. 25-169		
Proposal Submitted To: <b>Somerset CDD &amp; Rizzetta &amp; Company, Inc.</b>		Phone: <b>850-629-0153</b>
Street: <b>3434 Colwell Ave Suite 200</b>		Date: <b>October 17, 2025</b>
City, State, and Zip code: <b>Tampa, FL 33614</b>		Job Name: <b>East Well power</b>
Architect: <b>N/A</b>		Job Location: <b>NE corner next to Hwy 30A</b>
Date of plans: <b>N/A</b>		City, State and Zip code: <b>Alys Beach, FL 32461</b>
We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of: <b>One thousand two hundred seventy-eight dollars and 00/100</b> (\$ 1,278.20)		
Payment to be made as follows: Net 10 days. A finance charge of 1.5% per month (18% per annum) will be charged on all unpaid balances. 100% due upon completion.		
All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed upon written or oral orders and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.		Authorized Signature:  <b>D. Clayton McHenry – President</b> Note: This proposal may be Withdrawn by us if not accepted within <b>3</b> days.
We hereby submit specifications and estimates for: <u>Restore power to East well.</u>		
Includes the following :		
A. Troubleshoot circuit for East well.		
B. Furnish and install (1) 30 Amp breaker to replace defective.		
C. Remove (1) outlet fed to the contactor.		
D. Furnish and install (1) outlet and feed to the sub panel.		
E. Relocate wires off of double tapped breaker and rewire to existing breaker.		
Does Not include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, UCL, USB, OCC, dimmers, Decora devices, lamps, LED lamps, plug strips, lightning protection, exterior light package, emergency lights, switches, baseboard outlets, sod, generator, landscape lighting, EV charger, appliances, automatic transfer switch, garage door openers, plants, painting, or patching. All to be supplied by others.		
Acceptance of proposal – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You authorize us to do the work as specified. Payment will be made as outlined above. NOTE: the above price is based on current material prices. If any material price increases over 5%, the above price will have to be adjusted. The above price is only valid for <b>3 days</b> from the date above. If the job is not completed within 3 days, it might be necessary to adjust the contract price. Prevailing party is due any legal fees arising from this contract. We reserve the right to cease work due to nonpayment of invoices.		Signature - _____ Date of Acceptance _____

Mills Supply

**WORK AUTHORIZATION #25-03**

September 29, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 25-03 (“Work Authorization”)**  
**Somerset Community Development District**

Dear Board of Supervisors:

Mills Supply (“Contractor”) is pleased to submit this work authorization to provide irrigation system repair, maintenance and/or replacement services for the Somerset Community Development District (“District”). We will provide these services pursuant to our current *Agreement Between the Somerset Community Development District and Mills Supply for Irrigation System Repair, Maintenance, and Replacement Services* dated March 6, 2024 (“Agreement”) as follows:

**I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work’s scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

**II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

*Lynn Mills*

Lynn Mills (Sep 29, 2025 14:50:47 CDT)

Authorized Representative of  
Mills Supply

APPROVED AND ACCEPTED

By: *Robert Stenhammer*

Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Sep 29, 2025

# Attachment A

Bill To
Somerset Community Development District C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Ship To
Alys Beach
<b>RECEIVED</b> 09/18/25

P.O. No.	Terms	Rep	Ship	Via	Project	
	Net 10	RM	9/17/2025			
Quantity	Item Code	Description			Price Each	Amount
1	SERVICE	Service Work - Troubleshoot pump station issue. Problem with suction line but would not let us pull it out right now. Florida Exempt Sales Tax			700.00 0.00%	700.00 0.00
Thank you for your business.					<b>Total</b> \$700.00	

P.O. Box 804 • Shalimar, Florida 32579 • Phone/Fax: (850) 651-6625  
email: millsupply@cox.net



# Mills

SUPPLY

## Invoice

Date	Invoice #
9/26/2025	10694

<b>Bill To</b>
Somerset Community Development District C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

<b>Ship To</b>
Alys Beach

P.O. No.	Terms	Rep	Ship	Via	Project	
	Net 10	RM	9/25/2025			
Quantity	Item Code	Description			Price Each	Amount
1	SERVICE	Service Work - Replace battery on PLC on pump station. Check out alarms and reset pump station. Florida Exempt Sales Tax.			620.00 0.00%	620.00 0.00
Thank you for your business.				<b>Total</b> \$620.00		

P.O. Box 804 • Shalimar, Florida 32579 • Phone/Fax: (850) 651-6625  
email: millsupply@cox.net

**WORK AUTHORIZATION #26-01**

October 17, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 26-01 (“Work Authorization”)  
Somerset Community Development District**

Dear Board of Supervisors:

Mills Supply (“Contractor”) is pleased to submit this work authorization to provide irrigation system repair, maintenance and/or replacement services for the Somerset Community Development District (“District”). We will provide these services pursuant to our current *Agreement Between the Somerset Community Development District and Mills Supply for Irrigation System Repair, Maintenance, and Replacement Services* dated March 6, 2024 (“Agreement”) as follows:

**I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work’s scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

**II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

Lynn Mills

Lynn Mills (Oct 30, 2025 13:31:26 CDT)

Authorized Representative of  
Mills Supply

APPROVED AND ACCEPTED

By: Robert Stenhammer

Robert Stenhammer (Oct 30, 2025 13:06:52 CDT)

Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Oct 30, 2025



# Attachment A



## Estimate

Date	Estimate #
10/17/2025	1106

Name / Address
Somerset Community Development District C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Item	Description	Qty	Cost	Total
SERVICE	Service Work - Repair broken fitting on air release valve. Prime and start up pump station.	1	610.00	610.00
Prices good for ten (10) days from date of estimate.			<b>Subtotal</b>	\$610.00
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$610.00

P.O. Box 804 • Shalimar, Florida 32579 • Phone/Fax: (850) 651-6625  
email: millsupply@cox.net

# Rip's Professional Lawn Care

## FORM OF ADDITIONAL SERVICES ORDER

### WORK AUTHORIZATION #26-01 FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the “**Work Authorization**”), dated October 15, 2025, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement* (the “**Agreement**”), dated October 1, 2021, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and having offices at c/o Rizzetta & Company, Inc., 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 (“**District**”); and

**RIP’S PROFESSIONAL LAWN CARE, INC.**, a Florida corporation, with a mailing address of 511 North Highway 79, Panama City Beach, Florida 32413 (the “**Contractor**,” and collectively with the District, the “**Parties**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape and irrigation maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

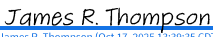
  
Secretary/Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Chairman, Board of Supervisors

  
Witness

**RIP'S PROFESSIONAL LAWN CARE, INC.**

  
Branch President

## Exhibit A: Proposal/Scope of Additional Services

# Juniper

### Proposal

Proposal No.: 367449

Proposed Date: 10/14/25

PROPERTY:	FOR:
Alys Beach Neighborhood Association AvidXchange Rizzetta Invoices 3434 Colwell Ave. Suite 200 Tampa , FL 33614	Irrigation Repair Behind D4 (Lake)

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Repair Behind D4 (Lake)					
Irrigation Renovation					\$4,000.00
Not to Exceed Labor And Materials	1.00	1	\$4,000.00	\$4,000.00	
				Total:	\$4,000.00










# 2025-10-15 - Somerset CDD - WA #26-01 - Irrigation Repair Lake (D4) - Rip's Professional Lawn Care - Unexecuted

Final Audit Report

2025-10-17

Created:	2025-10-15
By:	Kim O'Mera (komera@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABEq8SyrHSukvFL7I43oUNsvWUBeAp8se

## "2025-10-15 - Somerset CDD - WA #26-01 - Irrigation Repair Lake (D4) - Rip's Professional Lawn Care - Unexecuted" History


-  Document created by Kim O'Mera (komera@rizzetta.com)  
2025-10-15 - 3:47:22 PM GMT
-  Document emailed to robert@alysbeach.com for signature  
2025-10-15 - 3:48:10 PM GMT
-  Document emailed to Shannon Smith (shannon.smith@juniperlandscaping.com) for signature  
2025-10-15 - 3:48:11 PM GMT
-  Document emailed to rip.thompson@ripsajc.com for signature  
2025-10-15 - 3:48:11 PM GMT
-  Email viewed by robert@alysbeach.com  
2025-10-15 - 3:51:26 PM GMT
-  Signer robert@alysbeach.com entered name at signing as Robert Stenhammer  
2025-10-15 - 3:58:55 PM GMT
-  Document e-signed by Robert Stenhammer (robert@alysbeach.com)  
Signature Date: 2025-10-15 - 3:58:57 PM GMT - Time Source: server
-  Email viewed by Shannon Smith (shannon.smith@juniperlandscaping.com)  
2025-10-17 - 2:22:34 PM GMT
-  Document e-signed by Shannon Smith (shannon.smith@juniperlandscaping.com)  
Signature Date: 2025-10-17 - 2:26:00 PM GMT - Time Source: server

 Email viewed by rip.thompson@ripsajc.com

2025-10-17 - 6:39:01 PM GMT

 Signer rip.thompson@ripsajc.com entered name at signing as James R. Thompson

2025-10-17 - 6:39:33 PM GMT

 Document e-signed by James R. Thompson (rip.thompson@ripsajc.com)

Signature Date: 2025-10-17 - 6:39:35 PM GMT - Time Source: server

 Agreement completed.

2025-10-17 - 6:39:35 PM GMT

## FORM OF ADDITIONAL SERVICES ORDER

### WORK AUTHORIZATION #26-02 FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the “**Work Authorization**”), dated November 12, 2025, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement* (the “**Agreement**”), dated October 1, 2021, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and having offices at c/o Rizzetta & Company, Inc., 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 (“**District**”); and

**RIP’S PROFESSIONAL LAWN CARE, INC.**, a Florida corporation, with a mailing address of 511 North Highway 79, Panama City Beach, Florida 32413 (the “**Contractor**,” and collectively with the District, the “**Parties**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape and irrigation maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.


[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]




IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Secretary/Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Robert Stenhammer (Nov 12, 2025 14:40:15 CST)  
Chairman, Board of Supervisors

  
Witness

**RIP'S PROFESSIONAL LAWN CARE, INC.**

  
James R. Thompson (Nov 13, 2025 09:14:38 CST)

By: James R. Thompson  
Its: Branch President

## **Tab 4**

**Exhibit A: Proposal/Scope of Additional Services**

***Juniper***

**Proposal**

**Proposal No.:** 372648

**Proposed Date:** 11/11/25

PROPERTY:	FOR:
Somerset Community Development District Kim O'Mera 84 Elbow Beach Road-Somerset Community Highway 30A Corridor Inlet Beach, FL 32461	Replacement of Broken Valve Boxes on 30A

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Replacement of Broken Valve Boxes on 30A</b>					
<b>Irrigation Renovation</b>					<b>\$3,179.00</b>
LP 10IN RND BLACK VLV BOX W/GRN LID	2.00	EA	\$47.00	\$94.00	
13 x 20 in Green Jumbo Valve Box with Lid	8.00	EA	\$245.00	\$1,960.00	
Labor	15.00	HR	\$75.00	\$1,125.00	
				<b>Total:</b>	<b>\$3,179.00</b>



## Proposal

**Proposal No.:** 372613

**Proposed Date:** 11/11/25

PROPERTY:	FOR:
Alys Beach Neighborhood Association Alys Beach Townhall Operations 3434 Colwell Ave. Suite 200 Tampa , FL 33614	Replacement of Indonesian Polar White beach pebble around Palm Tree Base V2









Remove old stone,

re level base

Install new Indonesian Polar White Beach Pebble stone. (same stone currently in beds)

ensure all light and or outlets are clear of stone and easily accessible

Dispose of all old stone,

Clean up and removal of all debris.

ITEM	QTY	UOM	TOTAL
<b>(TYPE IN LOCATION AND QUICK DESCRIPTION)</b>			
<b>Landscape Material</b>			<b>\$57,648.00</b>
Enhancement Labor	272.00	HR	
Indonesian Polar White Beach Pebble	960.00	40 lb	
<b>Total:</b>			<b>\$57,648.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper Landscaping of Florida LLC agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper Landscaping of Florida LLC will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Juniper Landscaping of Florida LLC is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



ESTIMATE



Prepared For

Alys Beach  
Alys Beach  
FL 32413

79 Rock & Dirt

9931 Highway 79  
Panama City Beach, FL 32413  
Phone: (850) 890-4708  
Email: hwy79rock@gmail.com

Estimate # 157  
Date 11/24/2025

Description	Rate	Quantity	Total
White Mexican Beach Pebbles Approx 12 tons	\$15,000.00	1	\$15,000.00
Labor This includes removing existing rock as well as prepping beds for new rock installation as well as hauling off all old rock/materials.	\$36,500.00	1	\$36,500.00

Subtotal	\$51,500.00
Total	\$51,500.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

---

Alys Beach

## **Tab 5**

# BrightView<sup>3</sup>

Landscape Services

Custom Landscaping Services for:  
Alys Beach Communities



Prepared for:  
Mike Spann



# WHAT'S INSIDE

## **I. Alys Beach Communities Landscape Maintenance Proposal**

- Cover Letter
- The Brightview Difference – One Partner
- Envision the Possibilities
- Natural Disaster Preparedness
- Brightview Crew Standards of Appearance and safety
- Key Accountabilities – Your Brightview Management Team
- BrightView Experience and Qualifications
- Delivering on the Promise – Communication the key to success
- Standard of Excellence
- Brightview Connect App – Communication at your fingertips
- Quality Site Assessment
- Innovation and Sustainability
- Transition Plan - The first 180 days
- Operational Plan

## **II. Pricing**

- Competitive Pricing
- Frequency and service counts

## **III. Licensing Information**

- Sample Certificate of Insurance and licenses
- W-9






Mike Spann,

On behalf of the BrightView team, I would like to thank you personally for the opportunity to submit our proposal to manage the landscape needs and responsibilities for the Alys Beach Communities. We have enjoyed and appreciate the time you have taken to get to know our team and our operation. We have carefully reviewed your specifications and have taken the time to ensure we have developed a thorough proposal that will suit your specific needs. We have reviewed every aspect of your site and considered all resources we feel will be required to serve you and your residents and exceed your expectations. There are a few key areas we have dedicated thought towards, they include:

•**Consistent Communication**—Our dedicated Account Manager will communicate consistently with the association and all parties involved in the landscaping discussion. Brightview utilizes the best modern technology by sending monthly QSA reports and using Brightview Connect, a mobile communication app.



•**Proactive Approach**—BrightView's strength is our dedicated team of managers specializing in every aspect of landscape maintenance.

Your BrightView team will consistently review your property and provide solutions to potential problems before they become major issues. From day one, BrightView provides a beautiful, safe, and healthy landscape that will maximize your investment, support your needs, and create a welcoming environment for both residents and visitors.

We appreciate the opportunity to get to know you, the site and present you with our custom service solution.

Sincerely,



*Meri-Melissa Renfroe*

Meri-Melissa Renfroe

Business Developer

Southeastern Region

Direct: 850-924-8422

Email: [MeriMelissa.Renfroe@Brightview.com](mailto:MeriMelissa.Renfroe@Brightview.com)



# The BrightView Difference

**Our people create and maintain the best landscapes on Earth.**

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unparalleled responsiveness.

Our ability to offer industry leading standards to our customers is attributed to our quality assurance and continuous improvement programs we have developed over our history.



## Our Mission

To create customer value through engaged local teams, providing industry-leading landscape services.

## DESIGN

Forward-thinking, constructible design that considers future operating costs.

*Landscape Architecture & Planning*  
*Design Build*  
*Program Management*

## DEVELOP

Seamless project delivery that meets your goals, on-time and on-budget.

*Planting*  
*Hardscaping*  
*Pools & Water Features*  
*Tree Growing & Moving*

## ENHANCE

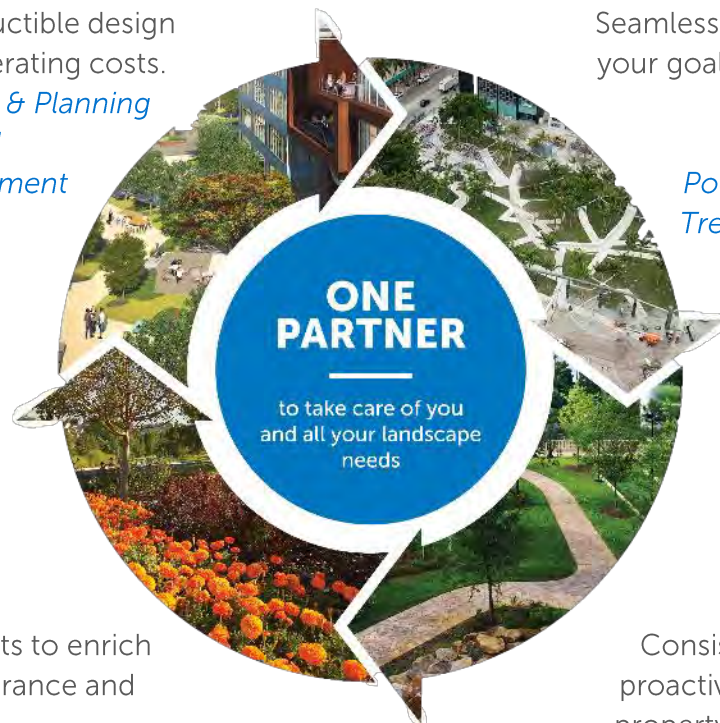
Thoughtful improvements to enrich your landscape's appearance and sustainability.

*Enhancements*  
*Sustainability*  
*Water Management*

## MAINTAIN

Consistent service delivery and proactive solutions that keep your property at its best, now and in the future.

*Landscape & Tree Care*  
*Commercial Landscape Maintenance*  
*Exterior Maintenance*





# Envision the Possibilities





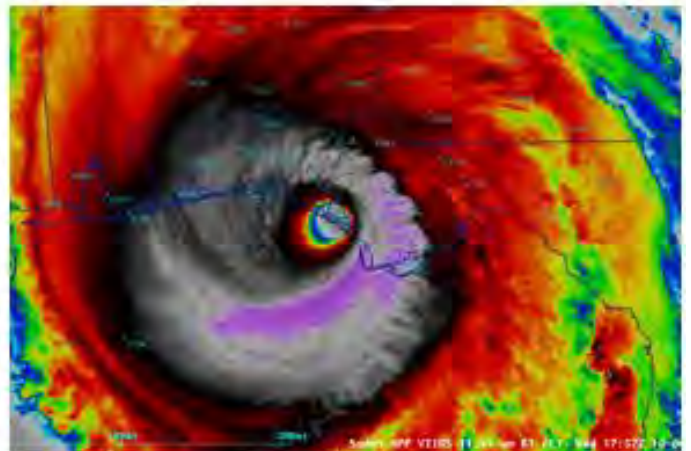


When a catastrophe occurs such as the recent events with Hurricane Michael, we have the capabilities and manpower to respond immediately. With over **50 locations** throughout the Southeast alone, **we leverage our local and national resources** to bring in additional teams from outside the area. This allows us to ensure the site is safe and free from pedestrian hazards.

Resources from branch offices will be available in the event of an emergency to ensure **our customers have access to crews and equipment quickly**.

*Safety before and after a storm is our primary focus. Immediately following the storm, our teams will ensure:*

- Vehicle access is cleared, allowing emergency personnel access.
- Debris from structural dwellings that may pose immediate risk is cleared.
- Plant material that may have a chance of surviving is replanted.
- Hazardous damaged limbs that remain in trees are trimmed and removed.
- Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed.
- Final restoration of any remaining damages or losses resulting from the storm is performed



When a catastrophe occurs, your local Branch Manager, Danny Willcox, will personally draw on resources and pull equipment from within the BrightView network to ensure your property is quickly, properly and safely serviced.

### Training Your Team to Exceed Your Expectations

We understand that well trained and tenured team members provide outstanding quality and customer service. Every gardener on your team is required to complete our certification program, which prepares your crew with the skills to perform quality work, safely and to your complete satisfaction.

### A Safe Community and Workplace is Our Priority

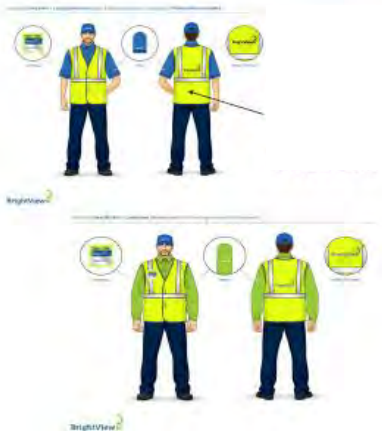
The safety and well-being of your property visitors, guests, and our employees is of paramount importance to our operation. Below are measures we employ to maintain a safe working environment on and off your property.

#### Preserving a safe environment

- Criminal background checks
- E-Verification
- Initial and random driving record checks
- Initial and random drug/alcohol screenings
- Fully uniformed crews with safety vests
- BrightView logo clearly displayed on vehicles
- "How's my driving?" stickers on vehicles
- Required use of cones to demark safety zone

##### Personal Protective Equipment

Your Dedicated BrightView Crew will always be in full uniform - company shirt, pants, belt, hat and work boots. This not only presents a professional look to our team, but it also gives a sense of safety to your staff and visitors who can instantly recognize our team members.



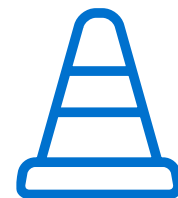
#### Crew Safety

- Monthly Rodeo Trainings
- Extensive driver safety certification program
- New hire safety orientation
- Certification required to use all power equipment
- Reward system for safety compliance
- Mandatory weekly field crew safety meetings
- Weekly management safety calls



- Brightview Ensure 100% compliance with all labor and immigration laws ,we are enrolled in E-Verify in all states in which we operate.

# Committed to Safety, Everyday



BrightView is committed to operating our business in a responsible manner. The opportunity to deliver world-class professional services and create inspiring and safe landscapes for our clients and customers is a privilege and responsibility that we work hard to protect and advance every day.

Our employees are regularly trained on their responsibilities and are held accountable to following all safety regulations. It is their responsibility to report unsafe conditions, which makes a safer environment for your employees.



*At BrightView, we believe that safety is more than putting on a vest, safety glasses and gloves —it is woven into the fabric of our company.*

**Craig Conner**  
Branch Safety Leader



## Extensive Training

BrightView crews receive ongoing formal and hands on field training to ensure we meet the highest safety standards in the business.



## Employee Verification Process

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

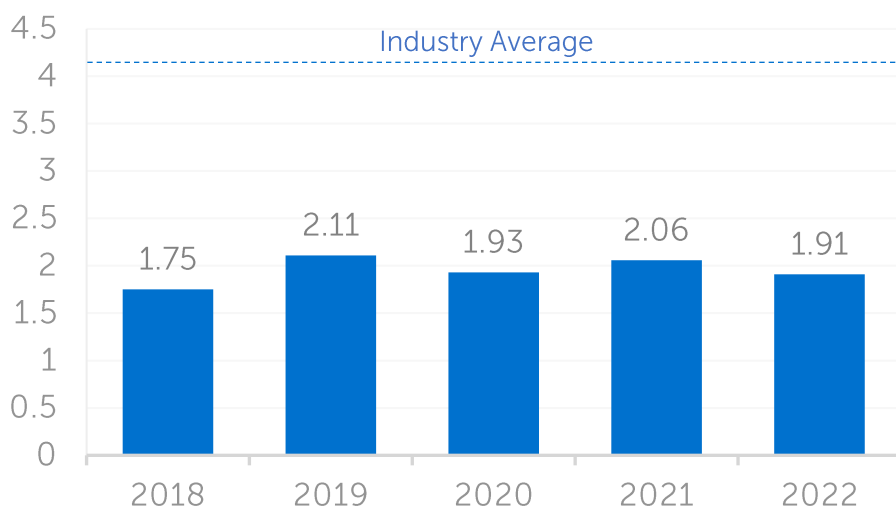


## Personal Protective Equipment

Proper PPE is required of all team members engaged in jobsite production activities.

## OSHA Recordable Performance

Industry Average: 4.20



BrightView regularly performs better in safety than other landscape service providers.

## OUR COMPANY | PROFESSIONAL RESOURCE

### Alys Beach Communities

#### KEY ACCOUNTABILITIES

The following Key Accountabilities summarize goals and objectives critical to our success operating as a team of individuals dedicated to your complete satisfaction.

TEAM MEMBER	JOB TITLE	JOB RESPONSIBILITY
Todd Chestnut	Senior Vice President	<ul style="list-style-type: none"> <li>Regional financial performance</li> <li>Leadership and support</li> </ul>
Danny Willcox	Sr. Branch Manager	<ul style="list-style-type: none"> <li>Accountable for your complete satisfaction</li> <li>Manages Branch operations and safety</li> <li>BrightView Production System Leader</li> <li>Branch financial performance</li> <li>Employee Recruiting</li> <li>Interfaces with on-site contact regularly</li> <li>24/7 Emergency Responder</li> </ul>
Matthew Shelly	Account Manager	<ul style="list-style-type: none"> <li>Accountable for your complete satisfaction</li> <li>Maintains schedule and Horticulture Calendar</li> <li>Ensures compliance to contract specs and quality</li> <li>Irrigation Run Times / IMS Interface</li> <li>Manages SDI crews</li> <li>Interfaces with on-site contact daily</li> <li>Proactively Proposes Landscape Enhancements</li> <li>24/7 Emergency Responder</li> </ul>
Gina Butler	Seasonal Color Manager	<ul style="list-style-type: none"> <li>Seasonal Color Design, Installation, and Maintenance</li> <li>Material Procurement</li> <li>Quality control and assurance</li> <li>Schedules workload for crew</li> <li>Ensure readiness of workers, tools and materials</li> <li>Maintains safe working conditions</li> <li>Trains field personnel</li> <li>Helps identify problem areas and proposes solutions</li> </ul>
Customer Support Team	Irrigation & Enhancements Manager	<ul style="list-style-type: none"> <li>Interface, coordinate, and cooperate with IMS</li> <li>Coordinates monthly irrigation inspections</li> <li>Provides Custom Irrigation Reports</li> <li>Provides proposals for improvements</li> <li>Coordinates enhancement projects</li> <li>24/7 Emergency Responder</li> </ul>
Craig Conner	Technical Services Manager	<ul style="list-style-type: none"> <li>Manages Branch Agronomic Plan</li> <li>Material procurement</li> <li>Quality control and assurance</li> <li>Assists with chemical applications as needed</li> <li>Provides on-site consultation and analysis</li> <li>Soil testing, and plant pathology reports.</li> </ul>



## BrightView Experience and Qualifications

### Your BrightView Team

#### **Danny Willcox, Senior Branch Manager:**

Danny has over 24 years of experience in managing along the Emerald Coast area. Danny manages a book of business exceeding +23 million dollars and has received numerous awards for branch excellence. Danny manages branch operations and oversees the processes, performance and production of over 200 employees. Danny oversees the CST team that provides 24/7 emergency response for our clients.

#### **Craig Conner, Director of Agronomics and Maintenance Operations:**

Our Turf Health Care Department is managed by Craig Conner. He has 39 years of experience managing warm season turf grasses on golf course, sports fields and landscapes. Mr. Conner holds the following licenses associated with the maintenance and management of quality playing surfaces.

- Florida Certified Pest Control Operator: License # JF 182180
- Alabama Certified Pest Control Operator: License # 2003559
- Florida Commercial Applicator: License # CM24445
- Florida Limited Fertilizer Applicator: License # LF358047
- Florida Green Industries BEST Management Practices Senior Instructor: SI-GV11833

#### **Jaaron Lombardi, Associate Branch Manager:**

BS Degree in Landscape Horticulture from Ohio State University

Jaaron has been with the BrightView team since 2011. In that time, he has risen from field supervisor to Account Manager, and now he is the Associate Branch Manager. Having served as the Account Manager on many of this area's most exclusive properties, Jaaron has a wealth of knowledge about native and tropical plant material. He also excels in client communication and satisfaction and is always available as a source of support to our Account Management team.



# Delivering on Our Promise

We consider **communication** to be the key component of success with all our clients. That is why we take it very seriously.

Throughout a partnership with BrightView, you can expect that we will deliver effective and proactive communications with you.

We have developed a systematic approach to ensuring that our clients are kept in the loop with all aspects of their landscaping services. We have several resources that we leverage to make sure we keep lines of communication flowing.



*We make communication a priority and believe it is the key to delivering you the highest quality service but also building a strong and lasting partnership. Our tools were created to ensure we maintain proactive and transparent lines of communication.*

**Derek Nelms**  
*Account Manager*



## DEDICATED ACCOUNT MANAGER

- Your go-to person for everything pertaining to your landscaping
- A knowledgeable and trained professional to help ensure your property shines



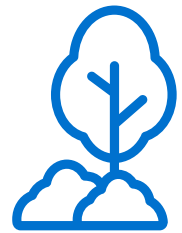
## REGULAR VISIBILITY

- Review expectations
- Business reviews
- Scheduling and mapping services
- Regular visibility with your key stakeholders



## CUSTOMER SATISFACTION SURVEYS

- Two times a year to drive engagement
- Understanding how we are performing
- Survey results help us have learn make changes to meet your expectations



# Dependable, Quality Service

Our team members participate in strict quality standards and continuous improvement training to ensure the service you receive is impeccable, efficient, and always excellent.

## BrightView Standards of Excellence

Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs

## Quality Site Assessments

Your partnership with BrightView begins with a promise: quality landscape and client centric customer service. BrightView's formal Quality Site Assessments ensure we keep that promise. Our QSAs deliver:

- A forum for you to share feedback
- Progress updates on our work
- Time set aside to discuss opportunities
- A stronger partnership with you in the management of your landscape
- Accountability that ensures your landscape's success











## BrightView Connect

We believe in the power of proactive communication and the importance of keeping you informed. That's why we created BrightView Connect; a proprietary web application designed for customers and property managers, providing timely insight into the property maintenance information that matters the most.

The BrightView Connect platform offers the following:

-  **Submit a Service Request**
-  **Receive Service Confirmations**
-  **Contact Your Team**
-  **View Enhancement Proposals**
-  **Review Quality Site Assessments**
-  **See Your Standard Maintenance Schedule**



Our secure & private online portal makes it easy to manage your landscape services anytime, anywhere.







# Quality Site Assessments

Our Quality Site Assessment (QSA) is a proprietary tool developed to help capture the quality of service and current state of your landscaping. This allows us to share our findings with you easily, regularly, and promptly. Once the assessment is completed the report is automatically emailed to you for real-time communication and complete transparency.

This report includes:

- '360 degree' site inspections, performed with designated site contact
- Landscape observation images with notes
- Updates on items already discussed in prior meetings
- Recommendations on possible enhancements to your landscape
- Opportunity for site contact to strategically discuss short- and long-term plan for the site
- Electronically tracks carry-over items from past QSAs
- Results can be electronically sent to other stakeholders



Our Quality Site Assessments (QSA) create an opportunity for you and your dedicated Account Manager to assess the state of your property together.

# Innovation and Sustainability

## Contributions to Global Goals and Sustainability Standards

BrightView is proud to align our ESG activities to the United Nations Sustainable Development Goals (SDGs) and the Sustainable Accounting Standards Board (SASB). We strive to make meaningful contributions to our industry and global sustainability goals through our ESG programs, initiatives, and activities.

BrightView is proud to align our sustainability activities to the United Nations Sustainable Development Goals (SDGs). We strive to make meaningful contributions to our industry and global sustainability goals through our sustainability programs, initiatives, and activities.



The United Nations Sustainable Development Goals (UN SDGs) are a set of 17 global goals adopted by all United Nations Member States in 2015 as part of the 2030 Agenda for Sustainable Development. These goals address a wide range of interconnected issues, including poverty, hunger, health, education, gender equality, clean water, and climate action.

The SDGs provide a comprehensive framework for countries, businesses, and individuals to work towards a more sustainable and equitable future. Organizations often highlight their efforts aligned with specific SDGs to showcase their commitment to responsible and sustainable business practices.



# Innovation and Sustainability

**Brightview is developing strategic plans to implement innovative and sustainable landscape maintenance solutions in collaboration with Alys Beach.**

## Mulching

- **Soil Health:** organic mulches (bark, wood chips, straw) break down naturally, enriching the soil with nutrients and improving its structure.
- **Temperature regulation:** mulch insulates soil. Cooler in summer and warmer in winter promoting root health.
- **Weed suppression:** By blocking sunlight, mulch minimizes weed growth, reducing the need for herbicides.
- **Water Conservation:** Mulch reduces evaporation, helping soil retain moisture and reduce the need for irrigation.
- **Erosion control:** Prevents soil erosion from wind and rain, particularly on slopes or exposed areas



# Innovation and Sustainability

## Irrigation

- Automated irrigation systems: adjust watering schedule based on real time data.
- Rain sensors
- Drip irrigation systems and smart controllers
- Enabled sensors-monitor soil moisture, weather, and plant health

## Data Driven Management

- GIS mapping and remote sensing- optimizing resource allocation

## Reduced Emissions

- Efficient scheduling and route optimization: reduced fuel use for maintenance crew.

# Innovation and Sustainability



## Fertilizers & Chemicals

- **Precision-Based Foliar Applications:** We utilize foliar sprays and variable rate technology to deliver targeted rates of nutrients, plant protectants, plant growth regulators, and wetting agents on a programmed schedule.
- **Nutrient Runoff Reduction:** To protect the surrounding ecosystems and water quality, we use fertilizers specifically designed to minimize nutrient runoff and leaching, particularly nitrogen and phosphorus (e.g., controlled release fertilizers).

# Innovation and Sustainability



## Data-driven Agronomics

- **Soil and Water Testing:** On-site soil nutrient, plant tissue, and water quality testing provide site-specific insights, enabling the creation of customized agronomic plans tailored to deliver optimal turf and playing conditions for each property.
- **Irrigation Optimization:** By using soil moisture meters and conducting irrigation system audits, we optimize irrigation delivery to maintain healthy turfgrass while conserving water resources.



# Innovation and Sustainability



## Integrated Pest & Disease Management

- **Targeted Applications:** Pest and disease monitoring tools enable treatments to be applied only in affected areas and at optimal times, ensuring maximum efficacy while reducing overall chemical use.
- **Biological Controls and Eco-Friendly Products:** Our integrated pest management strategy incorporates biological controls and more environmental friendly products to minimize the impact on ecosystems.



# Your Transition to BrightView

By selecting BrightView, you will find an experienced partner who will provide experts in many disciplines, each dedicated to your needs. In your first 180 days of service, you can reliably expect the following:

## PRE-SERVICE

- Branch planning meeting
- Identify and mitigate any safety hazards
- Meet your Client Service Team
- Establish communication, reporting expectations & preferences
- Individual site planning

## 30 DAYS

- Initial site walk-through
- Week 1 Alignment Check
- Pruning Map Provided
- 30 Day Alignment Check
- Align and strengthen areas in need of improvement

## 60 DAYS

- Site walk of Community
- Receive Customer Satisfaction Survey
- Review survey responses with your Client Service Team

## 90 DAYS

- Site walk with your Client Service Team
- Review 90 Day Follow-up Partnership Transition Guide
- Check progress and/or completion of key site initiatives

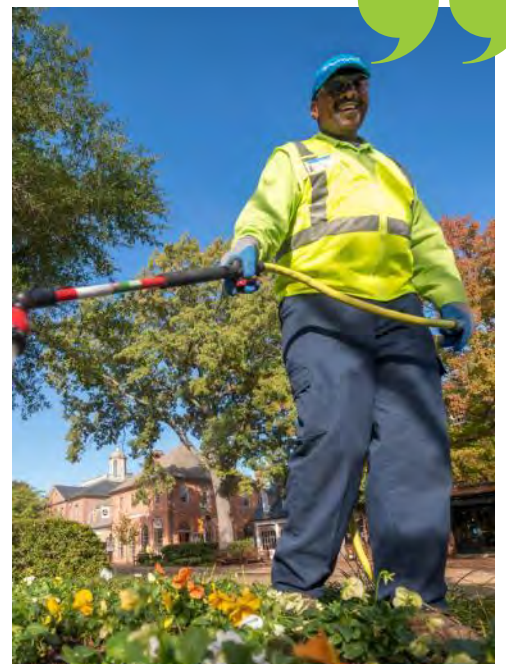
## 180 DAYS

- Business Review: Client, Account Manager, Branch Manager
- Confirmation of team exceeding expectations, developing partnership
- Review/Update Client Partnership Plan for following season



*It is my job to ensure a smooth transition for our Clients and our Team. With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.*

**Danny Willcox**  
Branch Manager





## Turf & Ornamental Agronomic Plan

### What Are The GI-BMPs?

The GI-BMPs are a science-based educational program for Green Industry workers (lawn-care and landscape maintenance professionals), brought to you by UF-IFAS Florida-Friendly Landscaping™ program. The GI-BMPs teach environmentally safe landscaping practices that help conserve and protect Florida's ground and surface waters.

### Who Gets Trained in the GI-BMPs?

Florida Statute 482.1562 states that all commercial fertilizer applicators must have a license from the Florida Department of Agriculture and Consumer Services (FDACS) by January 1, 2014. To get this license, each Green Industry worker must be trained in the GI-BMPs and receive a certificate of completion from UF/IFAS and FDEP. Additionally, many non-commercial Green Industry applicators or other workers are required to pass the training by local ordinances or voluntarily participate in the program to better serve their clients.

Integrated Pest Management (IPM) is an important part of any turf maintenance program. IPM uses an efficient, effective and environmentally conscious approach to pest management which draws on knowledge from several different sciences including entomology (study of insects), mycology (study of fungi), chemistry and horticulture. This interdisciplinary approach enables us to develop sustainable and less costly solutions to many common landscape problems.

Early preventative actions are the key to a successful BMP program. Once you have determined the economic threshold of a site, the evaluation process may begin. Determining the Best practices program, we use information on:

- Pest identification
- Pest lifecycles
- Soil tests and Fertilizer choice
- Control methods that cause the least damage to the environment

*We have included our IPM Program as an example, the final plan will be determined after our start-up Procedure*

*Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION "FERTILIZER USE AND LANDSCAPE MANAGEMENT" and other applicable law, regulations, rules, ordinances or permit requirements. It is the Contractor's responsibility to become familiar with all rules and requirements of the Ordinance. Copies of all Certifications of Training shall be supplied to the District Representatives with submission of bids. The District is relying on Contractor to comply with and perform in accordance with all applicable laws, rules, regulations, ordinances, etc.*



Every property is different with a unique set of maintenance needs. We took into consideration the requirements needed to create the maintenance plan below which is designed to keep your properties looking their best year-round.

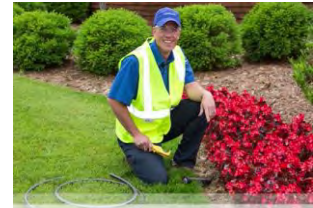
## Mowing Services



We will deploy a specific crew to perform all the mowing, edging, string trimming, and blowing. Properties will be mapped, and the crews will follow that mapping progression through the property weekly. This "mapping" will be provided to your team in advance of our initial service. We can adjust the weekly mow schedule if we encounter rain, an emergency or a schedule adjustment based around a special event.

We will maintain a weekly schedule for all turf areas in the growing season and a bi-weekly schedule in the slow growing months. The following schedule may change according to weather, turf conditions, and fertilization schedule:

- Summer, weekly (typically March through Nov);
- Winter, weekly (typically December & February).



Grass clippings will be dispersed at each mowing, to eliminate unsightly build-up of grass clippings that may appear after each mowing. Excessive clippings "wash-up", which may occur after heavy rains, will be promptly addressed by dispersal. Obviously long or heavy grass clippings that cannot be adequately dispersed must be removed. All removed clippings must be recycled in keeping with recommended horticultural procedures unless otherwise stipulated.

Sidewalks and driveways will be edged with every mowing. Borders of plant beds are to be maintained with a distinct edge that separates the bed from adjoining grass.



# Shrub & Ground Cover Operational Plan



**Maintenance Schedule:** Property will be maintained by our crew. All areas that require pruning will be done per the scope outlined. This program will afford our team the opportunity to adjust the pruning schedule if we encounter rain, an emergency or a schedule adjustment based around a special event.

This will guarantee we maintain all shrub and ground cover beds as provided the scope of work. This will minimize the variance of "long and short" shrub pruning. The appearance of all shrubs throughout will look more natural over the course of the contract.

Several preventative functions are scheduled seasonally. Please note below a general quarterly plan that will become site specific upon further evaluation.

- **Winter** - cut back shrubs needing severe thinning, limb up trees.
- **Spring** - apply pre and post emergent weed prevention chemically to all areas and fertilize. Hard cutbacks for selective plants.
- **Summer**- regular inspections to address plant growth, weeds, and overall plant health, fertilize.
- **Fall** - fertilize at proper rates, monitor irrigation cutbacks, and apply pre-emergent weed control for winter weed.



## Landscape Maintenance- 52 Service Visits

SERVICE	MONTHLY PRICE	ANNUAL PRICE
Landscape Maintenance- ABNA	\$36,552.00	\$438,624.00
Landscape Maintenance- Beach Club	\$652.00	\$7,824.00
Landscape Maintenance- Town Center	\$2,360.00	\$28,320.00
Landscape Maintenance- Zuma	\$1,710.00	\$20,520.00
Landscape Maintenance- Somerset CDD	\$5,922.00	\$71,064.00
Landscape Maintenance- Caliza	\$1,981.00	\$23,772.00
<b>TOTAL</b>	<b>\$49,177.00</b>	<b>\$590,124.00</b>

## Optional Services

SERVICE	PER OCCURRENCE
Hardwood Mulch Installation- 1x per year (installed, \$12 per bag)	TBD
Pine Straw Installation- 2x per year, trenched and tucked for a clean edge (estimated 6,100 per occurrence)	\$48,800.00 (per occurrence) \$97,600.00 (total price)
Winter Rye Grass- 1x per year (seeded, Fall application)	TBD

## SERVICE FREQUENCIES

### **Professional Maintenance 52 Service Visits -weekly services**

Mow, edge and trim	(42 times yr)
Blowing	(weekly)
Police grounds	(Weekly)
Shrub pruning	(6 times yr)
Bed weed control/hand weeding	(Weekly)
Debris and litter removal	(Weekly)

### *Irrigation Inspections*

*(12 times yr)*

Inspection of operating components	
Adjustments to controller, valves, and heads	
Proposals for repairs and/or improvements	
Irrigation timer check	(weekly)

### *Turf & Ornamental Agronomic Program*

Fertilize Turf	
Fertilize Ornamentals	
Turf insect control	
Ornamental insect control	
Pre-emergent	
Post-emergent	
Rye Grass Application	(1x per year)
Seeded in fall	



# LICENSES AND CERTIFICATIONS



## CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
03/31/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Aon Risk Services Northeast, Inc. New York NY Office 199 Water Street New York NY 10038-3551 USA		<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 363-0105 <b>E-MAIL ADDRESS:</b>															
<b>INSURED</b> BrightView Landscape Services, Inc. Location #34610 11530 Davis Creek Court Jacksonville FL 32256 USA		<b>INSURER(S) AFFORDING COVERAGE</b> <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: ACE American Insurance Company</td> <td>22667</td> </tr> <tr> <td>INSURER B: American Guarantee &amp; Liability Ins Co</td> <td>26247</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: ACE American Insurance Company	22667	INSURER B: American Guarantee & Liability Ins Co	26247	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER	NAIC #																
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INSURER B: American Guarantee & Liability Ins Co	26247																
INSURER C:																	
INSURER D:																	
INSURER E:																	
INSURER F:																	

Holder Identifier : BCG

COVERAGES CERTIFICATE NUMBER: 570061624617 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSUR LTR	TYPE OF INSURANCE	ADDL SUBR RISK WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Pesticide/Herbicide Applicator Coverage GENTL AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER		HD0G24556876001	10/01/2015	10/01/2016	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMPIOP AGG \$4,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		SEA A08874531	10/01/2015	10/01/2016	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION		AUC508596811	10/01/2015	10/01/2016	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	C47855081 Workers Comp - AOS C47855093 Workers Comp - WI	10/01/2015	10/01/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E L EACH ACCIDENT \$2,000,000 E L DISEASE-EA EMPLOYEE \$2,000,000 E L DISEASE-POLICY LIMIT \$2,000,000

Certificate No : 570061624617

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>		<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Northeast Inc</i>	
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ACORD 25 (2016/03)

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**Form W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

---

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**BrightView Landscape Services, Inc.**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) **P**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) **P**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt (private code) (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any): \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.  
**P.O. Box 740555**

6 City, state, and ZIP code  
**Atlanta, GA 30374-0555**

7 List account number(s) here (optional)

---

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
OR								
Employer identification number								
9	5	-	4	1	9	4	2	3

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**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**

Signature of U.S. person **Danny Wilcox**

Date **01/01/2025**

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**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

Cat. No. 10231X

Form **W-9** (Rev. 10-2018)



[Previous On List](#)   [Next On List](#)   [Return to List](#)  
Search[Events](#)   [Name History](#)

## Detail by Entity Name

Florida Profit Corporation

BRIGHTVIEW LANDSCAPE SERVICES, INC.

### Filing Information

Document Number	K51636
FEI/EIN Number	95-4194223
Date Filed	12/15/1988
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/10/2024
Event Effective Date	NONE

### Principal Address

980 Jolly Road  
Suite 300  
Blue Bell, PA 19422

Changed: 03/22/2024

### Mailing Address

980 Jolly Road  
Suite 300  
Blue Bell, PA 19422

Changed: 03/22/2024

### Registered Agent Name & Address

CT CORPORATION SYSTEM  
1200 S PINE ISLAND RD  
PLANTATION, FL 33324

Name Changed: 06/22/2016

Address Changed: 06/22/2016

### Officer/Director Detail

#### **Name & Address**

Title Treasurer



# *State of Florida*

## *Department of State*

I certify from the records of this office that BRIGHTVIEW LANDSCAPE SERVICES, INC. is a corporation organized under the laws of the State of Florida, filed on December 15, 1988.

The document number of this corporation is K51636.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on March 22, 2024, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Fifth day of February, 2025*



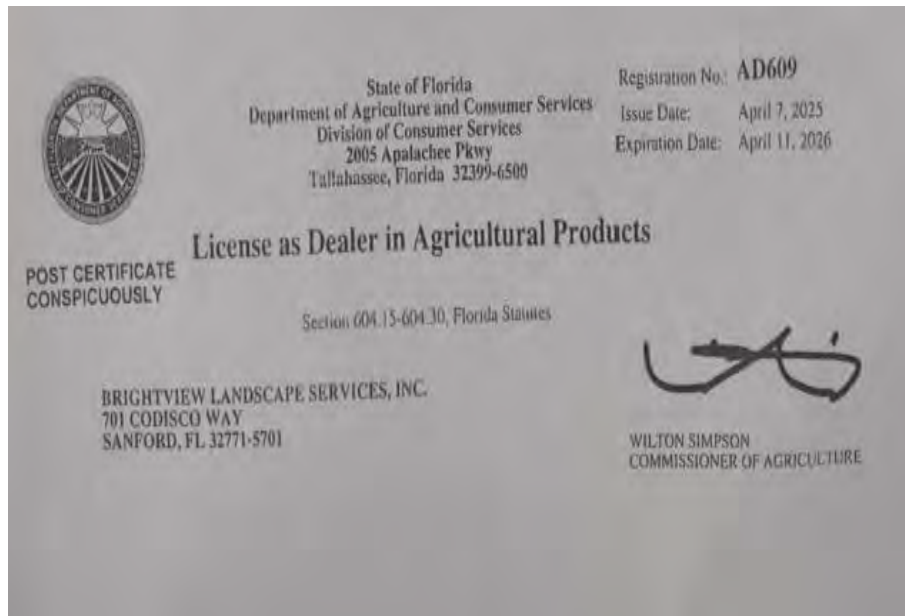
  
Secretary of State

Tracking Number: 7871976950CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

## LICENSES AND CERTIFICATIONS



This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.

WILTON SIMPSON  
Commissioner of Agriculture

Issue Date: August 20, 2025  
Expiration Date: August 31, 2026

# Licenses and Certifications



## CERTIFICATE OF COMPLETION

*Robert Conner*

Has Completed a FDOT Approved Temporary Traffic Control (TTC) Intermediate Course

Training Provider: myTTConline  
 83 Geneva Dr. Ste. 621994  
 Oviedo FL 32762  
 Phone: 407-901-0206

Verify this Certificate by visiting [www.motadms.com](http://www.motadms.com)

30/13/2023  
 Issue Date

02/08/2027  
 Expiration Date

M. H.  
 Instructor

605792  
 Certificate No.



**Thank you for the  
opportunity to  
present our  
landscape solution.**

Should you have any questions, please  
don't hesitate to reach out.

---

**Meri-Melissa Renfroe  
Business Developer  
Southeastern Region  
Email:  
MeriMelissa.Renfroe@BrightView.com  
Direct: 850. 924-8422**

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***Juniper***

DESIGN | BUILD | MAINTAIN

**Somerset CDD**

**Panama City Beach, FL**



# Table of Contents



## INTRODUCTION

Company Service Overview  
Sample Reports/Schedules

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Action Plan & Proposal  
Juniper Sync (service ticket system)  
Juniper Advance Mapping

## OUR SERVICES

More Than Just Maintenance

## QUALIFICATIONS

Certifications & Licenses

## PORTFOLIO

Juniper Communities



## SUBMITTED BY:

Jarrett Myers  
VP of Business Integration  
(813) 469-8716



Thank you for considering Juniper to be a part of your landscape maintenance contract bidding process for Somerset CDD. At Juniper, our team of professionals understands that each project is unique because no two clients are identical. We bring a straightforward, focused analysis to each property's individual needs. We take pride in our commitment to quality, dependability, and industry best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

With over 20 years of experience in servicing communities throughout Florida, Juniper has been providing excellent landscaping services and has skilled team members dedicated to your landscaping initiatives. We understand the importance of maintaining a beautiful and well-maintained landscape, and we take pride in our attention to detail and commitment to delivering exceptional results.

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 813-469-8716.

Thank you,

Jarrett Myers

VP of Business Integration

813-469-8716

[jarrett.myers@juniperlandscaping.com](mailto:jarrett.myers@juniperlandscaping.com)

# ROOTED IN FLORIDA

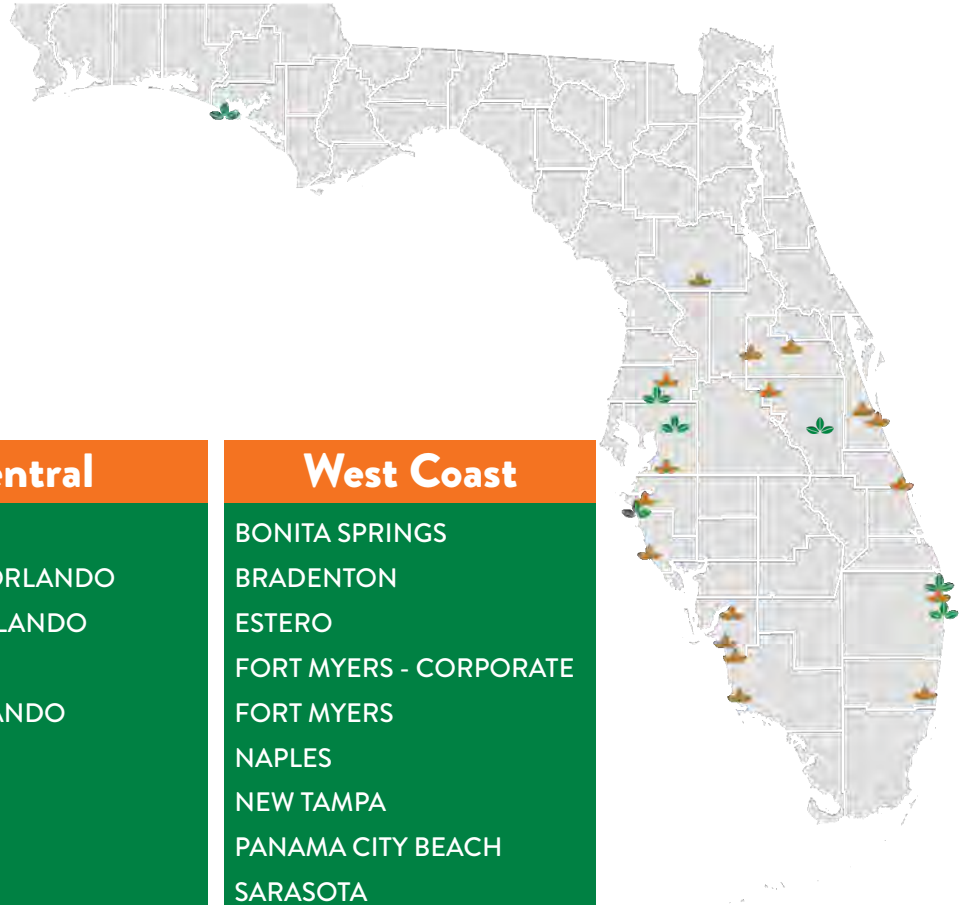
## HOW IT ALL STARTED

Juniper was established in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, although we have expanded by constructing additional buildings throughout the state of Florida. From the very beginning, we started with the commitment to deliver the best value and on-time projects. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. Over the last 20 years, a lot has changed, and we take pride in the technology, service, and quality we continue to provide.

**Juniper was founded in Florida  
and all our leadership team lives in-state.**



*2001 Juniper Office*



### East Coast

DAVIE  
MELBOURNE  
PALM BAY  
JUPITER  
RIVIERA BEACH  
WEST PALM BEACH  
VERO BEACH

### Central

OCALA  
CENTRAL ORLANDO  
SOUTH ORLANDO  
ST. CLOUD  
WEST ORLANDO

### West Coast

BONITA SPRINGS  
BRADENTON  
ESTERO  
FORT MYERS - CORPORATE  
FORT MYERS  
NAPLES  
NEW TAMPA  
PANAMA CITY BEACH  
SARASOTA  
TAMPA EAST  
TAMPA NORTH  
VENICE  
WIMAUMA



# PARTNERSHIPS

## JUNIPER COMPANIES

### *A Juniper Company*



**HOUSTON, TX** - Shooter & Lindsey joined the Juniper Family in 2023 and is renowned as one of Houston's most respected commercial landscaping contractors. Established over 30 years ago, the company has delivered landscaping, irrigation, and maintenance services to hundreds of prominent properties across the greater Houston area. Over the years, Shooter & Lindsey has built a reputation for outstanding service and quality across a diverse range of projects, from commercial sites to recreational spaces.



**NC, SC & PA** - Since 1934, Davis Landscape has been specializing in both commercial & residential landscapes of all sizes. Committed to delivering the highest quality of work from the initial concept to the finished product and maintaining a superior image for years to come. Davis strives to uphold their reputation for being one of the industry's strongest contracts for timely, premier service.



**PALM BEACH, FL** - Elegant Landscaping & Design is dedicated to providing landscape maintenance for portfolio HOAs in the Palm Beach area. Besides their core maintenance services, they also provide a range of additional offerings to the communities and their homeowners, including seasonal annual flower displays, sod installation, and comprehensive landscape renovation.



**WEST PALM BEACH, FL** - Yohe's Lawn Care and Landscape offers maintenance and beautification services to some of West Palm Beach's most prestigious estates. Yohe specializes in unique landscape renovation and grounds maintenance.



**TAMPA, FL** - For over 30 years, LMP has established strong partnerships by delivering exceptional service built on trust and integrity. Their commitment is to provide unparalleled client experiences that enhance every project. As one of Florida's leading landscape maintenance companies since 1991, dedicated team transforms landscape dreams into reality, ensuring a seamless and reliable experience for every client.



**ST. CLOUD, FL** - Aquatic Weeds is proud to service Florida homeowners and government agencies by safely cleaning and restoring waterfront properties, lakes, waterways, canals and ponds. With their specialized aquatic work boat equipment, they can quickly remove overgrown vegetation, pond weeds and sediment to restore beauty and clear access. And you can immediately enjoy lakefront living, as it was meant to be.

# COMPANY OVERVIEW

## SERVICES & QUALIFICATIONS

### Design



### Build



### Maintain



## Resources & Qualifications

---

- ✓ 3,200+ Team Members
- ✓ Licensed Landscape Architects
- ✓ Certified Landscape Designers
- ✓ Certified Irrigation Designers
- ✓ Certified Pest Control Operators
- ✓ Certified Horticultural Professionals
- ✓ Certified Landscape Contractors
- ✓ ISA Certified Arborists
- ✓ In-house Agronomist
- ✓ State Irrigation License
- ✓ Certified Hunter Central Control
- ✓ Certified Rain Bird Central Control





# LOCAL BRANCHES

## YOUR LOCAL LANDSCAPE EXPERTS

### Panama City Beach

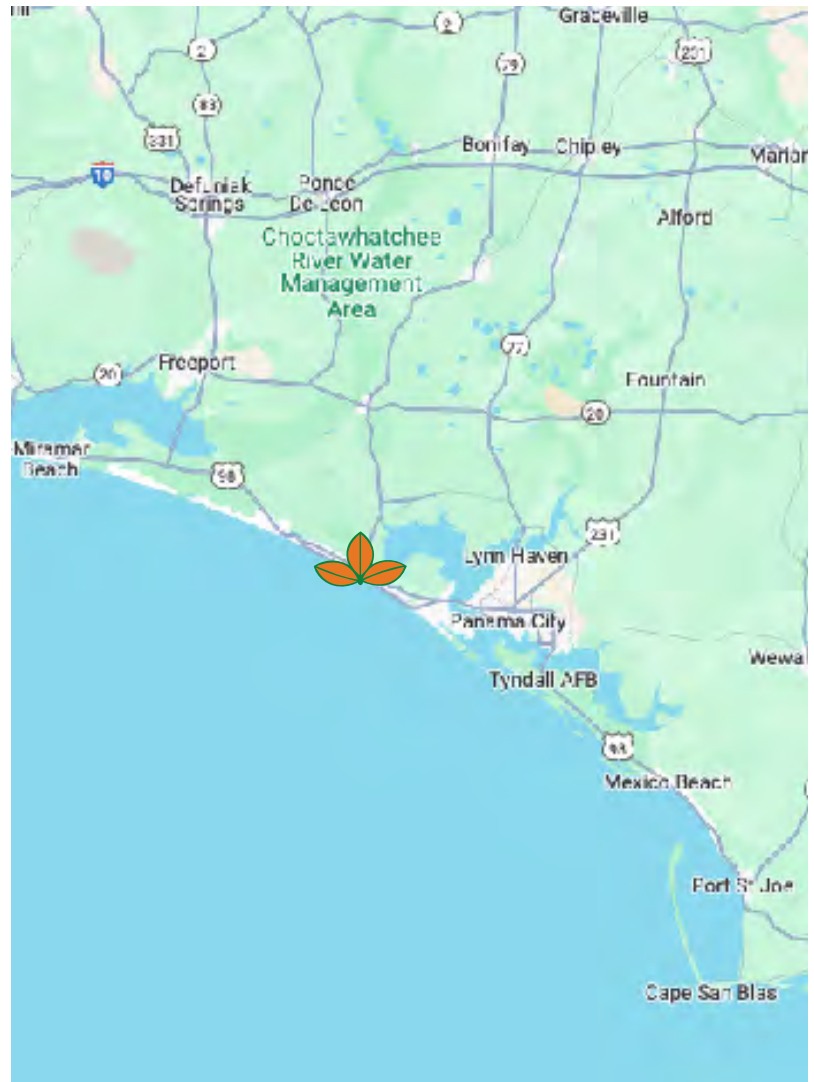
511 N Highway 79

Panama City Beach, FL 32413

Our Juniper team members live in your area and are experienced professionals familiar with the local landscape palette.

### We provide you with complete landscape services:

- ✓ Maintenance
- ✓ Irrigation
- ✓ Fertilization
- ✓ Pest Control
- ✓ Arbor Care
- ✓ Seasonal Color
- ✓ Storm Prep/Recovery
- ✓ Landscape Design
- ✓ Installation



# CLIENT TEAM

## RESOURCES



### DESIGN - Support Team

- ✓ IA Certified Irrigation Designers
- ✓ Landscape Designers
- ✓ Landscape Architects

### BUILD - Support Team

- ✓ State Licensed Irrigation Designers
- ✓ Licensed Hunter & Rain Bird Installer
- ✓ Certified Landscape Contractors

### MAINTAIN - Support Team

- ✓ Certified Horticultural Professional
- ✓ State Licensed Certified Pest Control Operator
- ✓ State Licensed Irrigation Contractor
- ✓ ISA Certified Arborists
- ✓ In-House Agronomist

### Our Core Values:

A Sense of Urgency

A Constant Communicator

Mission Over Ego

We Do What We Say

Relentless

Grow and Adapt





# JUNIPER

## APPROACH

### Juniper Client Team



Division  
Branch Manager



Maintenance  
Account Manager



Client Relations  
Manager



Irrigation  
Techs



Maintenance  
Crews



Horticultural  
Techs

### Branch Manager

Oversees the overall quality of the project, ensures contract items are completed timely and communication reports are being completed. Works with account manager on managing all tree pruning and enhancements.

### Account Manager

Works with association manager on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

### Production Manager

Works with crews on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

### Irrigation Technician

Performs inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.

### Fertilization & Pest Control Technician

Performs regular inspections for shrub and lawn damaging insects such as mealybugs, aphids, spider mites, chinch bugs, sod webworms, and grubs.

# JUNIPER

## APPROACH

### **Turf Management**

Our account managers perform regular inspections for lawn damaging insects such as chinch bugs, sod webworms, and grubs. This, combined with our comprehensive irrigation and fertilization program, will keep turf areas thick and healthy.

### **Shrubs Management**

Detailing includes trimming and pruning of all shrubbery, ornamental trees, and groundcover, removal of tree suckers, as well as the defining of bed lines and tree saucers. Our “weed first” approach ensures the spraying of pre and post emergent herbicides and pulling existing weeds is the project foreman’s priority.

### **Fertilization & Pest Control**

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.

### **Water Management**

Juniper’s certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.



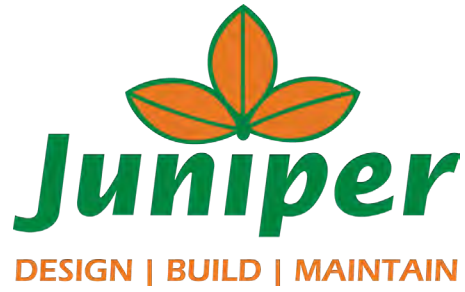


**JUNIPERCARES.COM**



# SERVICE AREA

## MAP



PROPOSAL



## Landscape Maintenance Agreement

Property Name: Somerset Community Development District

Billing Company Name: Rizzetta and Company

Description of Services	Frequency
<b>General Maintenance Services</b>	
General Mowing Services- Peak	56
General Mowing Services- OFF Peak	48
General Detailing Services- Peak	6
General Detailing Services- OFF Peak	3
Fertilization Program Turf	7
Fertilization Program Shrub	3
Insect and Disease Control- IPM	12
Irrigation Wet Checks	12
Perennial Ryegrass Seed	1
Juniper Sync	
Juniper Mapping	
Service Terms	
<b>Annual Maintenance Price</b>	<b>\$111,640.00</b>

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## Services

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### Mowing:

Mowing shall be performed with commercial grade reel mowers to provide a quality cut. Mower blades will be sharpened between each mowing to prevent tearing of grass blades. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Bermuda will be mowed at 3/4 - 1-1/4". All turf shall be twice weekly during the growing season of April through October and weekly during the slow growing season of November through March as required. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn as long as no visible clumps remain on the grass surface 24 hours after mowing; otherwise, Contractor will collect and dispose of clippings.

### Edging:

All hard surfaces shall be edged at every mowing. All soft surfaces (landscape beds), shall be edged every other visit to maintain a clean edge.

### Debris Removal:

Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways, and street area where debris may be visible.

### Bed Weed Control:

All landscape bed areas where weeds are evident will be treated with herbicide to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quality to detract from the overall aesthetics of the landscape.

### Safety Border:

Unless otherwise agreed upon, a 6 inch safety border will be sprayed around all areas where grass grows up to a structure or building, light poles, back flow preventer, screens and other equipment or structures. This safety border is intended to prevent damage to equipment and structure. If the community does not want the safety border, Juniper Landscaping will not be held responsible for damages to these areas.

### Pruning:

Shall be performed to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged, or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue to re-establish healthy growth. Should flat tops and sides be desired, this will be achieved by the use of gas-powered shears. Should the association request additional trims, an additional services proposal can be provided at the time service is requested. All trimming and pruning shall be subject to all applicable State, Federal, and ANSI (American National Standards Institute) regulations.

### Arbor (Below 12 FT):

Trees: Pruned to remove any dead or damaged branches. This will include cross-branching and the raising of canopies to allow safe pedestrian movement on sidewalks and driveways in accordance to good canopy

structure. Trees over 12 feet in overall height requiring service at canopies shall be performed at the Owner's request and expense.

Palms: Fronds shall be removed when frond tips are brown and or damaged with the clean edge cuts made as close to the trunk as possible. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, especially in the crown shaft and bud area. Inflorescence or seedpods and fruit shall be removed on a set cycle. Palms over 12 feet in overall height requiring service at canopies shall be performed at Owner's request and expense.

### **Fertilization:**

Fertilizer services will be overseen by a manager with a Certified Pest Control Operator license. Fertilization will be performed by a technician who is BMP certified and holds a Limited Commercial Fertilizer License issued by the Florida Department of Agriculture and Consumer Services. All fertilizers utilized under this program will be a balanced nutrient package. Only professional commercial grade fertilizers will be used with no less than 50% slow-release nitrogen. Contractor will follow Green Industry Best Management Practices and all state and local fertilizer ordinances. Lawn & ornamentals shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on plant species, site conditions, and fertilizer blends used. Regardless of blends used, Contractor will apply, at a minimum, 4 pounds of nitrogen per 1000 square feet for turf. Ornamentals will vary by species and size. The application of Nitrogen (N) & Phosphorus (P) is prohibited in Florida from June 1<sup>st</sup> until September 30<sup>th</sup>. Changes in regulation, outside of Contractor's control, may affect service.

### **Fertilization**

1st Qtr. 1 Applications - Turf & Ornamental

2nd Qtr. 2 Applications - Turf and 1 Application Ornamental

3rd Qtr. 2 Applications - Turf

4th Qtr. 2 Applications - Turf & 1 Application Ornamental

### **Pest, Weeds & Disease:**

Spray services will be overseen by a manager with a Certified Pest Control Operator license. Spraying will be performed by a technician who holds a Spray ID card issued by the Florida Department of Agriculture and Consumer Services. The control of weeds will be a utilization of liquid and granular applications to areas of



infestation. Inspection of the turf and plant material shall be done regularly, with applications performed on a 4-6 week cycle as needed to treat various, controllable pests. Areas will be treated as problems occur. Changes in regulation, outside of Contractor's control, may affect service.

Weed: Weed control will be rotated on an 4-6 week cycle and can only be applied safely when wind drift is at a minimum, and in some cases, when average ambient temperature does not exceed manufacturer's label recommended maximum. The control of Crab, Common Bermuda, Torpedo, Tropical Signal and other true grasses in turf excluded from this Contract. In some cases, regulation prevents ability to control and in others there is no permanent eradication and control product. Preemergent applications are not included in this contract unless otherwise agreed upon by Owner & Contractor.

Pest: Preventative Grub, Chinch Bug & Fire Ant control is excluded from this Contract unless otherwise agreed upon by Owner & Contractor. A preventive application reduces but does not eliminate the potential of an outbreak. Areas will be spot treated, when identified, as part of an inspection. A proposal will be provided by Contractor, on request from Owner, for preventative treatment options. Nematode, Tuttle Mealybug & Stunt Mite, Azalea Lace Bug, Royal Palm Bug & White Fly control are entirely excluded from this Contract though some may have treatment options. Those treatments will be proposed at request from Owner.

Disease: Preventative fungal turf diseases are excluded from this contract unless otherwise agreed upon by Owner & Contractor. Preventive applications for certain diseases can be made to reduce the potential of an outbreak and will be proposed on request from Owner. A preventive application reduces, but does not eliminate, the potential of an outbreak. Lethal Virus Necrosis, Take All Root Rot, Large Patch. Sphaeropsis Gall, Fusarium Wilt, Ganoderma Butt Rot, Lethal Bronzing & Bothryosphaeria Canker are entirely excluded from this Contract. Curable disease treatments will be proposed at request from Owner.

#### **Irrigation:**

Wet Checks: Contractor shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following: Activate and inspect each zone of the existing system, visually inspect surface for leaks, adjust and clean sprinkler heads where needed & inspect control valves and valve boxes.

Technician Adjustments: Adjust controller to the watering needs and in accordance with state and local ordinances as dictated by site conditions.

All parts needed to maintain functionality of the system will be proposed when exceeding \$500.00. All repairs made, under \$500.00 will be scheduled as discovered. Owner authorizes all repairs under this threshold as part of this Contract. This is a per service threshold, not cumulative. For all repairs in excess of \$500.00, work will not commence until signed off by an authorized representative of the Owner. Irrigation service calls required between scheduled visits will be billed on a time and material basis unless otherwise agreed upon by Owner & Contractor. Emergency service calls, defined as repairs that are not within normal operating hours (Monday through Friday 8:00am-4:00pm) and on holidays, will be billed on a time and material basis but at time and a half rate. There is a minimum \$200.00 service fee which includes the first 2 hours of service.

By state law, any rain sensors found to be in non-working order will be replaced at Owner's expense. Contractor shall not be responsible for the maintenance or performance of the water source. Contractor is not responsible for the availability of water or the quality of water which results in insufficient volume,

pressure, or excessive clogging of nozzles and filters. In instances where poor water quality diminishes the performance of the system, Contractor will propose remedy. Contractor will not be liable for damages as a result insufficient water volume, pressure or quality. In extreme cases, it may be necessary to increase the number of contractual wet checks to keep up with the obstructions in the system. Contractor shall perform a full irrigation audit for the purpose of budgeting long term repairs and renovations at Owner's request and expense.

**JuniperSync:** If offered by Contractor and elected by Owner, Contractor will provide property specific access to and training for web-based Client Portal for the purpose of managing and tracking service ticket requests. Thirty (30)days after Contract commencement, Owner & Contractor will establish protocols for workflow and approval of various types of service tickets. Contractor will not be liable for damages occurring from Owner delays in service authorizations. If offered by Contractor and elected by Owner, Contractor will provide a dedicated Customer Service representative and phone number for calling in service tickets.

Contractor does not authorize users to create service tickets for wellness checks to irrigation system outside of the normal wet check rotation schedule. Wellness checks are part of the routine monthly maintenance these service tickets will be closed without action unless user photo documents the damage or break in the service request. Normal seasonal dry conditions do not constitute a service request. Service tickets that result in confirmation of irrigation functionality will result in a billable trip charge of one (1) hour when performed outside of Contracted wet check schedule.

Service tickets will be addressed on a priority basis. Priority is determined as threat to safety first, threat to property damage second, and all others third. It is the responsibility of the Owner and its representatives to enforce adherence to Contractor's policy on this service for it to be beneficial and affective. Contractor will post seasonal bulletins on what users should expect to see to curtail service tickets for normally occurring issues.

**Standard Customer Service Tickets:** For all properties not enrolled in JuniperSync, Contractor will provide a general customer service contact

**Juniper Mapping:** If elected by Owner, Contractor will provide initial ortho-mosaic drone map imaging to document the entire property prior to contract commencement and again at a frequency agreed upon, by Owner and Contractor, to measure the improvement to the property under Contractor's care. These documents can be used as a base layer to generate other documents for the property including, but not limited to, irrigation maps, tree surveys, service schedules, drainage flow and other layers not associated with landscape services such as signage, roof damage and street and paver repair. Additional work to create these layers and reports are not included in the Contract unless otherwise agreed upon by Owner & Contractor.

#### **Non-Contractual Services:**

Unless otherwise agreed upon, in writing, by Owner & Contractor, these services include, but are not limited

to, tree, palm, plant or turf replacements, irrigation or landscape lighting repairs, mainline, pump station, or water source repairs, drainage work, arbor work, preventative disease & pest treatment, pre-emergent weed control, annual flower rotations, mulch applications, additional services above and beyond contracted frequency, storm preparation or reparation or any requested changes or enhancements to property.

Contractor will make recommendations as needed as well as act on recommendations from Owner. These services will be proposed and billed on a time and material basis. All non-contractual services will not commence without signed, written permission from authorized representative of Owner. In some cases, proposals can be definitive and in others where discovery is involved, Contractor will provide best estimate of cost but will vary based on the work involved. In these cases, detail will be provided to support the cost. Due to the volatility in labor and material cost, and Contractor's inability to budget for non-contractual services, pricing will always be based on cost at time of service.

#### **Discovery Period:**

As part of the discovery period, Contractor will provide to Owner, a start-up plan detailing first 90 days of service. This will include the existing deficiencies report, described below, as well as expectations for milestones achieved in each of the thirty (30), sixty (60) & ninety (90) day periods. Start up plan may vary on smaller properties.

Contractor will utilize the first ninety (90) days of service to identify existing deficiencies on site. Issues include, but are not limited to, negligent pruning or mowing, excessive debris, high or low pH in soil, insufficient cation exchange rate, poorly drained areas, all malfunctioning or non-operational irrigation or landscape lighting, water quality, volume or pressure issues and active disease or pests affecting trees, palms, ornamentals or turf. Depending on the level of deficiency and property size this may be completed sooner but it may also exceed the ninety (90) day benchmark. In the event evaluation will exceed ninety (90) days, Contractor will notify Owner and set a new expectation.

Once evaluation is complete, Contractor will provide a detailed issues report along with proposals for remediation. Owner has an obligation to either approve remediation work or waive Contractor's liability for pre-existing deficiencies, including future damages they may cause.

#### **Terms & Conditions:**

This Contract is for an initial term of twelve (12) months, with two twelve (12) month renewals, beginning with the contractual start date on this agreement. Owner or Contractor may terminate this agreement at any time with (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew with 5% increase for the next twelve (12) months. In the event Contract is terminated prematurely, Owner is responsible for actual costs incurred, rather than the level billing. Level billing is only done out of convenience to the Owner and does not reflect where costs are accrued.

Contractor reserves the right to terminate Contract or stop service after Owner is thirty (30) days past due. In the event of a dispute on Contracted services. Under no circumstances is Owner permitted to hold payment for Contracted services rendered. The Owner may terminate this agreement for cause as provided herein: 1. Owner shall provide Contractor written notice by certified mail of deficiencies in the performance of the contracted scope. 2. Contractor shall have fifteen (15) days after receipt of notice to remedy deficiencies referenced in the notice. 3. If the remediation period expires and deficiencies are not corrected, Owner may send termination notice by certified mail. Termination shall be effective thirty (30) days after receipt of termination notice. In the event of a mid-term Contract termination Owner agrees to pay for services rendered in lieu of the level billing structure established for convenience to the Owner.

#### **Standard Warranty:**

Contractor agrees to warranty Juniper installed irrigation, drainage and lighting for one (1) year, trees and palms for six (6) months, shrubs and ground cover for three (3) months, and sod for thirty (30) days. All products used by Contractor in the service of executing Contract scope are purchased from professional green industry vendors and manufacturers. Contractor is not responsible for damages due to acts of God or damages by others. This includes, but is not limited to freeze damage, tornadoes, hurricanes, strong winds, lightning, excessive water, insufficient water, poor existing soil conditions, poor drainage, disease, pest. Any losses due to Acts of God or damages by Others, whether primary or secondary are the sole liability of the Owner. Warranty is not valid for any relocated materials, materials provided by others or and materials that

do not have an automatic irrigation system supplying supplemental water. Warranty is not valid for failure of water or power supply. Juniper is not responsible for damage to non-located underground. Juniper maintaining a property, alone, does not constitute warranty of issues on that property.

**Fees and Costs:**

In the event of a payment default, Owner shall be responsible for paying the costs Contractor incurs to collect any unpaid balance, including but not limited to, attorney's fees and court costs. Past due, unpaid balance shall accrue interest at the highest lawful rate specified in the Florida statutes until paid in full.

## PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
January	\$9,303.33	\$0.00	\$9,303.33
February	\$9,303.33	\$0.00	\$9,303.33
March	\$9,303.33	\$0.00	\$9,303.33
April	\$9,303.33	\$0.00	\$9,303.33
May	\$9,303.33	\$0.00	\$9,303.33
June	\$9,303.34	\$0.00	\$9,303.34
July	\$9,303.33	\$0.00	\$9,303.33
August	\$9,303.34	\$0.00	\$9,303.34
September	\$9,303.33	\$0.00	\$9,303.33
October	\$9,303.34	\$0.00	\$9,303.34
November	\$9,303.33	\$0.00	\$9,303.33
December	\$9,303.34	\$0.00	\$9,303.34
	<b>\$111,640.00</b>	<b>\$0.00</b>	<b>\$111,640.00</b>

By \_\_\_\_\_

By \_\_\_\_\_

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

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

Date \_\_\_\_\_

**Juniper Landscaping of Florida  
LLC**

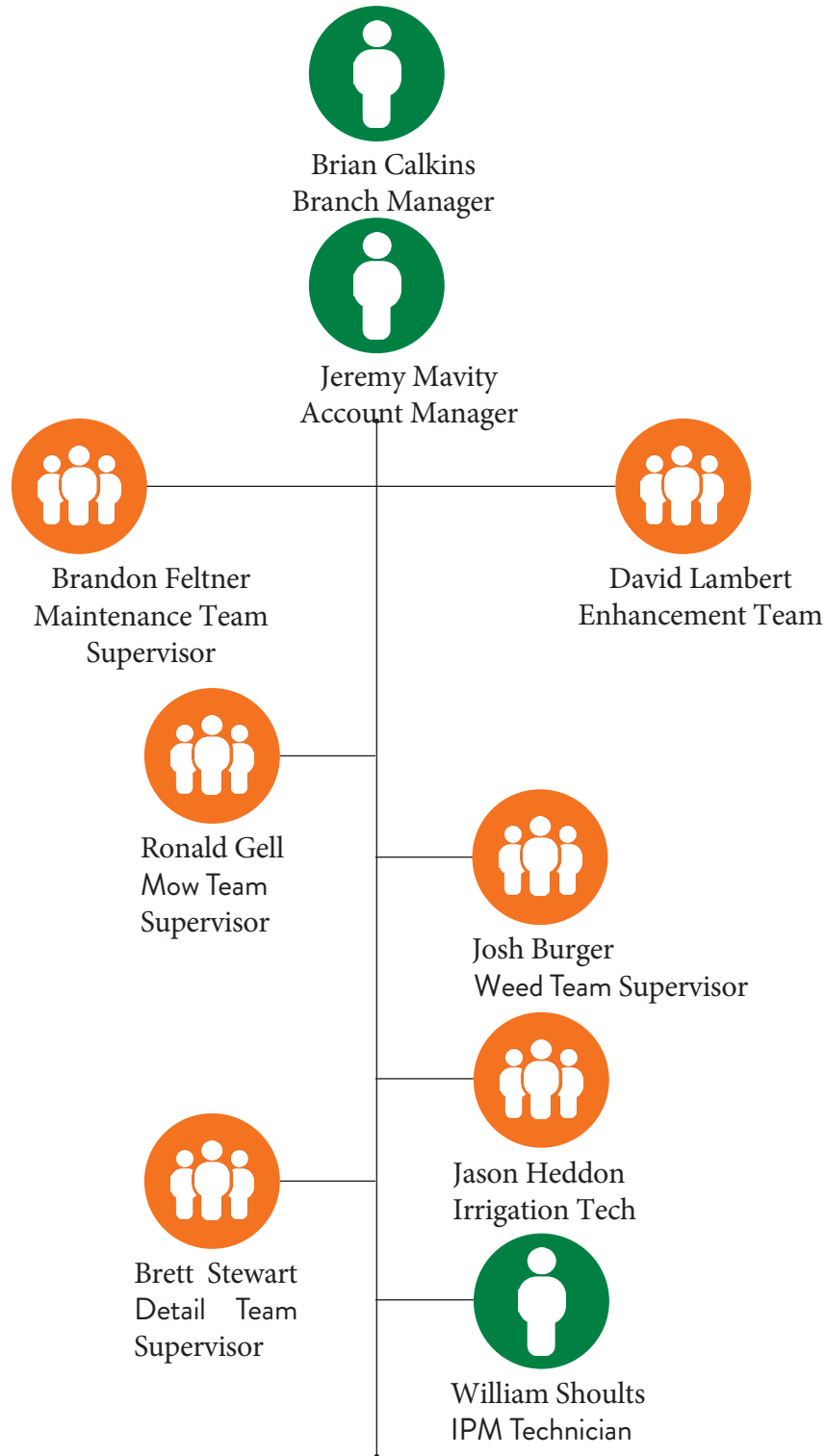
Date \_\_\_\_\_

**Somerset Community  
Development District**



# COMMUNITY ORG CHART

## SOMERSET CDD



# PROPERTY

## SOMERSET CDD

Juniper is pleased to offer our landscape expertise to **Caliza Pool**. You will experience peace of mind due to our history of working with a wide variety of properties, each with their own unique needs.

**Our goal is to provide dependable high-quality service, healthy plant material, competitive pricing, and constant communication.**

The following action plan shows how Juniper will help you achieve your landscape goals with our team of experienced professionals.

**Our top priorities for your community are as follows:**

**PRIORITY ITEM #1 - Provide excellent communication and support on demand as required.**

**PRIORITY ITEM #2 - Continue to become a partner of the community through bi-weekly meeting to ensure success and share thoughts and ideas.**

# START UP COMMUNICATION

**At Juniper, we understand that a well-planned communication strategy is essential for a successful start-up and to delivering superior customer service.**

---

## Communication Plan

Juniper schedules and hosts recurring 30-minute Virtual Meetings (prior to actual startup and ongoing afterward).

## SCHEDULE

- 30 days prior to start date – Every other week Virtual Meeting (20-30 Minutes)
- First 90 days after start date – Every Other Week Virtual Meeting (20-30 minutes)
- 4th- month thru 6th month – Monthly Virtual Meeting (20-30 minutes)

## ATTENDEES

Who is typically included in these meetings?

- Juniper
- Account Manager
- Branch Manager
- Other Juniper staff depending on current issues
- Your Association (You Choose)
- Property Management
- Interested Key Landscape Committee Members
- Interested Board Members

## PURPOSE

- The intent of the Virtual Meeting is to create and maintain a convenient way for Juniper to provide quick updates, get quality feedback, identify issues, generate ideas, create strong communication and set us all up for success.
- These meetings are in addition to any regularly scheduled walk-thrus or onsite meetings between Manager/BOD and Juniper.

## AGENDA

- Juniper Account Manager & Branch Manager - Operations update
- Manager/BOD – Feedback, requests, suggestions, immediate issues/concerns
- Identify clear next steps

# START UP

## FIRST 60 DAYS

FOR LARGER COMMUNITY GENERALLY OVER 250K

### Landscape Maintenance

#### SERVICE REQUEST MEETING

Meet with association management to review and prioritize all open service requests and any outstanding work orders.

#### JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

#### DETAILED PROPERTY REPORT

A detailed report with photos will be submitted to the BOD/Manager to provide insight into the areas that can be improved quickly, as well as those that may take additional work. This thorough report will give a point of reference of where the property was at take over and act as a benchmark for future performance.

#### SCHEDULE OF SERVICES MAP

Production team is working on the schedules that will be provided to the HOA.

Irrigation Wet Check Schedule

Mowing Schedule

Shrub Pruning Schedule

#### PROPERTY MOWING TECHNIQUES

Uniformed crews begin proper and corrective mowing techniques using daily sharpened and clean blades, mowing at a proper height for the St. Augustine turf areas.

#### PROPER PRUNING TECHNIQUES

Uniformed crews begin proper and corrective pruning techniques, using clean, sharp shears and loppers.

#### WEED CONTROL

Uniformed crews begin weeding and cleaning of beds, applying herbicides, and correcting bed lines.

#### IRRIGATION

Set meeting with management and landscape/irrigation committee to discuss open items along with any concerns, and to set the starting point for the irrigation maintenance check.

# START UP

## FIRST 60 DAYS

FOR LARGER COMMUNITY GENERALLY OVER 250K

### Fertilization & Pest Control

#### ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed immediately.

#### L&O EVALUATION REPORT

A detailed report which evaluates the property based on the health and vigor of the lawn and landscape will be submitted to the BOD/Manager.

#### SOIL TESTING

Collect soil samples from various locations of the property to send to A&L Labs or to the University of Florida for analysis. This data is the basis of how we will tailor the fertilization program going forward.

#### CORRECTIVE PLAN

Areas with pest, fungus, or weeds will be documented with pictures and a corrective plan will be put in place. Weed varieties or pest issues that cannot be eliminated due to environmental conditions and/or restrictions will also be documented and brought to the BOD/Property Manager's attention.

- ✓ Begin treatment of turf/shrub damaging insects
- ✓ Begin treatment of turf/shrub disease
- ✓ Begin fertilization of turf areas.
- ✓ Begin fertilization of shrub bed areas, trees and palms

### Annual Flower Display

#### PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

- ✓ Review soil conditions (soil amendments may be needed).
- ✓ Provide options based on season.
- ✓ Work with landscape committee to develop plan for the entire year so we can look at contract growing flowers.



# START UP

## FIRST 60 DAYS

FOR LARGER COMMUNITY GENERALLY OVER 250K

### Initial Irrigation Inspection

Evaluation of all key elements of the irrigation system with an Initial Irrigation Evaluation Report to be submitted to the BOD/Manager.

Our irrigation team will inspect all irrigation controllers & review functionality. We will be looking for faulted communication errors & abnormal milliamp usage which could also cause intermittent communication issues between controllers & valves. Controllers will also be inspected for proper grounding & grounding rods.

### FIELD INSPECTIONS

- ✓ Inspect for faulty zones.
- ✓ Inspect all wire connections.
- ✓ Once functioning, inspect zone for functionality & coverage.
- ✓ Check if components are still under manufacture warranty.
- ✓ All sprinkler heads will have been cleaned or nozzles replaced and adjusted per contract.
- ✓ Any immediate changes made during the evaluation per our contract will be noted and reported.
- ✓ Increase runtimes for zones that have been showing signs of drought stress.
- ✓ Any major repairs that may be needed will be submitted in the form of a proposal.

### PROGRAMMING & OPTIMIZATION

- ✓ Review all run time programming.
- ✓ Review system pressure and typical zone GPM.
- ✓ Make suggestions for optimization to improve communication & efficiencies.
- ✓ Optimize program run times.
- ✓ Begin to identify/label the irrigation zones.

# EQUIPMENT LIST

## A Quieter, Cleaner Future for Landscape Maintenance

At Juniper, we believe landscaping isn't just about maintaining beautiful properties—it's about creating healthier, more enjoyable communities. That's why we've invested over \$100,000 in state-of-the-art battery-powered equipment at Panama City Beach to bring you a better, cleaner, and quieter landscaping experience.

### 1. Less Noise Pollution

Your community deserves peace and quiet.

- Battery-powered blowers, string trimmers, edgers, and reel mowers operate at significantly lower decibel levels than their gas counterparts.
- This means less disruption during morning walks, afternoons by the pool, or evenings on your patio.

### 2. Environmentally Friendly

We're reducing our environmental footprint.

- Zero direct emissions: no more harmful exhaust in the air you breathe.
- Battery systems reduce reliance on fossil fuels and align with the growing sustainability expectations of HOAs and environmentally conscious homeowners.

### 3. Healthier for Waterfront Living

For communities located near coastal areas, clean operations matter even more.

- Battery power means fewer pollutants entering sensitive ecosystems.
- Residents can enjoy the beauty of their surroundings with the assurance that their landscaper is helping protect it.

### 4. Our Investment, Your Benefit

We're not just talking about innovation—we're proving our commitment.

- Over **\$100,000 invested** in cutting-edge battery technology.
- Expanded fleet of battery blowers, string trimmers, edgers, and reel mowers.
- Staff training and adoption to ensure performance matches (and exceeds) gas-powered standards.

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### Why This Matters for Your Community

Choosing Juniper means choosing a partner that values not just your property, but also your residents' quality of life. By leading the shift to battery-powered equipment, we're showing you that:

- We **care about your comfort**.
- We **respect your environment**.
- We **invest in the future** to provide best-in-class service.

At the end of the day, it's not just landscaping—it's about creating places people love to live.

# CUSTOMER SERVICE

## On-Site Management

People make the difference. We understand that for many residents, speaking in person with a manager is preferable. For this reason, a manager always accompanies Juniper crews & is available on-site for communication & problem-solving.

## In-House Customer Care Team

We believe that providing great customer service is key to providing the best landscape services. To that end, we have created a department dedicated to supporting residents, account managers & field teams.

To assist owners with maintenance and irrigation concerns, Juniper offers homeowners multiple options:

### OPTION 1:

Visit [junipercares.com](http://junipercares.com) and click on "Community Service Request." Create a ticket by following the simple prompts.

### OPTION 2:

Email [customerservice@juniperlandscaping.com](mailto:customerservice@juniperlandscaping.com), noting the concern.

### OPTION 3:

Call Customer Service at (239) 561-5980 to speak with a representative.



## Juniper Sync Work Order System

Utilize our online work order system to create & track work orders for your property. Managers & residents can easily create an account to use immediately.

### HIGHLIGHTS

- ✓ Live Dashboard/ Ticket Summary
- ✓ Ticket Aging
- ✓ Custom Filters
- ✓ Detailed Reporting
- ✓ Community Maps
- ✓ Knowledge Base
- ✓ Give a Gold Star



# CUSTOMER SERVICE

## Service Built for Associations

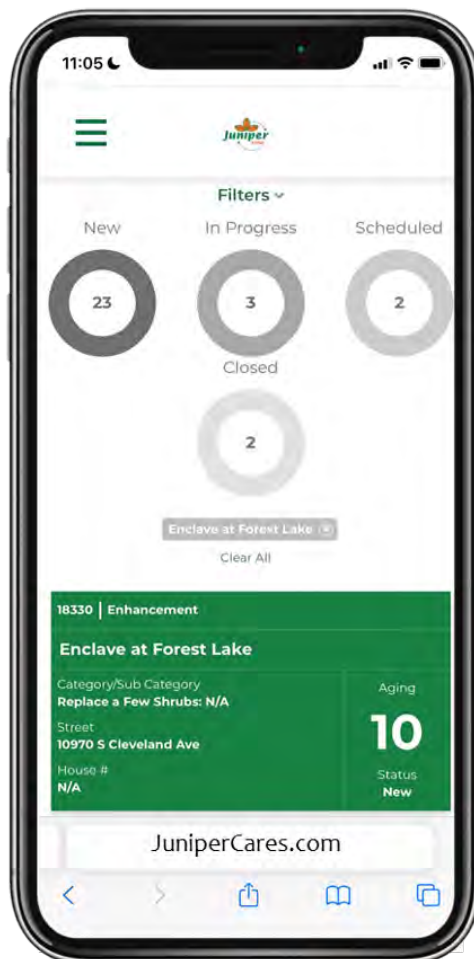
We take great pride in Juniper Sync, our proprietary customer service software. We created this system with the goal to make it easy for residents to communicate with our team. Juniper Sync is designed for large, full-service communities to enable residents to easily report any issues that need to be addressed.



## HIGHLIGHTS

- ✓ Live Dashboard
- ✓ Ticket Summary
- ✓ Ticket Aging
- ✓ Custom Filters
- ✓ Detailed Reporting
- ✓ Knowledge Base
- ✓ Give a Gold Star
- ✓ & Much More

Scan QR Code:  
Juniper Sync  
Full Tour



# CUSTOMER SERVICE

## Work Orders Simplified

- ✓ Residents can view the status and act on all their tickets.
- ✓ Designed to provide the information needed to handle requests quickly.
- ✓ We provide in person training along with videos that can be easily shared with residents.



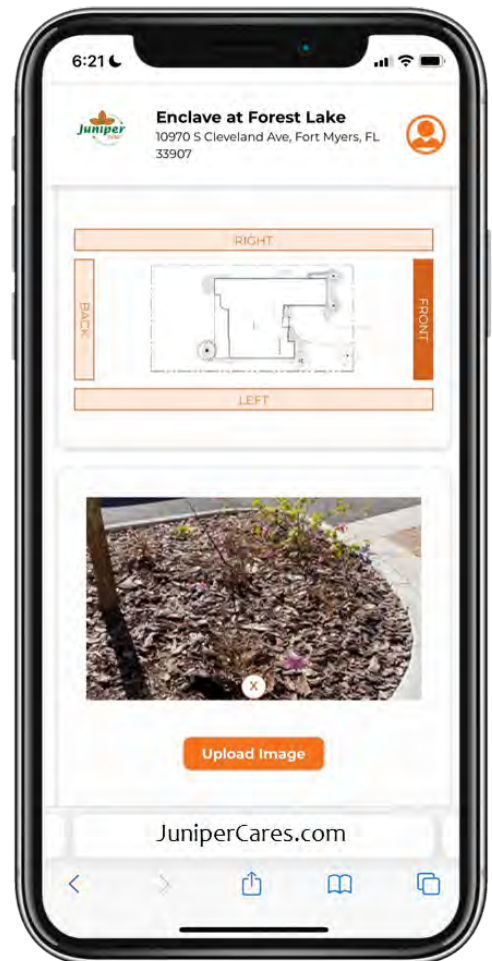
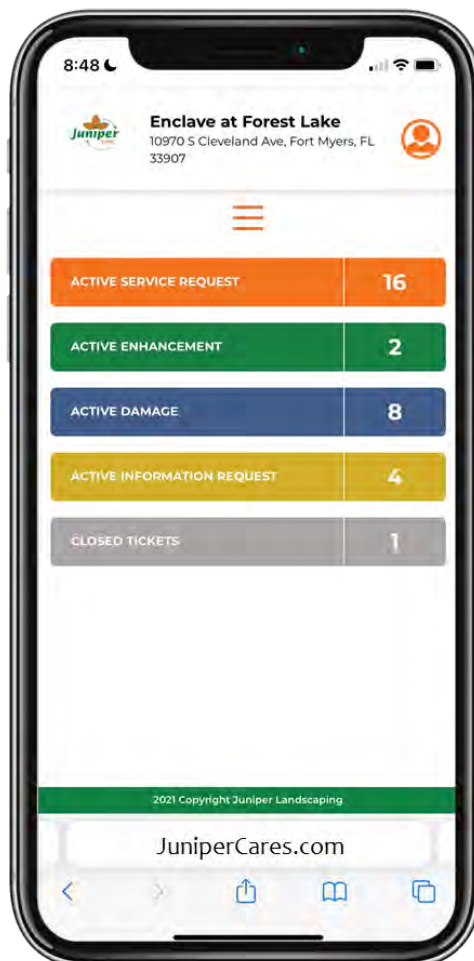
## NOTIFICATIONS

Status updates from our team are sent to directly residents via:

- ✓ Text Message
- ✓ Email

**Submit  
a ticket in  
60 seconds!**

**Scan QR  
Code Below**





# CUSTOMER SERVICE

## Information at Your Fingertips

- ✓ Community managers can see work order statuses on one page.
- ✓ Customer filters make it easy to organize.
- ✓ Ticket ageing on tickets allows for managers to quickly see real time aging on all work orders.

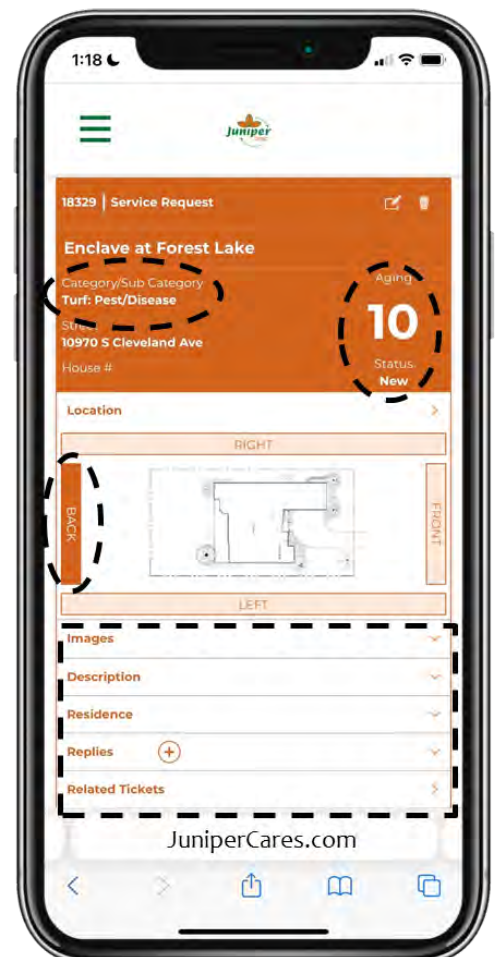
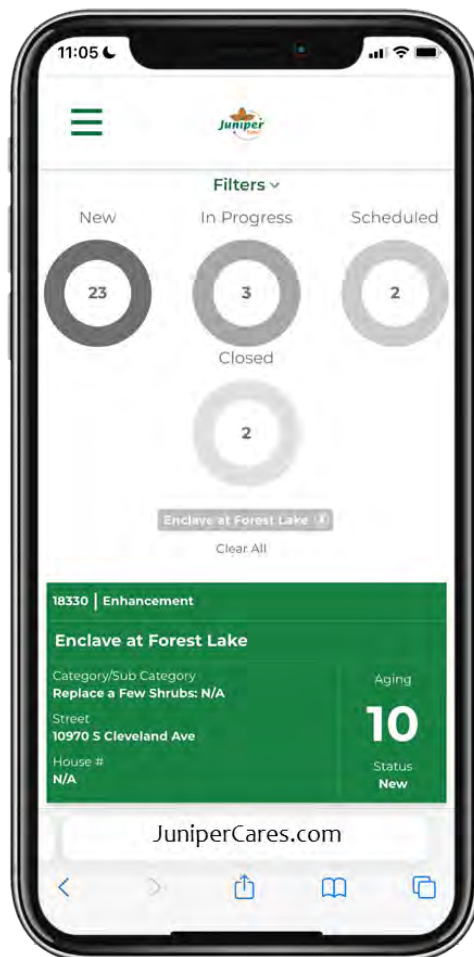


## TICKET INFORMATION

- ✓ Issue category
- ✓ Ticket age
- ✓ Location of request
- ✓ Images of request
- ✓ Description, contact info, replies and related tickets

See How  
it Works!

Scan QR  
Code Below





# JUNIPER MAPPING

## Technology That Makes a Difference

Juniper Mapping utilizes drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This process enables us to evaluate the property at a deeper level, which allows us to provide our clients the following:

- ✓ Proactively identify potential issues
- ✓ Property specific reporting
  - Plant Health
  - Elevation
  - Annotation
  - Issues
- ✓ Documentation of improvement
- ✓ Scan the QR code with your cellphone for full through



**Full Video  
Walk Through**



PROPOSAL



# JUNIPER MAPPING

## Image Quality Comparison

Juniper Mapping provides the community with high resolution photos that provide more detail than Google Earth.





# JUNIPER MAPPING

## Track Improvements Side-By-Side

With Juniper Mapping, you can see the quality improvements to the community landscape side-by-side.





# JUNIPER MAPPING

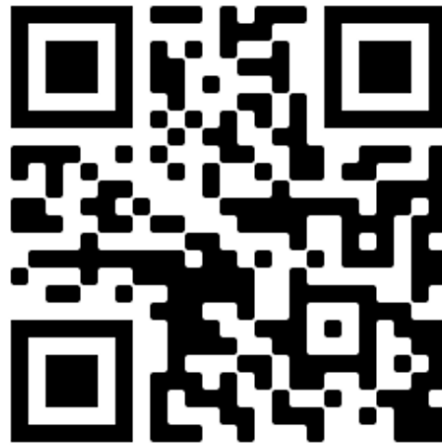
## REPORTING

### Juniper Mapping Full Tour

The Juniper Mapping Tool is an efficient and precise tool that enables our team members to collect vital information about a project. We can make informed decisions and adjust design plans to align with the client's vision. Watch the full video to get a better understanding of how the Mapping Tool works.



### Full Video Walk Through





# JUNIPER MAPPING

## REPORTING

### Annotation Report Summary Page

The tools within Juniper Mapping provide on-demand information like GPS coordinates, slopes/vertical heights, accurate area measurements plus the ability to catalog /inventory trees or other community assets.



Location📍

Label	Title	Elevation	Coordinates
1🟡	Valve Box Location	77.53 ft	28.9654104, -81.9668117

Distance📏

Label	Title	Horizontal Length	Surface Length	Slope	Vertical Height
2🟢	Sample Line - Lake Bank	74.30 ft	74.73 ft	4.5°, 7.87%	5.85 ft

Area📐

Label	Title	Area	Surface Area
3🟠	Softball Field	1.14 acres	1.14 acres

Count🔢

Label	Title	Quantity
4🔴	Sabal Palms	6

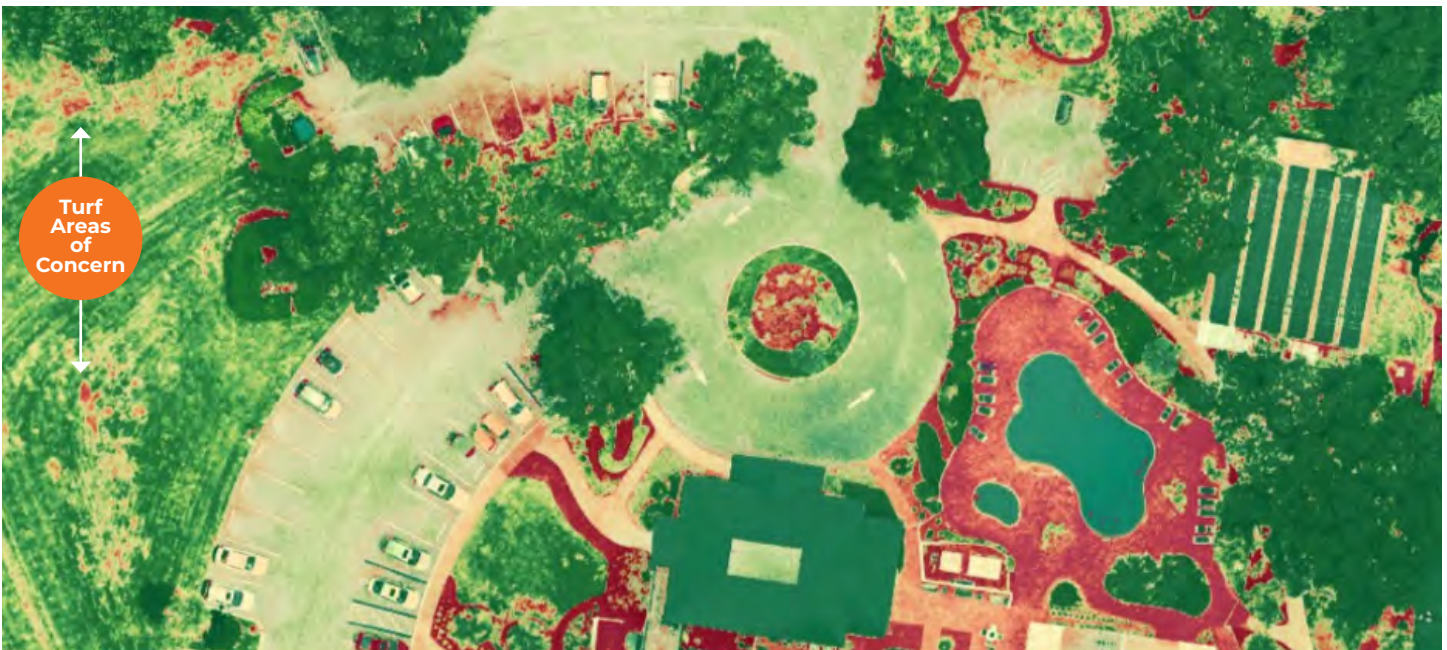
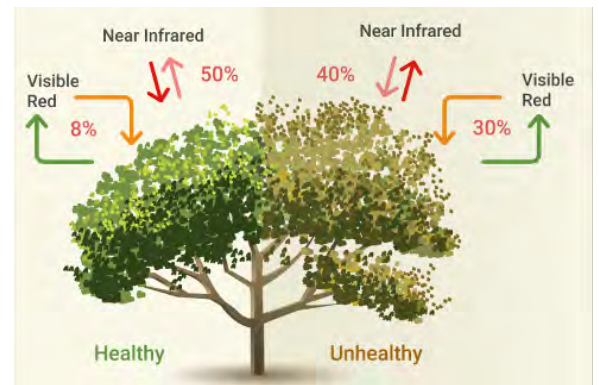
# JUNIPER MAPPING

## TOOLS

### Plant Health Assessment

Healthy vegetation reflects more of certain types of light than unhealthy vegetation. Juniper Mapping creates a map that highlights differences within your area of interest.

This tool allows us to quickly identify areas of concern at start-up to begin treatments and track progress.



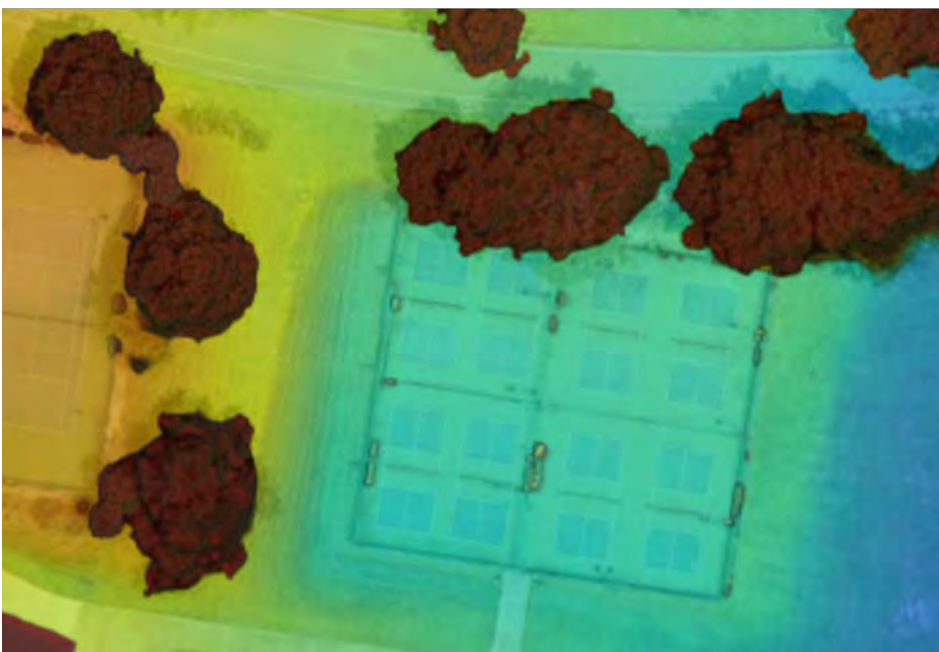
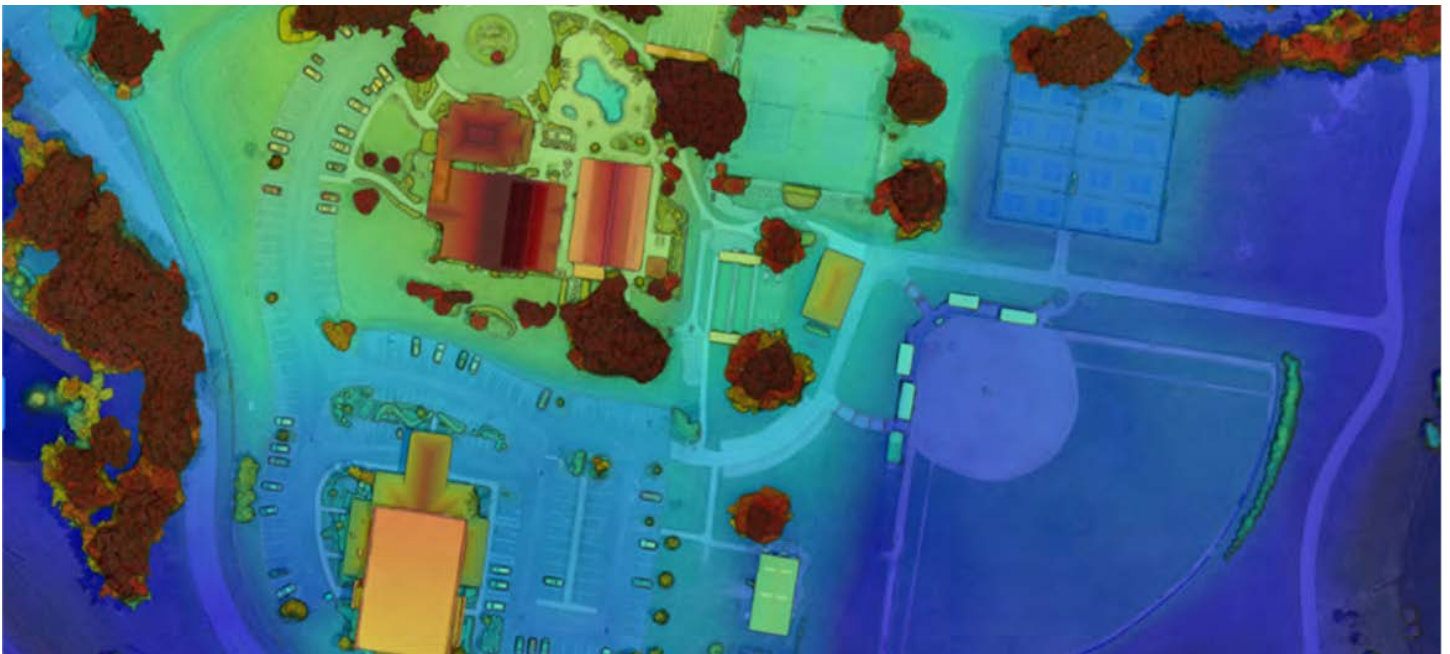


# JUNIPER MAPPING

## TOOLS

### Ground Elevation

Juniper Mapping provides a complete elevation map, allowing us to make better decisions when it comes to the draining and movement of water.



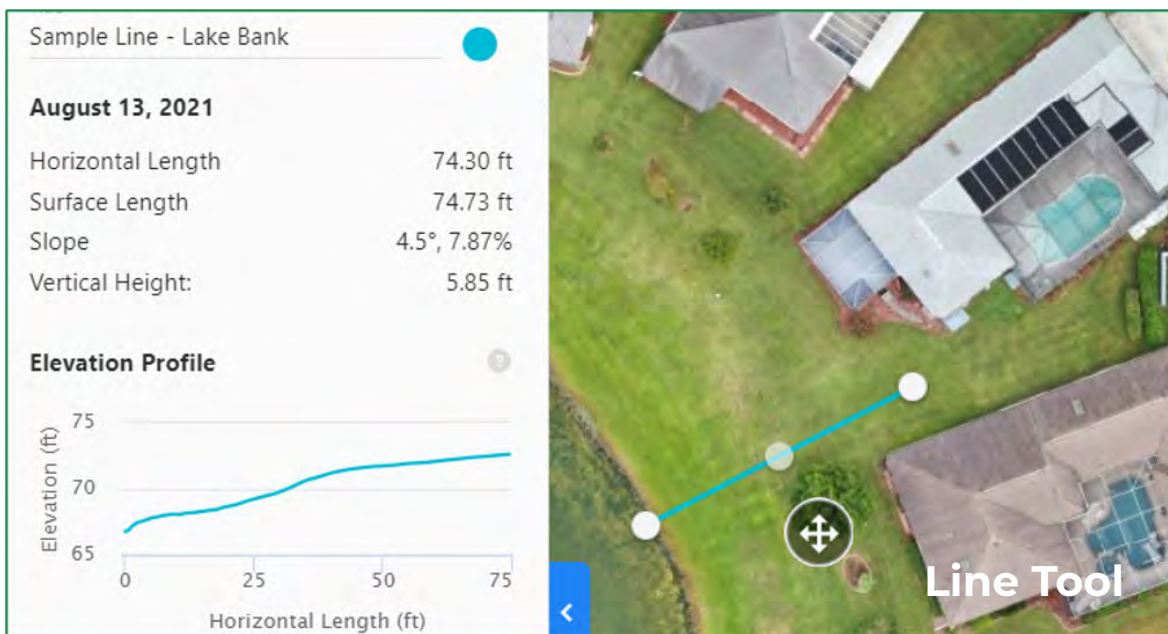
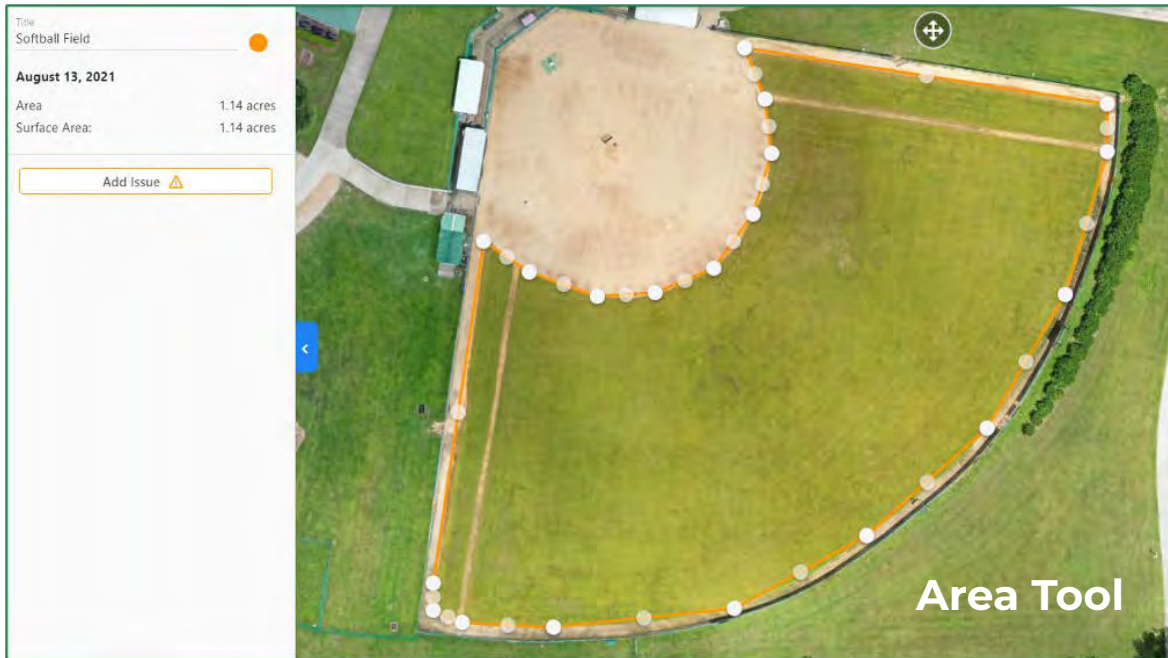


# JUNIPER MAPPING

## TOOLS

### Area & Line Tool

The Area & Line Tools provide the community with accurate information on demand. Line Tool provides the elevation profile of any area flown.



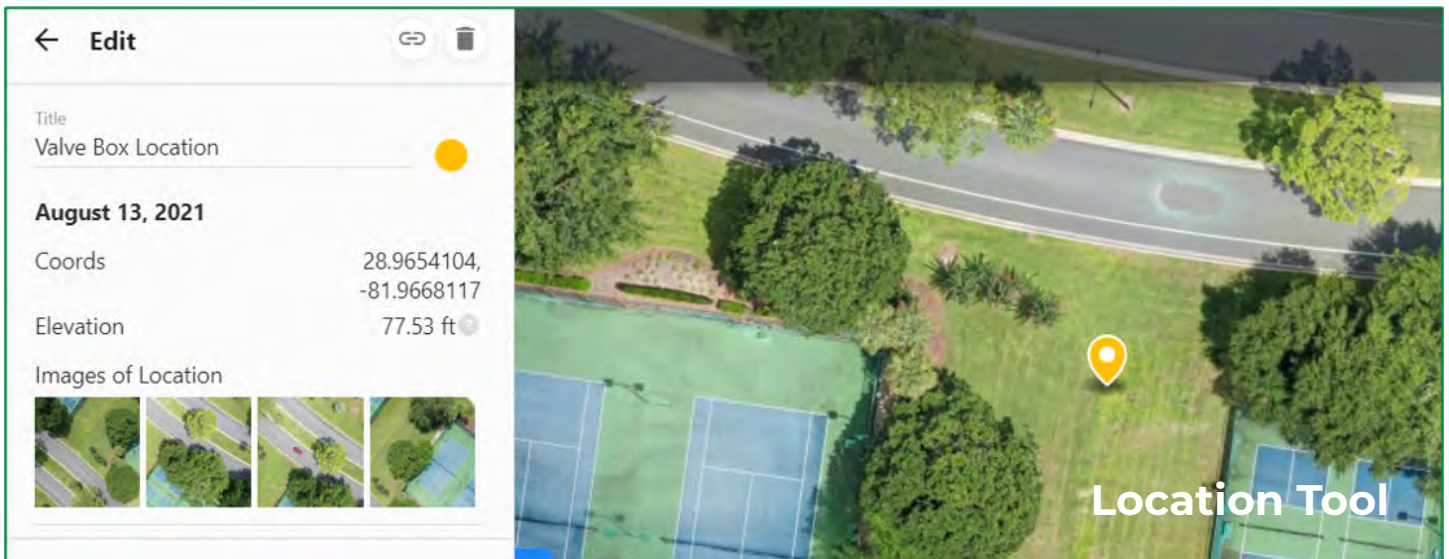


# JUNIPER MAPPING

## TOOLS

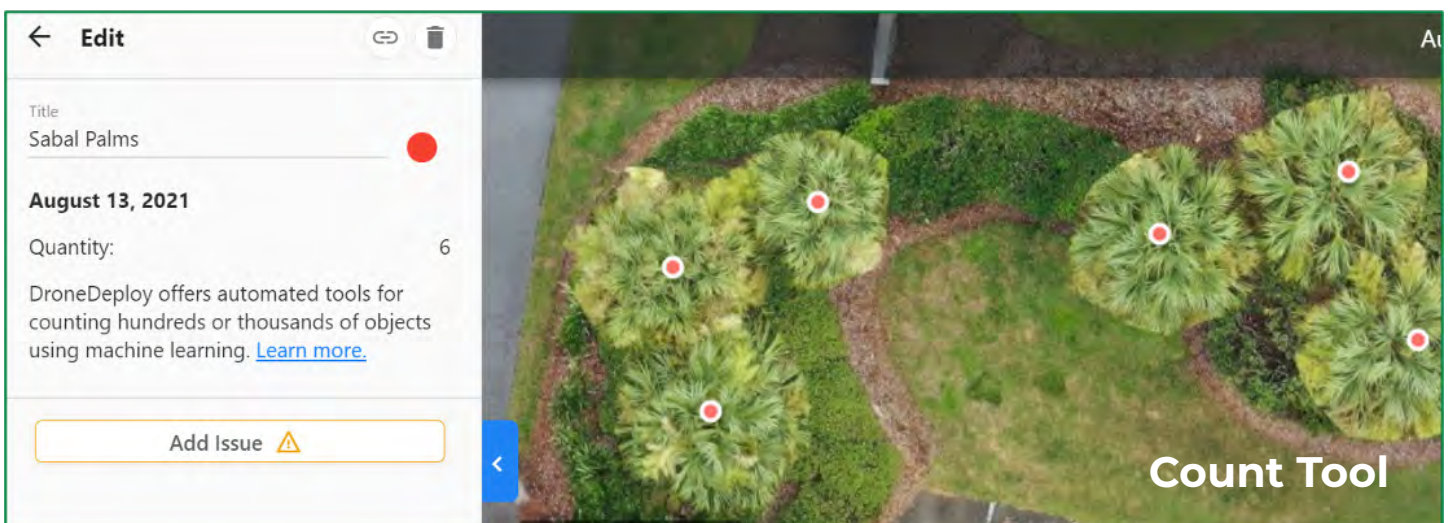
### Location Tool

The Location Tool allows us to GPS locate/document anything in the community. This is great for irrigation controllers, flush points, filters, valves, & shut offs.



### Count Tool

The Count Tool makes creating an inventory of anything easy.





# JUNIPER MAPPING

## TOOLS

### Added Benefit - Roof Conditions

With Juniper Mapping, the photos not only capture landscape conditions, but they also show detailed images of roofs in the community. These images may be used by the association, if desired.





# LANDSCAPE MAINTENANCE

**Juniper has been exceeding industry standards in the area of quality and dependability in Florida since 2001.**

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This combined with regular inspections from our dedicated account managers, helps ensure the quality of work our clients expect.



OUR SERVICES



# LANDSCAPE INSTALLATION

**Our design and installation teams make an award-winning combination.**

Our teams work hard to deliver a quality project on time and on budget.

- ✓ Landscape Design Firm of the Year
- ✓ Best Landscape Design Custom Home
- ✓ Merit Award Design Residential
- ✓ Award Best Landscape Design



OUR SERVICES



# LANDSCAPE IRRIGATION

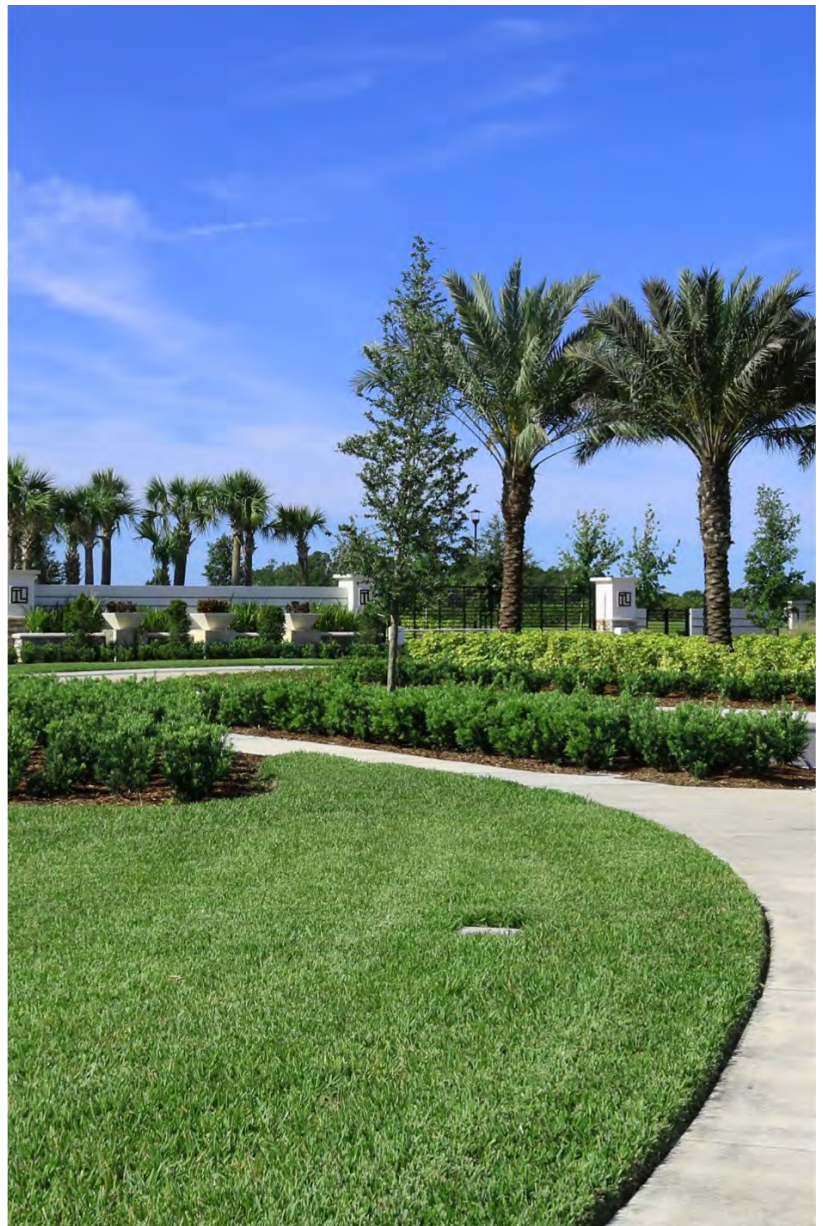
## State Licensed Irrigation Contractor

### What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

### Water Management

- ✓ Central control management
- ✓ Converting beds to drip irrigation
- ✓ E/T weather-based controllers
- ✓ Soil moisture sensors
- ✓ Pressure regulated components
- ✓ High efficiency sprinklers





# LANDSCAPE IRRIGATION

Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned in to the property manager for authorization.



## Maintenance

- ✓ Water Management
- ✓ Repairs
- ✓ Water Monitoring
- ✓ Reporting
- ✓ Wet Checks

## Installation

- ✓ Infrastructure
- ✓ Pump Stations
- ✓ Central Control
- ✓ Residential
- ✓ Commercial



# LANDSCAPE HORTICULTURE

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems.

Both our management team and technicians have undergone specialized training and received GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.



OUR SERVICES







# NURSERY & TREE FARM

## We know it because we grow it!

With our over 200 acres of nursery & tree farms, we can deliver custom, quality plant material to fit the individual needs of our clients. Additionally, our dedicated plant buyer travels throughout the state in search of the best plant material.

By keeping our finger on the pulse of the plant market, we can maximize value for each client.



OUR SERVICES



# SEASONAL COLOR

We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high-profile areas.



## Seasonal Flower Program

- ✓ Contract grown flowers
- ✓ Custom designed displays
- ✓ Scheduled installation
- ✓ Fresh look all year
- ✓ Best in quality annuals
- ✓ Enhanced landscape areas
- ✓ Additional fertilization keeps flowers looking great





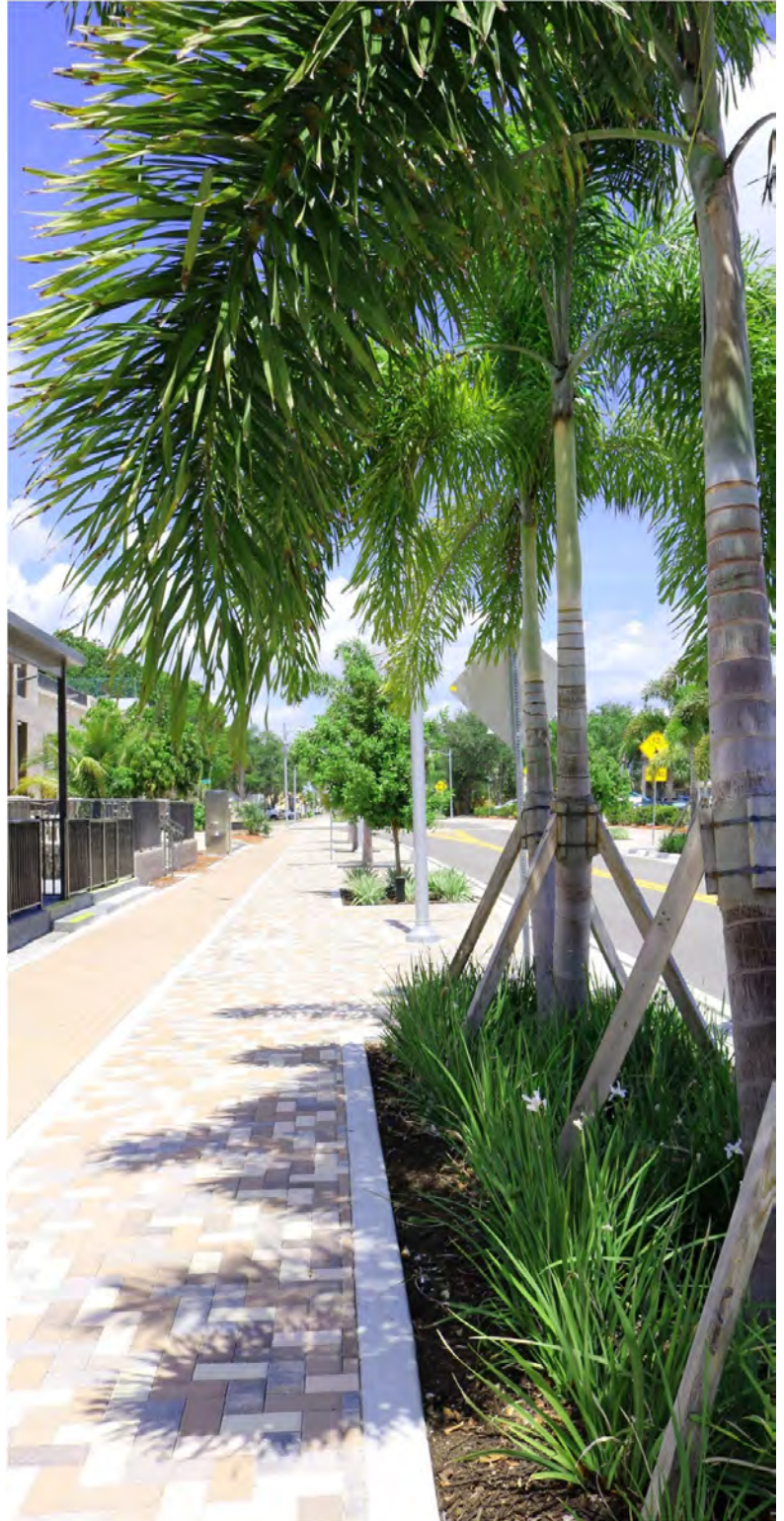
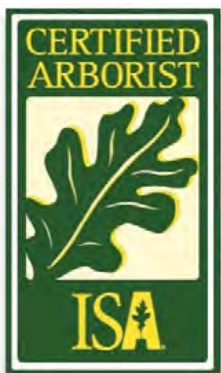
# ARBORICULTURE

## WITH JUNIPER

Juniper has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

### Why We Hire an Arborist?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well cared-for trees are attractive and can add considerable value to your property.





# STORM RESPONSE

## Resources When You Need Them Most!

In preparation for and after a storm, Juniper has additional team members who are critical resources during storm events. They provide not only added manpower but also bring with them the trucks and heavy equipment needed to handle storm cleanup.



## Company Resources

- ✓ 3,200+ team members statewide
- ✓ 26 locations throughout Florida
- ✓ 20,000 gallons of onsite fuel
- ✓ 1,100 trucks in our fleet
- ✓ Landscape Designers & Architects
- ✓ Teams throughout Florida
- ✓ Extensive supply of heavy equipment

# SPORTS TURF

## Complete Sports Turf Maintenance

Gone are the days of playing ball in a dirt lot. Today, residents in communities expect playing fields and parks to be safe for their families. You want to work with a company like Juniper who has industry experience & advanced knowledge in sports turf.



## Services

- ✓ Agronomic Services
- ✓ Agronomic Consulting
- ✓ Topdressing
- ✓ Fertilization Programs
- ✓ Pest & Disease Management
- ✓ Weed Management
- ✓ Cultivation Services
- ✓ Aerification
- ✓ Slicing
- ✓ Frazee Mowing
- ✓ Deep-Tine Soil Reliever





# EDUCATIONAL CLASSES

## **Presentations & CEUS Available for Classroom or Online Learning**

At Juniper Landscaping we offer CEU courses that cover a variety of subjects that include irrigation, palm tree care, turf care, and tree selection.



### **Current Courses**

- ✓ Irrigation 101
- ✓ Horticulture 101
- ✓ Tree Selection
- ✓ Pest ID Lawn & Ornamental
- ✓ Planting Principals & Plant ID
- ✓ Diagnosing Landscape Issues

Our Green Industry experts' courses are designed to assist managers to make the best decisions to maximize their property's beauty and ease of maintenance.





# AWARD-WINNING LANDSCAPES

Exceeding Industry Standards



## Pinnacle Awards

- ✓ Best Landscape Design Custom Home
- ✓ Award Best Landscape Design
- ✓ Merit Award Design Residential
- ✓ Landscape Design Firm of the Year

## Aurora Awards

- ✓ Landscape Design/Pool Design
- ✓ Best Custom home for “La Castille”

## Sand Dollar Awards

- ✓ Best Community Feature of the Year
- ✓ Best Landscape Design 30-50k
- ✓ Best Landscape Design under 30k
- ✓ Best Landscape Design over 50k

## Summit Awards

- ✓ Best Contracting Landscape 5-8 million+
- ✓ Merit Award for Infrastructure & Landscape

QUALIFICATIONS



# SAFETY & TRAINING

We prioritize the safety of our clients & our team members in the highest regard. We have implemented a company-wide safety program that is administered through our safety coordinator & local branch managers.



## Initial Hire Program

- ✓ Safety rules
- ✓ New hire safety orientation
- ✓ Required & use of PPE

## Initial Hire Program

- ✓ Equipment certifications
- ✓ Weekly safety meetings
- ✓ Daily jobsite reviews
- ✓ Traffic control systems
- ✓ Best practices training
- ✓ Safety rewards/swag based on safety performance
- ✓ Online training tools



SCAN QR CODE TO WATCH  
VIDEO HIGHLIGHTS OF OUR  
IN-HOUSE TRAINING PROGRAM

# CERTIFICATIONS & LICENSES

## Our Qualified Team

At Juniper, many of our team members hold valuable certifications and licenses. Their years of experience, along with additional training, enables them to provide our customers with trustworthy answers.

## Certifications & Licenses

- ✓ Licensed Landscape Architects
- ✓ Certified Landscape Designers
- ✓ Certified Irrigation Designers
- ✓ Certified Pest Control Operators
- ✓ FNGLA Certified Horticultural Professional
- ✓ FNGLA Certified Landscape Contractor
- ✓ ISA Certified Arborist
- ✓ State of Florida Irrigation License
- ✓ Certified Hunter IMMS Installer
- ✓ Certified Rain Bird IQ Installer
- ✓ Best Management Practices (BMPs)





# CERTIFICATIONS & LICENSES





# MEET THE TEAM

## Jarrett Myers

### Jarrett Myers - Vice President

Jarrett Myers serves as Vice President of Business Integration at Juniper, bringing more than 20 years of leadership experience in landscaping, operations, and client service. He began his career in the field and went on to build and lead one of Florida's fastest-growing landscape companies, scaling it to \$12 million in annual revenue before joining Juniper. Throughout his career, Jarrett has consistently delivered strong financial results, operational efficiency, and lasting client partnerships.

Jarrett's expertise spans multi-branch operations, contract management, and large-scale community maintenance. He has overseen portfolios exceeding hundreds of millions in service value, led regional teams across Florida, and built a reputation for implementing innovative technologies and Lean practices that improve quality and reduce costs.

Passionate about serving communities, Jarrett emphasizes reliability, proactive communication, and long-term value creation. He partners closely with clients to ensure services align with their needs, implementing customized solutions that enhance curb appeal, preserve community assets, and provide a safe, welcoming environment for residents. His leadership ensures Juniper's teams deliver consistent, high-quality results that residents can take pride in year-round.

### PANAMA CITY BEACH



# MEET THE TEAM

## Rip Thompson

### Rip Thompson - General Manager

Rip Thompson, founder of Rip's Professional Lawn Care, has been a trusted name in landscaping along the Florida Gulf Coast for more than two decades. Known for his craftsmanship and deep understanding of the 30A region's unique environment, Rip has played a vital role in shaping and maintaining some of the area's most recognized landscapes, including the iconic Medjool palms that welcome residents and visitors to Alys Beach.

Now partnering with Juniper Landscaping, Rip combines his local expertise and personal relationships with Juniper's scale, resources, and technology. This collaboration allows him and his team to continue providing the personalized, detail-driven service that communities value—while leveraging Juniper's broader capabilities in safety, innovation, and operational excellence.

Together, Rip and Juniper bring the best of both worlds: the legacy of local knowledge and hands-on dedication with the strength of a leading regional landscape provider. This partnership ensures that the community will benefit from reliable service, proactive communication, and beautiful, sustainable landscapes for years to come.

### PANAMA CITY BEACH





# MEET THE TEAM

## Brian Calkins

### Brian Calkins - Branch Manager

Brian Calkins is a seasoned leader with more than 30 years of experience guiding landscaping and facility service operations for communities, commercial properties, and national clients. He has built and led teams responsible for multi-million-dollar portfolios, ensuring consistent quality, responsiveness, and long-term value. Brian's leadership has delivered proven results, from expanding maintenance and enhancement services to improving service efficiency and client satisfaction.

At Juniper, Brian applies his depth of operational expertise to ensure every property we care for receives reliable service, proactive communication, and customized solutions. His commitment is to create landscapes that not only look exceptional but also enhance community value and enjoyment year-round.

### PANAMA CITY BEACH





# MEET THE TEAM

## Jeremy Mavity

### Jeremy Mavity - Account Manager

With more than a decade of experience in the landscaping industry, Jeremy Mavity brings specialized expertise in irrigation and agronomy that ensures landscapes remain healthy, resilient, and sustainable year-round. For over 15 years, Jeremy has been a key member of Rip Thompson's Panama City team, and throughout that time he has also served the Alys Beach community directly.

His long-standing presence on the property gives him an unmatched understanding of its unique soils, plant palette, and irrigation needs. Jeremy's knowledge of how the landscape has grown and evolved over the years allows him to anticipate challenges, implement proactive solutions, and maintain the high standards that residents and visitors expect.

Jeremy's combination of technical expertise, hands-on experience, and deep familiarity with Alys Beach makes him a trusted steward of the community's landscape, ensuring it continues to thrive and reflect the beauty and vision of its design.

### PANAMA CITY BEACH



# MEET THE TEAM

## David Lambert

### David Lambert - Enhancement Manager

David Lambert brings more than 25 years of leadership and hands-on expertise in landscaping, irrigation, and production management. Over the course of his career, he has advanced from field technician to Senior Production Manager and Lead Branch Estimator, a progression that reflects both his technical skills and his proven ability to lead teams and deliver results.

David has built a reputation for optimizing resources, eliminating waste, and creating cohesive, efficient work environments. He has been instrumental in developing training and mentorship programs that strengthen leadership pipelines and improve overall production standards. His background includes extensive experience in irrigation system design, installation, and maintenance, as well as large-scale landscape operations across Florida's Gulf Coast.

Known for his proactive approach and commitment to quality, David consistently anticipates client and property needs, ensuring that landscapes are maintained to the highest standards. His decades of experience and leadership in the industry make him a trusted partner in sustaining vibrant, healthy, and well-managed outdoor environments.

### PANAMA CITY BEACH





# INSURANCE

## JUNIPER



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/19/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brown & Brown Insurance Services, Inc. 6611 Orion Drive, Suite 201  Ft. Myers FL 33912		<b>CONTACT</b> NAME: Lorie Frost PHONE (A/C, No, Ext): (239) 274-1400 FAX (A/C, No): (239) 278-5306 E-MAIL ADDRESS: Lorie.Frost@bbrown.com																						
<b>INSURED</b> Juniper Landscaping of Florida, LLC 4415 Metro Parkway Suite 300  Fort Myers FL 33916		<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>General Security Indemnity Company of Arizona</td><td></td></tr><tr><td>INSURER B:</td><td>Pennsylvania Manufacturers' Association Insurance</td><td>12262</td></tr><tr><td>INSURER C:</td><td>Great American Insurance Company</td><td>16691</td></tr><tr><td>INSURER D:</td><td>American Guarantee and Liability Insurance Company</td><td>26247</td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	General Security Indemnity Company of Arizona		INSURER B:	Pennsylvania Manufacturers' Association Insurance	12262	INSURER C:	Great American Insurance Company	16691	INSURER D:	American Guarantee and Liability Insurance Company	26247	INSURER E:			INSURER F:		
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INSURER E:																								
INSURER F:																								

#### COVERAGES

CERTIFICATE NUMBER: Juniper 24-25 Master

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	GSA4639112661-00	07/01/2024	07/01/2025	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Any one person) \$ 10,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	1524751093921	07/01/2024	07/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	BODILY INJURY (Per person) \$						
	BODILY INJURY (Per accident) \$						
	PROPERTY DAMAGE (Per accident) \$						
							Uninsured motorist \$ 1,000,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	Y	Y	TUE316176404	07/01/2024	07/01/2025	EACH OCCURRENCE \$ 5,000,000
	AGGREGATE \$ 5,000,000						
	\$						
	\$						
	DED RETENTION \$						
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	2024751093921A	07/01/2024	07/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	E.L. EACH ACCIDENT \$ 1,000,000						
	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000						
	E.L. DISEASE - POLICY LIMIT \$ 1,000,000						
D	Excess Liability			AEC666123200	07/01/2024	07/01/2025	Occurrence \$5,000,000
							Aggregate \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is additional insured in regards to the general liability.

#### CERTIFICATE HOLDER

#### CANCELLATION

Artemis Lifestyles 1631 E. Vine Street Suite 300 Kissimmee FL 34744	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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ACORD 25 (2016/03)

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## QUALIFICATIONS

# LEADERSHIP TEAM



**Brandon Duke**  
Chief Executive Officer

Brandon Duke is Juniper's Chief Executive Officer and has been in the landscape industry for almost 15 years. He purchased the company from his father in 2016 after working with the family business since 2008. Under his leadership, Juniper has become the 17th largest landscaping company in the nation.

Brandon has since worked tirelessly to make Juniper not only have an impressive reputation for quality of work, but also for a positive culture. Since Brandon became CEO, Juniper has grown from one location with 20 employees to 19 locations with nearly 2,000 employees, all of which he oversees.

Brandon has been recognized as one of Lawn and Landscape's Top 100 Landscapers consecutively for the past 7 years. Most recently, he was named 2022 Entrepreneur of the Year by Business Observer after growing company revenue by an impressive 38.6% during the COVID-19 pandemic.



**Dan DeMont**  
Chief Revenue Officer

Dan DeMont joined the Juniper team in 2011 at a time when Juniper was just one branch. As the company's first business developer, he focused on diversification in three categories. First, service offering. Second, client base. Third, footprint.

Dan and Brandon were the architects of Juniper's Design, Build and Maintain strategy. This caught like wildfire by 2012 as clients saw overwhelming value in having a sole source provider with full accountability. This value fueled rapid expansion of market share with existing clients and set Juniper up for an influx of new clients.

Under Dan's leadership and in significant organic fashion, Juniper expanded into new geographic markets. Juniper's footprint covers the entire southern half of Florida and services their clients from 9 branches and counting. Juniper is solicited to new markets for the largest and highest profile jobs in the state.



**Jake Rubin**  
Chief Operations Officer

Jake Rubin is Juniper's Chief Operating Officer. He works to establish peak operational performance through the creation and implementation of best practices at all levels of the company.

By engaging with branch teams across the organization, Jake has delivered improvements to operating margins and established processes focused on increased efficiency and quality. He also partners with Juniper's HR team to develop and deliver operational improvement training programs to all branch operations teams.

Jake has a background of over 15 years in leadership roles managing large-scale, private equity-backed, multi-state operations in the transportation, construction, landscape, and commercial services industries. He is very experienced in areas such as margin improvement, merger and acquisition integration, and asset management at an enterprise level.

## QUALIFICATIONS



# CLIENT REFERENCES

## Jonathan Pentecost

Division President SWFL

“Since 2005, Juniper Landscaping has provided quality material and workmanship for thousands of homes built for DR Horton and our brands in Southwest Florida. I have found not only their prices to be competitive, but they are highly skilled operators with excellent execution in their business from first negotiation to last install and warranty.”

## Rhonda Brewer

V.P. Community  
Development

“Juniper is a full service landscape, irrigation, and maintenance company with exceptional customer service and quality. They have the expertise and attention to detail which make working with them a pleasure and our projects a success. I would highly recommend Juniper for any landscape or irrigation project.”

## Mike Lewis

V.P. Purchasing,  
Design & Architecture

“Juniper Landscaping is truly a full service operation. From incredible landscape designs by the team at Botanics Design Group to top quality material and installation services to best in class maintenance operations keeping the landscaping looking beautiful long after the initial install, Juniper does it all with some of the best people in the business.”

## John R. Peshkin

Managing Principle

“Juniper is a first-class organization focused on customer satisfaction. The turn-key services they provide us from preliminary design and budgeting to construction and long-term maintenance have helped streamline our land development efforts. Juniper provides excellent quality work and is a trusted and valued trade partner.”

## Bob Koenig

Vice President

“Juniper has successfully completed a diverse range of projects for our company such as an addition to a high end resort hotel, a custom home whose owners wanted their landscaping to make a statement, institutional work, a streetscape project on 47th Terrace in Cape Coral and code minimum projects for warehouses and manufacturing. Throughout each of these projects Juniper Landscaping has been able work effectively with our team on site to meet the demands of the budget and the schedule required for each project while providing a quality project. I highly recommend Juniper.”



# JUNIPER CARES

Making our communities better places to live and work is important, not only for our clients and employees but for all our neighbors in the area. With that in mind, we support many local charitable organizations across the state and use environmentally sound practices.



ADDITIONAL INFO



# JUNIPER CARES

The Industry COLLECTIVE is a movement of landscapers, lawn care companies, and suppliers who are unified in their efforts to impact their local communities.

Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

Industry Collective has designed practical, on-site community service events to minimize headaches and maximize IMPACT. This makes it easier than ever to build team morale while serving the needs of communities everywhere.



ADDITIONAL INFO



# PORTFOLIO

## NAPLES





# PORTFOLIO

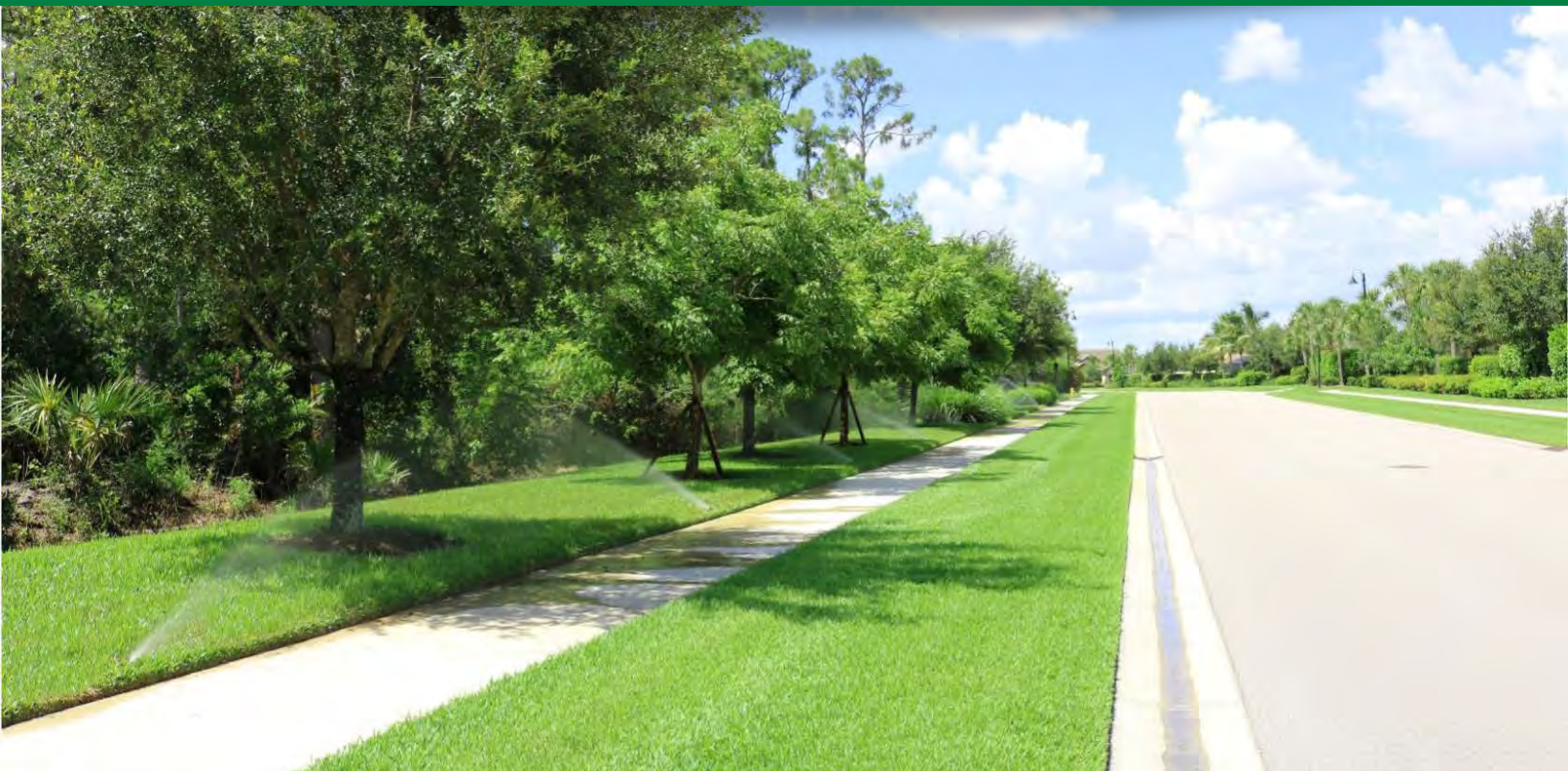
## NAPLES





# PORTFOLIO

## BONITA SPRINGS





# PORTFOLIO

## BONITA SPRINGS





# PORTFOLIO

## BONITA SPRINGS





# PORTFOLIO

## VENICE







# PORTFOLIO

## VENICE





# PORTFOLIO

## FORT MYERS





# PORTFOLIO

## FORT MYERS





# PORTFOLIO

## SARASOTA





# PORTFOLIO

## LAKEWOOD RANCH





# PORTFOLIO

## ST. CLOUD





# PORTFOLIO

## BRADENTON





# PORTFOLIO

## LAKELAND





# PORTFOLIO

## LAKELAND





# PORTFOLIO

## TAMPA





# PORTFOLIO

## TAMPA





# PORTFOLIO

ST. CLOUD





# PORTFOLIO

## CELEBRATION



[JUNIPERCARES.COM](http://JUNIPERCARES.COM)



# PORTFOLIO

## WINTER GARDEN





# PORTFOLIO

OCALA





# PORTFOLIO

DAVIE





# PORTFOLIO

## CUSTOM DESIGN





# PORTFOLIO

## CUSTOM DESIGN





# PORTFOLIO

## CUSTOM DESIGN





# DESIGN SAMPLES

## BEFORE & AFTER COMPUTER RENDERINGS

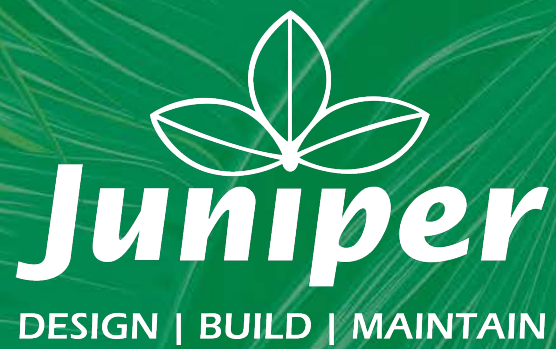
**BEFORE**



**AFTER**







[JUNIPERCARES.COM](http://JUNIPERCARES.COM)



## **Tab 6**

# **SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

## **Goals and Objectives**

**Fiscal Year 2024-2025**

**Adopted: September 5, 2024**



# **Somerset Community Development District**

## **Goals, Objectives, Performance Measures, & Annual Reporting**

**Fiscal Year 2024-2025**

### **1. FINANCIAL AND ADMINISTRATIVE GOALS**

#### **Goal 1.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☒ No ☐

#### **Goal 1.2      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☒ No ☐

## **2. COMMUNITY COMMUNICATION AND ENGAGEMENT**

### **Goal 2.1      Public Meetings Compliance**

**Objective:** Hold at least four (4) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four (4) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☒ No ☐

### **Goal 2.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☒ No ☐

## **3. INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 3.1      District Infrastructure and Facilities Inspections**

**Objective:** Update the Public Facilities Report in compliance with Chapter 189, Florida Statutes.

**Measurement:** Completion of the updated Public Facilities Report within the current Fiscal Year, as evidenced by the final report submission date.

**Standard:** Public Facilities Report finalized within the Fiscal Year.

**Achieved:** Yes ☒ No ☐



**Goal 3.2      Reserve Study**

**Objective:** Periodic and consistent reviews of District Infrastructure and Facilities will be performed, and the study updated as needed.

**Measurement:** A minimum of one (1) updated Reserve Study will be obtained in Fiscal Year 2025, and a minimum of one (1) review of the study by the Board of Supervisors, as evidenced by meeting minutes.

**Standard:** Minimum of one (1) Reserve Study was completed in the Fiscal Year and a minimum of one (1) review by the Board of Supervisors.

**Achieved:** Yes ☒ No ☐