



Rizzetta & Company

Somerset Community Development District

**Board of Supervisors' Meeting
April 2, 2026**

**District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
850-629-0153**

www.somersetcdd.org

SOMERSET COMMUNITY DEVELOPMENT DISTRICT AGENDA

Alys Beach Conference Room, located at 85 Elbow Beach Road, Building 1,
Alys Beach, Florida 32461

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

March 26, 2026

**Board of Supervisors
Somerset Community
Development District**

FINAL AGENDA REVISED

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Somerset Community Development District will be held on **Thursday, April 2, 2026, 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 Tentative 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 SupervisorsTab 1
Meeting Held on February 5, 2026
 - B. Ratification of Operation and Maintenance Expenditures
for month of November 2025, December 2025, January 2026.....Tab 2
Election Date
 - D. Consideration of Board Supervisor Resignation (Belinda Ballew)Tab 3
 1. Consideration of Appointing a Replacement Supervisor
 2. Administration of Oath of Office to Newly Appointed
Supervisor and Review of Form 1, Sunshine Laws, etc.
- 4. CONSENT AGENDA – RATIFICATION OF MAINTENANCE ITEMSTab 4**
 - A. Dune Doctors: WA #26-02: AC6 Dune Renourishment
 - B. Lake Doctors: WA #26-02: Lake Marilyn – Aquatic Treatment
 - C. McHenry Electric:
 1. WA #26-11: Amphitheater Up-lights
 2. WA #26-12: Step Lights Electrical Repairs
 - D. Mills Supply
 1. WA #26-02: VFD Install – Pump Station
 2. WA #26-03: Replace Pressure Switches on Wells
 3. WA #26-04: Pump Station Filter Service
 - E. Juniper Landscaping of Florida
 1. WA #26-06: Wells – Winter Prep
 2. WA #26-07: Aeration Application
 3. WA #26-08: Turf Colorant
 4. WA #26-09: Lake Marilyn – Float Valve Replacement
- 5. BUSINESS ITEMS**
 - A. Consideration of Proposal for Water-Use Monitoring EquipmentTab 5
 - B. Continued Discussion/Consideration of Dune Modification and
Maintenance Policy Tab 6
 - C. Consideration of Removal of 30A Hedges at Mark Twain Lane
Intersection.....Tab 7

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Facilities Manager
- D. District Manager

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 850-629-0153.

Sincerely,

Kimberly O'Mera

Kimberly O'Mera
District Manager

Tab 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, February 6, 2026, 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	Board Supervisor, Chairman
John Rosenberg	Board Supervisor, Vice Chairman
George Hartley	Board Supervisor, Assistant Secretary
Tom Dodson	Board Supervisor, Assistant Secretary
Belinda Ballew	Board Supervisor, Assistant Secretary

Also present were:

Kimberly O'Mera	District Manager, Rizzetta & Company, Inc.
Jim Martelli	District Engineer, Innerlight Engineering
Tucker Mackie	District Counsel, Kutak Rock, LLP.
Mike Spann	Facilities Management, Alys Beach Resorts, LLC.
Frederique Beronet	Owner, Dune Doctors, LLC. (joined at 2:56 p.m.)

FIRST ORDER OF BUSINESS

Call to Order

Ms. O'Mera called the meeting to order at 2:05 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.

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THIRD ORDER OR BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting Held on
December 4, 2025**

On a motion by Mr. Dodson, seconded by Mr. Hartley, with all in favor, the Board approved the Minutes of the Regular Meeting of the Board of Supervisors held on December 4, 2025, for Somerset Community Development District.

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FOURTH ORDER OR BUSINESS

**Ratification of Operation and
Maintenance Expenditures for the
Month of November 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. Rosenberg, seconded by Mr. Hartley, with all in favor, the Board ratified the Operations and Maintenance Expenditures for the month of November 2025 in the amount of \$74,838.18, for Somerset Community Development District.

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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. Dodson, seconded by Ms. Ballew, with all in favor, the Board ratified the following expenditures:

by Alys Beach Resorts:

- PO #26-01: RR-01 Streetlight Materials: \$5,445.00

by McHenry Electric:

- WA #26-07: RR-01 Streetlights Replacement: \$2350.00
- WA #26-09: Whalebone Alley Streetlights: \$225.00
- WA #26-10: Troubleshoot Ped Path Lighting DD: \$1,200.00

by Rip’s Professional Lawn Care:

- WA #25-03: West End Irrigation Repair 30A: \$277.05
- WA #26-04: East Well Meter Replacement: \$3,509.00
- WA #26-06: Irrigation Repair – Near East Well: \$632.58
- WA #26-07: Irrigation Repair – Hoover: \$3,884.50
- WA #26-08: Irrigation Repair – P18: \$264.75
- WA #26-09: Irrigation Monitoring System: \$4,439.60
- WA #26-10: Irrigation Repair – 30A/Neat: \$778.67
- WA #26-11: Repair Main Line Silva at Whitten Way: \$447.65
- WA #26-12: Irrigation Repair – Silva Common: \$366.34
- WA #26-13: Damage to turf along 30A: \$2,617.19
- WA #26-14: Irrigation Repair – EE20-21: \$511.83

by Juniper Landscaping of Florida:

- WA #26-02: Irrigation Repair – East Buttery: \$395.55
- WA #26-03: Irrigation Repair – U45: \$1,082.16
- WA #26-04: Lake Marilyn Float Repair: \$562.19
- WA #26-05: Mainline S McGee Repair Freeze Damage: \$1,158.95

for Somerset Community Development District.

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SIXTH ORDER OR BUSINESS

**Consideration of Post Dune Pruning
Production Report by Frederique with
Dune Doctors**

94 Ms. Beroset presented the Post Dune Pruning Production Report and provided an update
95 regarding dune maintenance activities.

96 The Board discussed additional work performed between annual trimming, including vine
97 removal, pine straw applications, and periodic cleanup of debris. The Board also discussed the
98 status of beach vegetation and sand fence benefits.

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SEVENTH ORDER OR BUSINESS

**Continued Consideration of Dune
Modification Policy**

103 Ms. Mackie provided an overview of the proposed procedures related to the Dune Modification
104 Policy. She noted that a draft policy will be presented at the next meeting and that the procedures
105 will be performed in conjunction with Alys Beach Neighborhood Association.

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EIGHTH ORDER OF BUSINESS

**Consideration of Work Authorization
#26-02 for Paver Repairs by Couch
Collective**

110 Ms. O'Mera presented the Work Authorization for discussion.

On a motion by Mr. Stenhammer, seconded by Mr. Dodson, with all in favor, the Board approved Work Authorization #26-02 for Paver Repairs by Couch Collective, in the amount of \$5,880.00, for Somerset Community Development District.

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NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

116 Ms. Mackie had no specific report but invited questions from the Board. There were no
117 questions.

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119 Ms. Mackie reminded the Board that the legislative session is active and noted that District
120 Counsel will provide updates on items that may impact the District.

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122 Mr. Stenhammer introduced a county discussion concerning beach renourishment and noted
123 that a meeting with local communities is scheduled for the following week. The Board
124 discussed concerns regarding retaining the private nature of the beach. Ms. Mackie requested
125 that she be kept apprised of the matter as it relates to any need for District involvement. Mr.
126 Martelli recommended considering identification of public / emergency access and a potential
127 agreement.

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129 **B. District Engineer**

130 Mr. Martelli presented an update regarding stormwater inspections, noting that specialized
131 cameras are being utilized and that summaries and tables are being prepared. Mr. Martelli
132 stated that the report has been started and is expected to be completed.

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134 Mr. Martelli invited questions from the Board. There were no questions.

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136 **C. Facilities Manager**

137 Mr. Lang discussed freeze damage to irrigation throughout the district. Mr. Spann invited
138 questions from the Board. There were no questions.

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140 *(Mr. Hartley left the meeting at 3:09 p.m.)*

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142 **D. District Manager**

143 Ms. O'Mera has no specific report. Ms. O'Mera invited questions from the Board. There were
144 no questions.

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147 **TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

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150 There being no audience present, there were no comments.

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ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Rosenberg, seconded by Mr. Dodson, with all in favor, the Board adjourned the meeting at 3:11 p.m., for Somerset Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

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

Operations and Maintenance Expenditures December 2025 For Board Approval

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

The total items being presented: **\$164,581.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Somerset Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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	300224	CL00027893	Monthly Facility Management 11/25	\$ 8,381.00
Aqua Pro Water Systems - FL/GA	300225	124445809	Chemical/Salt Installation 10/25	\$ 150.00
Aqua Pro Water Systems - FL/GA	300225	124445831	Chemical/Salt Installation 11/25	\$ 150.00
Aqua Pro Water Systems - FL/GA	300225	124445853	Chemical/Salt Installation 10/25	\$ 165.00
Aqua Pro Water Systems - FL/GA	300225	124445875	Chemical/Salt Installation 10/25	\$ 300.00
Aqua Pro Water Systems - FL/GA	300225	124646896	Chemical/Salt Installation 11/25	\$ 150.00
Aqua Pro Water Systems - FL/GA	300225	124646918	Chemical/Salt Installation 11/25	\$ 165.00
Aqua Pro Water Systems - FL/GA	300225	124646940	Chemical/Salt Installation 11/25	\$ 180.00
Aqua Pro Water Systems - FL/GA	300225	124646962	Chemical/Salt Installation 11/25	\$ 315.00
Aqua Pro Water Systems - FL/GA	300225	124647656	Chemical/Salt Installation 11/25	\$ 105.00
Aqua Pro Water Systems - FL/GA	300225	124647678	Chemical/Salt Installation 11/25	\$ 255.00
Aqua Pro Water Systems - FL/GA	300225	124647700	Chemical/Salt Installation 11/25	\$ 120.00
Aqua Pro Water Systems - FL/GA	300225	124647722	Chemical/Salt Installation 11/25	\$ 285.00
Aqua Pro Water Systems - FL/GA	300225	124884797	Chemical/Salt Installation 11/25	\$ 60.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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	300225	124884819	Chemical/Salt Installation 11/25	\$ 165.00
Aqua Pro Water Systems - FL/GA	300225	124884841	Chemical/Salt Installation 11/25	\$ 165.00
Aqua Pro Water Systems - FL/GA	300225	124884863	Chemical/Salt Installation 11/25	\$ 15.00
Aqua Pro Water Systems - FL/GA	300225	124885166	Chemical/Salt Installation 11/25	\$ 105.00
Aqua Pro Water Systems - FL/GA	300225	124885188	Chemical/Salt Installation 11/25	\$ 120.00
Aqua Pro Water Systems - FL/GA	300225	124885210	Chemical/Salt Installation 11/25	\$ 300.00
Aqua Pro Water Systems - FL/GA	300225	124885232	Chemical/Salt Installation 11/25	\$ 15.00
Aqua Pro Water Systems - FL/GA	300225	125082253	Chemical/Salt Installation 11/25	\$ 60.00
Aqua Pro Water Systems - FL/GA	300225	125082275	Chemical/Salt Installation 11/25	\$ 105.00
Aqua Pro Water Systems - FL/GA	300225	125082297	Chemical/Salt Installation 11/25	\$ 135.00
Aqua Pro Water Systems - FL/GA	300225	125082319	Chemical/Salt Installation 11/25	\$ 15.00
Aqua Pro Water Systems - FL/GA	300225	125082813	Chemical/Salt Installation 11/25	\$ 75.00
Aqua Pro Water Systems - FL/GA	300225	125082835	Chemical/Salt Installation 11/25	\$ 135.00
Aqua Pro Water Systems - FL/GA	300225	125082857	Chemical/Salt Installation 11/25	\$ 135.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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	300225	125082879	Chemical/Salt Installation 11/25	\$ 15.00
Aqua Pro Water Systems - FL/GA	300225	125560561	Chemical/Salt Installation 11/25	\$ 90.00
Aqua Pro Water Systems - FL/GA	300225	125560584	Chemical/Salt Installation 11/25	\$ 210.00
Aqua Pro Water Systems - FL/GA	300225	125560607	Chemical/Salt Installation 11/25	\$ 240.00
Aqua Pro Water Systems - FL/GA	300225	125560630	Chemical/Salt Installation 11/25	\$ 15.00
Aqua Pro Water Systems - FL/GA	300225	125664198	Chemical/Salt Installation 12/25	\$ 105.00
Aqua Pro Water Systems - FL/GA	300225	125664221	Chemical/Salt Installation 12/25	\$ 285.00
Aqua Pro Water Systems - FL/GA	300225	125664244	Chemical/Salt Installation 12/25	\$ 315.00
Aqua Pro Water Systems - FL/GA	300225	125664267	Chemical/Salt Installation 12/25	\$ 15.00
Aqua Pro Water Systems - FL/GA	300225	125665009	Chemical/Salt Installation 12/25	\$ 45.00
Aqua Pro Water Systems - FL/GA	300225	125665032	Chemical/Salt Installation 12/25	\$ 75.00
Aqua Pro Water Systems - FL/GA	300225	125665055	Chemical/Salt Installation 12/25	\$ 75.00
Aqua Pro Water Systems - FL/GA	300225	125665078	Chemical/Salt Installation 12/25	\$ 15.00
Aqua Pro Water Systems - FL/GA	300225	125881543	Chemical/Salt Installation 12/25	\$ 45.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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	300225	125881566	Chemical/Salt Installation 12/25	\$ 75.00
Aqua Pro Water Systems - FL/GA	300225	125891829	Chemical/Salt Installation 12/25	\$ 15.00
Aqua Pro Water Systems - FL/GA	300225	125891852	Chemical/Salt Installation 12/25	\$ 45.00
Aqua Pro Water Systems - FL/GA	300225	125892465	Chemical/Salt Installation 12/25	\$ 75.00
Aqua Pro Water Systems - FL/GA	300225	125892488	Chemical/Salt Installation 12/25	\$ 255.00
Aqua Pro Water Systems - FL/GA	300225	125892511	Chemical/Salt Installation 12/25	\$ 285.00
Aqua Pro Water Systems - FL/GA	300225	125892534	Chemical/Salt Installation 12/25	\$ 180.00
Aqua Pro Water Systems - FL/GA	300225	127261561	West Well Equipment Service Call 12/25	\$ 125.00
Aqua Pro Water Systems - FL/GA	300225	127261684	McGee Well Equipment Service call 12/25	\$ 125.00
Aqua Pro Water Systems - FL/GA	300225	127265657	East Well Feeder Service Call	\$ 125.00
Aqua Pro Water Systems - FL/GA	300225	127277688	Chemical/Salt Installation 12/25	\$ 135.00
Aqua Pro Water Systems - FL/GA	300225	127277711	Chemical/Salt Installation 12/25	\$ 450.00
Aqua Pro Water Systems - FL/GA	300225	127277734	Chemical/Salt Installation 12/25	\$ 450.00
Aqua Pro Water Systems - FL/GA	300225	127277757	Chemical/Salt Installation 12/25	\$ 420.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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	300225	127298289	Chemical/Salt Installation 12/25	\$ 300.00
Aqua Pro Water Systems - FL/GA	300225	127298312	Chemical/Salt Installation 12/25	\$ 270.00
Aqua Pro Water Systems - FL/GA	300225	127298335	Chemical/Salt Installation 12/25	\$ 270.00
Aqua Pro Water Systems - FL/GA	300225	127298358	Chemical/Salt Installation 12/25	\$ 105.00
Couch Collective, LLC	500018	CC 2025-109	Beach Club Plaza Ped Path Lighting replacement 11/25	\$ 22,330.00
Dune Doctors, LLC	300219	110125-9	Quarterly Maintenance Phase Nov, Dec and Jan 11/25	\$ 76,658.16
Florida Power & Light Company	20251216-01	2104633165-120225	9954 E COUNTY HIGHWAY 30A 11/25	\$ 358.70
Florida Power & Light Company	20251216-01	2108012465-120225	396 E COUNTY HIGHWAY 30A 11/25	\$ 189.19
Florida Power & Light Company	20251218-01	2112535147-120225	305 Somerset Street 11/25	\$ 2,075.80
Florida Power & Light Company	20251218-01	2112535170-120225	121 N CHARLES ST 11/25	\$ 135.84
Florida Power & Light Company	20251218-01	2112535816-120225	106 N Somerset Street 11/25	\$ 28.66
Florida Power & Light Company	20251218-02	2112535329-120225	97 Nonesuch Way 11/25	\$ 31.98
Florida Power & Light Company	20251218-02	2112535378-120225	31 Hog Penny Aly 11/25	\$ 32.88
Florida Power & Light Company	20251218-02	2112535477-120225	101 N Somerset St 11/25	\$ 32.29

Somerset Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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	20251218-02	2112535527-120225	69 N Charles St. Inlet 11/25	\$ 94.54
Florida Power & Light Company	20251218-02	2112535568-120225	147 W LA Garza Ln 11/25	\$ 31.98
John Rosenberg	300213	JR120425	Board of Supervisors Meeting 12/04/25	\$ 200.00
Kutak Rock, LLP	300220	3670429	Legal Services 10/25	\$ 2,788.00
Kutak Rock, LLP	300222	3673459	Legal Services 11/25	\$ 2,168.95
McHenry Electric, Inc.	300216	26616	WA#26-05 Restore power to transformers 10/25	\$ 325.00
McHenry Electric, Inc.	300216	26617	WA#26-03 Clermont Court Transformer Power 10/25	\$ 1,200.00
Mills Supply	300217	10704	Monthly Pump Station Maintenance 10/25	\$ 225.00
Mills Supply	300217	10748	Monthly Pump Station Maintenanc	\$ 225.00
Mills Supply	300217	10768	Service Work 10/25	\$ 605.00
Mills Supply	300217	10770	Service Work - for Irrigation 11/25	\$ 2,678.00
Rip's Professional Lawn Care, Inc.	300212	368459	Irrigation Repair Behind D4 (Lake) WA#26-01 11/25	\$ 3,134.37
Rip's Professional Lawn Care, Inc.	300212	369069	Monthly Landscape Maintenance 11/25	\$ 8,975.00
Rip's Professional Lawn Care, Inc.	300212	371319	Replacement of Broken Valve Boxes 11/25	\$ 3,179.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 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.	300218	363939	Monthly Landscape Maintenance 10/25	\$ 8,975.00
Rizzetta & Company, Inc.	300209	INV0000105374	Accounting Services 12/25	\$ 9,447.17
Robert E Stenhammer	300214	RS120425	Board of Supervisors Meeting 12/04/25	\$ 200.00
The Lake Doctors, Inc.	300221	329202B	Monthly Monitoring/Inspection 12/25	\$ 55.00
Thomas M Dodson	300215	TD120425	Board of Supervisors Meeting 12/04/25	\$ 200.00
VGlobalTech	300223	7953	Website ADA Compliance 12/25	\$ <u>425.00</u>
Report Total				\$ <u>164,581.51</u>

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

Operations and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$59,758.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Somerset Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<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	300228	127742847	Chemical/Salt Installation 12/25	\$ 165.00
Aqua Pro Water Systems - FL/GA	300228	127742870	Chemical/Salt Installation 12/25	\$ 225.00
Aqua Pro Water Systems - FL/GA	300228	127742893	Chemical/Salt Installation 12/25	\$ 195.00
Aqua Pro Water Systems - FL/GA	300228	127742916	Chemical/Salt Installation 12/25	\$ 225.00
Aqua Pro Water Systems - FL/GA	300228	127749440	Chemical/Salt Installation 12/25	\$ 90.00
Aqua Pro Water Systems - FL/GA	300228	127750982	Chemical/Salt Installation 12/25	\$ 300.00
Aqua Pro Water Systems - FL/GA	300228	127757505	Chemical/Salt Installation 12/25	\$ 270.00
Aqua Pro Water Systems - FL/GA	300228	127764362	Chemical/Salt Installation 12/25	\$ 285.00
Aqua Pro Water Systems - FL/GA	300234	127989105	Chemical/Salt Installation 12/25	\$ 30.00
Aqua Pro Water Systems - FL/GA	300234	127989129	Chemical/Salt Installation 01/26	\$ 255.00
Aqua Pro Water Systems - FL/GA	300234	127989153	Chemical/Salt Installation 01/26	\$ 255.00
Aqua Pro Water Systems - FL/GA	300231	127989177	Chemical/Salt Installation 12/25	\$ 285.00
Aqua Pro Water Systems - FL/GA	300234	128080109	Chemical/Salt Installation 01/26	\$ 135.00
Aqua Pro Water Systems - FL/GA	300234	128080389	Chemical/Salt Installation 01/26	\$ 465.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<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	300234	128080413	Chemical/Salt Installation 01/26	\$ 450.00
Aqua Pro Water Systems - FL/GA	300234	128080437	Chemical/Salt Installation 01/26	\$ 525.00
Aqua Pro Water Systems - FL/GA	300234	128081116	Chemical/Salt Installation 01/26	\$ 90.00
Aqua Pro Water Systems - FL/GA	300234	128081268	Chemical/Salt Installation 01/26	\$ 240.00
Aqua Pro Water Systems - FL/GA	300234	128081292	Chemical/Salt Installation 01/26	\$ 255.00
Aqua Pro Water Systems - FL/GA	300234	128081316	Chemical/Salt Installation 01/26	\$ 300.00
Aqua Pro Water Systems - FL/GA	300234	128383002	East Well Equipment Service Call 01/26	\$ 125.00
Aqua Pro Water Systems - FL/GA	300240	128978513	Chemical/Salt Installation 01/26	\$ 150.00
Aqua Pro Water Systems - FL/GA	300240	128978537	Chemical/Salt Installation 01/26	\$ 195.00
Aqua Pro Water Systems - FL/GA	300240	128978585	Chemical/Salt Installation 01/26	\$ 30.00
Dune Doctors, LLC	300226	103025-1	Work Authorization No. 25-03	\$ 8,175.78
Florida Power & Light Company	20260115-01	21046-33165 120325	Consulting Services - Scrub Zone 9954 E Cty Hwy 30A 12/25	\$ 276.48
Florida Power & Light Company	20260116-01	21080-12465 120325	9396 E COUNTY HIGHWAY 30A 12/25	\$ 339.91
Florida Power & Light Company	20260121-01	21125-35147 120325	305 Somerset Street 12/25	\$ 1,494.12

Somerset Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260121-01	21125-35170 120325	121 N. Charles St 12/25	\$ 240.63
Florida Power & Light Company	20260121-01	21125-35329 120125	97 Nonesuch Way 12/25	\$ 36.77
Florida Power & Light Company	20260121-01	21125-35378 120125	31 Hog Penny Aly 12/25	\$ 36.23
Florida Power & Light Company	20260121-01	21125-35477 120325	101 N Somerset St 12/25	\$ 37.31
Florida Power & Light Company	20260121-01	21125-35527 120325	69 N Charles St. Inlet 12/25	\$ 107.38
Florida Power & Light Company	20260121-01	21125-35568 120325	147 W LA Garza Ln 12/25	\$ 47.44
Florida Power & Light Company	20260121-01	21125-35816	106 N Somerset Street 12/25	\$ 33.92
Innerlight Engineering Corporation	300232	10745	NPDES Weekly Inspection 11/25	\$ 4,750.00
McHenry Electric, Inc.	300227	26739	RR-01 Streetlight replacement installation 12/25	\$ 2,350.00
Mills Supply	300238	10780	Monthly Pump Station Maintenance 12/25	\$ 225.00
Mills Supply	300235	10811	Monthly Pump Station Maintenance 01/26	\$ 225.00
Rip's Professional Lawn Care, Inc.	300229	373550	East Well 2-inch water High pressure meter replacement WA# 26-03 12/25	\$ 3,509.00
Rip's Professional Lawn Care, Inc.	300239	374046	Repair main line Silva at Whitten Way 12/25	\$ 447.65
Rip's Professional Lawn Care, Inc.	300239	374047	Rips Professional Lawncare 12/25	\$ 366.34

Somerset Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<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.	300236	374048	Irrigation main line 30A in front of Neat 12/25	\$ 778.67
Rip's Professional Lawn Care, Inc.	300236	374049	Irrigation repair main line P18 roadside 12/25	\$ 264.75
Rip's Professional Lawn Care, Inc.	300236	374050	Installation of Centralus Irrigation monitoring system 12/25	\$ 4,439.60
Rip's Professional Lawn Care, Inc.	300236	374903	Monthly Landscape Maintenance 12/25	\$ 8,975.00
Rip's Professional Lawn Care, Inc.	300239	376406	Repair damage to 30A turf by East Buttery WA#26-05 12/25	\$ 2,617.19
Rip's Professional Lawn Care, Inc.	300236	376407	Repair 8-inch main line near Hoover 12/25	\$ 3,599.50
Rip's Professional Lawn Care, Inc.	300236	376408	Repair 8 inch main line near Hoover 12/25	\$ 285.00
Rip's Professional Lawn Care, Inc.	300236	376424	Repair to main line near East Well 12/25	\$ 632.58
Rizzetta & Company, Inc.	300230	INV0000106295	Accounting Services 01/26	\$ 9,447.17
The Lake Doctors, Inc.	300237	336922B	Monthly Monitoring/Inspection 01/26	\$ 55.00
VGlobalTech	300233	8084	Website ADA Compliance 01/26	\$ 425.00
Report Total				<u>\$ 59,758.42</u>

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

Operations and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$71,289.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Somerset Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ALYS Beach Resort LLC	300241	CL00027791 113025	Ped Path Lighting Repairs 11/25	\$ 2,718.14
ALYS Beach Resort LLC	300247	CL00028037	Ped Path Lighting Maintenance 12/25	\$ 6,178.52
ALYS Beach Resort LLC	500019	CL00028037 R	Streetlight Replacements 12/25	\$ 8,070.14
ALYS Beach Resort LLC	300241	CL00028151	Monthly Facility Management 12/25	\$ 8,381.00
ALYS Beach Resort LLC	300247	CL00028522	Monthly Facility Management 01/26	\$ 8,381.00
Aqua Pro Water Systems - FL/GA	300242	128935921	Chemical/Salt Installation 01/26	\$ 585.00
Aqua Pro Water Systems - FL/GA	300242	128935945	Chemical/Salt Installation 01/26	\$ 285.00
Aqua Pro Water Systems - FL/GA	300242	128935969	Chemical/Salt Installation 01/26	\$ 570.00
Aqua Pro Water Systems - FL/GA	300242	128935993	Chemical/Salt Installation 01/26	\$ 660.00
Aqua Pro Water Systems - FL/GA	300242	128978561	Chemical/Salt Installation 01/26	\$ 360.00
Aqua Pro Water Systems - FL/GA	300242	128980092	Chemical/Salt Installation 01/26	\$ 135.00
Aqua Pro Water Systems - FL/GA	300242	128980116	Chemical/Salt Installation 01/26	\$ 105.00
Aqua Pro Water Systems - FL/GA	300242	128980140	Chemical/Salt Installation 01/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300242	128980164	Chemical/Salt Installation 01/26	\$ 285.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<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	300242	129168885	Chemical/Salt Installation 01/26	\$ 195.00
Aqua Pro Water Systems - FL/GA	300242	129168909	Chemical/Salt Installation 01/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300242	129168933	Chemical/Salt Installation 01/26	\$ 390.00
Aqua Pro Water Systems - FL/GA	300242	129168957	Chemical/Salt Installation 01/26	\$ 120.00
Aqua Pro Water Systems - FL/GA	300251	129199969	Chemical/Salt Installation 01/26	\$ 255.00
Aqua Pro Water Systems - FL/GA	300251	129199993	Chemical/Salt Installation 01/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300251	129200017	Chemical/Salt Installation 01/26	\$ 135.00
Aqua Pro Water Systems - FL/GA	300251	129200041	Chemical/Salt Installation 01/26	\$ 135.00
Aqua Pro Water Systems - FL/GA	300251	129411206	Chemical/Salt Installation 02/26	\$ 135.00
Aqua Pro Water Systems - FL/GA	300251	129411230	Chemical/Salt Installation 02/26	\$ 315.00
Aqua Pro Water Systems - FL/GA	300251	129411254	Chemical/Salt Installation 02/26	\$ 120.00
Aqua Pro Water Systems - FL/GA	300251	129411278	Chemical/Salt Installation 02/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300251	129442654	Chemical/Salt Installation 02/26	\$ 90.00
Aqua Pro Water Systems - FL/GA	300251	129443318	Chemical/Salt Installation 02/26	\$ 15.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<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	300251	129443342	Chemical/Salt Installation 02/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300251	129443366	Chemical/Salt Installation 02/26	\$ 60.00
Aqua Pro Water Systems - FL/GA	300261	129742577	Chemical/Salt Installation 02/26	\$ 120.00
Aqua Pro Water Systems - FL/GA	300260	129742601	Chemical/Salt Installation 02/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300260	129742625	Chemical/Salt Installation 02/26	\$ 90.00
Aqua Pro Water Systems - FL/GA	300261	129742649	Chemical/Salt Installation 02/26	\$ 105.00
Aqua Pro Water Systems - FL/GA	300251	129743541	Chemical/Salt Installation 02/26	\$ 180.00
Aqua Pro Water Systems - FL/GA	300251	129743565	Chemical/Salt Installation 02/26	\$ 165.00
Aqua Pro Water Systems - FL/GA	300251	129743589	Chemical/Salt Installation 02/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300251	129743741	Chemical/Salt Installation 02/26	\$ 360.00
Aqua Pro Water Systems - FL/GA	300261	130240348	Chemical/Salt Installation 02/26	\$ 210.00
Aqua Pro Water Systems - FL/GA	300261	130240372	Chemical/Salt Installation 02/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300260	130240396	Chemical/Salt Installation 02/26	\$ 135.00
Aqua Pro Water Systems - FL/GA	300261	130240420	Chemical/Salt Installation 02/26	\$ 15.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Belinda Ann Ballew	300255	BB020526	Board of Supervisors Meeting 02/05/2026	\$ 200.00
Florida Power & Light Company	300245	21046-33165	9954 E Cty Hwy 30A 01/23	\$ 155.86
Florida Power & Light Company	20260218-01	21046-33165 861	9954 E Cty Hwy 30A 01/26	\$ 199.48
Florida Power & Light Company	300245	21080-12465	9396 E COUNTY HIGHWAY 30A 01/23	\$ 103.28
Florida Power & Light Company	20260218-01	21080-12465 861	9396 E COUNTY HIGHWAY 30A 01/26	\$ 134.36
Florida Power & Light Company	20260219-01	2112535147 010326	305 Somerset Street 01/26	\$ 2,118.77
Florida Power & Light Company	300245	21125-35170	121 N. Charles St 01/23	\$ 293.68
Florida Power & Light Company	300245	21125-35329	97 Nonesuch Way 01/23	\$ 35.64
Florida Power & Light Company	20260219-01	21125-35329 861	97 Nonesuch Way 01/26	\$ 0.68
Florida Power & Light Company	300245	21125-35378	31 Hog Penny Aly 01/23	\$ 31.24
Florida Power & Light Company	20260219-01	21125-35378 861	31 Hog Penny Aly 01/26	\$ 4.20
Florida Power & Light Company	300245	21125-35477	101 N Somerset St 01/23	\$ 33.94
Florida Power & Light Company	20260219-01	21125-35477 861	101 N Somerset St 01/26	\$ 2.67
Florida Power & Light Company	300245	21125-35527	69 N Charles St. Inlet 01/23	\$ 72.10

Somerset Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260219-01	21125-35527 861	69 N Charles St. Inlet 01/26	\$ 29.59
Florida Power & Light Company	300245	21125-35568	147 W LA Garza Ln 01/23	\$ 31.49
Florida Power & Light Company	20260219-01	21125-35568 861	147 W LA Garza Ln 01/26	\$ 7.85
Florida Power & Light Company	300245	21125-35683	102 Sea Garden St 01/23	\$ 27.78
Florida Power & Light Company	300245	21125-35741	15 Caliza Ln. Misc. Pole 01/23	\$ 168.60
Florida Power & Light Company	20260218-01	21125-35741 861	15 Caliza Ln. Misc. Pole 01/26	\$ 32.16
Florida Power & Light Company	20260219-01	2112535816 010326	106 N Somerset Street 01/26	\$ 33.97
George Hartley	300256	GH020526	Board of Supervisors Meeting 02/05/2026	\$ 200.00
John Rosenberg	300257	JR020526	Board of Supervisors Meeting 02/05/2026	\$ 200.00
Juniper Landscaping of Florida, LLC	300248	379136	Float Repair At Lake Marily 01/26	\$ 562.19
Juniper Landscaping of Florida, LLC	300252	379418	Monthly Landscape Maintenance 01/26	\$ 9,303.00
Kutak Rock, LLP	300249	3690237	Legal Services 12/25	\$ 1,372.50
McHenry Electric, Inc.	300250	26741	Trouble Shoot Lighting 01/26	\$ 1,200.00
McHenry Electric, Inc.	300243	26780	Troubleshoot circuit for streetlight 01/26	\$ 225.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Mills Supply	300253	10863	Service Work - Install New VFD 02/26	\$ 3,640.00
Rip's Professional Lawn Care, Inc.	300244	374042	Repair to main line irrigation EE20-21 12/25	\$ 511.83
Rip's Professional Lawn Care, Inc.	300244	374052	Repair to main line riser West End by 30A 12/25	\$ 277.05
Rizzetta & Company, Inc.	300246	INV0000106717	Accounting Services 02/26	\$ 9,447.17
Robert E Stenhammer	300258	RB020526	Board of Supervisors Meeting 02/05/2026	\$ 200.00
The Lake Doctors, Inc.	300254	344618B	Monthly Monitoring/Inspection 02/26	\$ 55.00
Thomas M Dodson	300259	TD020526	Board of Supervisors Meeting 02/05/2026	\$ <u>200.00</u>
Report Total				\$ <u>71,289.88</u>

Tab 3

Kim O'Mera

From: Belinda Ballew <belinda.ballew@yahoo.com>
Sent: Tuesday, March 31, 2026 9:33 AM
To: Kim O'Mera
Subject: [EXTERNAL]Somerset CDD Resignation

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Kim,

Please accept this as my resignation from the Somerset CDD Board as of 3/31/2026.

It has been a pleasure working with you.

Thank you,
Belinda Ballew

[Sent from Yahoo Mail for iPhone](#)

Tab 4



CONSENT AGENDA – RATIFICATION OF MAINTENANCE ITEMS

A. Dune Doctors	
1. WA #26-02: AC6 Dune Renourishment.....	\$ 21,296.28
B. Lake Doctors	
1. WA #26-02: RR-01 Lake Marilyn - Aquatic Treatment.....	\$ 1,353.00
C. McHenry Electric	
1. WA #26-11: Amphitheater Up-Lights.....	\$ 2,842.00
2. WA #26-12: Step Lights Electrical Repairs.....	\$ 1,268.60
D. Mills Supply	
1. WA #26-02: VFD Install - Pump Station.....	\$ 3,640.00
2. WA #26-03: Replace Pressure Switches on Wells.....	\$ 3,070.00
3. WA #26-04: Pump Station Filter Service.....	\$ 800.00
E. Juniper Landscaping of Florida	
1. WA #26-02: Wells - Winter Prep.....	\$ 505.45
2. WA #26-03: Aeration Application.....	\$ 849.60
3. WA #26-04: Turf Colorant.....	\$ 501.96
4. WA #26-05: Lake Marilyn - Float Valve Replacement.....	\$ 6,843.51
	Total: \$42,970.40

Dune Doctors

**DUNE MAINTENANCE SERVICES
WORK AUTHORIZATION NO. 26-02**

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Agreement between the Somerset Community Development District and Dune Doctors, LLC, for Dune Maintenance Services*, dated October 1, 2025 (“Agreement”), and is made and entered into this 2nd day of December 2025, by and between:

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

DUNE DOCTORS, LLC, a Florida limited liability company, whose address is 1501 North 9th Avenue, Pensacola, Florida 32503 (the “Contractor”).

SECTION 1. SCOPE OF SERVICES. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** (“Services”) in accordance with the terms of the Agreement. **Exhibit A** shall not be incorporated herein, except that **Exhibit 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 compensation for the Work. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A** and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services 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.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

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

Attest:

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary/Secretary

By: _____
Its: Chairman, Board of Supervisors

Print Name

DUNE DOCTORS, LLC

Witness

By: _____
Its: _____

Attachment A: Proposal

Exhibit A



DUNE DOCTORS
Coastal Restoration Experts

Frederique Beronet
MBA & MS BIOLOGY, CEO

1501 North 9th Avenue, Pensacola, FL 32503 • Phone: 866-386-3737 • Fax: 850-549-3935 • DuneDoctors.com

Attention: Sommerset CDD
Via email: komera@rizzetta.com
Re: LETTER OF AGREEMENT FOR ALYS BEACH
FLWAL_CALYSBEACH_P03203_02032026
Project Address: 53 Sea Castle Alley, Alys Beach, FL 32461, AC6
Date: February 3, 2026

I am pleased to submit for your review and signature the following Letter of Agreement for your project.

By signing this agreement, you are confirming that you are legally authorized to enter into a contract with Dune Doctors, LLC; furthermore, you confirm your authorization to sign financial obligations and to negotiate terms of this contract.

(Space left blank intentionally)

DELIVERABLE	SCOPE	COST
PHASE 3	OPTIMIZATION Designed to Reinforce the Existing Dune	\$21,296.28
NATIVE PLANT SPECIES INSTALLATION	<p>This planting concerns the scrub zone (approximately 750 sq. ft.) seaward of the house.</p> <p>NOTE: This proposal is contingent upon the placement of temporary irrigation for at least the next 2 years.</p> <ul style="list-style-type: none"> - 10 <i>Ilex vomitoria</i>, Yaupon Holly in 7-gallon container - 7 <i>Quercus geminata</i>, Sand Live Oak in 15-gallon container - 3 <i>Morella gerifera</i>, Wax Myrtle in 7-gallon container - 16 <i>Serenoa repens</i>, Saw Palmetto in 3-gallon container - 20 <i>Conradina canescens</i>, False Rosemary in 1-gallon container - 20 <i>Ilex vomitoria</i>, Dwarf Yaupon in 3-gallon container <p>The area shall be covered with pine straw upon installation of the trees.</p>	\$19,441.35
SUBJECT MATTER EXPERT	<p>Consulting, planning and permitting services. *Some projects may require additional costs.</p>	*\$476.93
IRRIGATION SYSTEM INSTALLATION	<p>Installation of 3 Hunter PGP Ultra Adjustable Reclaimed Rotor 4 in. Riser with Check Valves to provide the needed irrigation for the establishment of the scrub trees and bushes behind 53 Sea Castle Aly.</p>	\$1,378.00

Total Project Cost: \$21,296.28

Continued on the next page.

TERMS	
Down Payment: Due Upon Signature	\$6,389.28
Due upon Completion of Phase Optimization:	\$14,907.00
Return this signed Letter of Agreement to: Frederique@DuneDoctors.com	Required to schedule project
Make Checks Payable to: Dune Doctors LLC 1501 North 9th Avenue Pensacola, Florida 32503	Required to commence project

Total Cost of Your Project: \$21,296.28

Please sign and return this document as soon as possible; as no project activity, including reservation of plants, may progress without a signed Letter of Agreement and the required down payment.

Dune Doctors, LLC is honored to be entrusted to complete your coastal erosion control project. Should you have questions or needs please feel free to contact us at (850) 939-7737; we will be more than happy to discuss your project. At Dune Doctors, we look forward to exceeding your expectations and adding you to our growing list of satisfied customers.

Dune Doctors, LLC



Frederique Beronet
Owner, MBA & MS Biology

DATE: February 3, 2026

SIGNATURE: _____
CAM/Owner

DATE: _____

PRINT NAME HERE: _____

CONDITIONS

1. Dune Doctors, LLC guarantees that over 90% of our plants will be thriving at 90 days. Any Irrigation administered to our plants outside of the instruction provided by Dune Doctors, LLC will automatically void the guarantee. Irrigation stunts the development of the plants' roots and accelerates erosion.
2. Dune Doctors, LLC does NOT warranty damage or destruction of work due to Act of God or negligence outside of our control (examples include watering, foot traffic, storm damage and maintenance not performed by Dune Doctors, LLC, etc.)
3. All proposals are valid for 90 days.
4. Dune Doctors' work does not guarantee the elimination of all storm-related damage, but endeavors to be a natural insurance policy to mitigate storm-impact to your property and potential special assessment costs.
5. Dune Doctors only installs high-quality plants. Depending on when you sign our contract, if we are replenishing our stock of plants, it may take up to 90 days for the developing plants to be ready for installation, potentially delaying the start of the project.

The Lake Doctors

WORK AUTHORIZATION #26-02

February 17, 2026

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

Subject: **Work Authorization Number 26-02 (“Work Authorization”)**
Somerset Community Development District

Dear Board of Supervisors:

The Lake Doctors, Inc. (“Contractor”) is pleased to submit this work authorization to provide additional aquatic maintenance and repair 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 The Lake Doctors, Inc., for Pond Inspection and Monitoring Services*, as amended (“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,

Pasco Gibson
Pasco Gibson (Feb 18, 2026 11:17:56 CST)

Authorized Representative of
The Lake Doctors, Inc.

APPROVED AND ACCEPTED

By: Robert Stenhammer
Robert Stenhammer (Feb 18, 2026 10:28:38 CST)
Chair/Vice-Chair, Board of Supervisors
Somerset Community Development District

Date: 13/02/2026

ATTACHMENT A



The Lake Doctors, Inc.
Aquatic Management Services

Navarre Office
8307 E Bay Blvd
Navarre, FL 32566
(850) 939-5787
navarre@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of **ONE TIME APPLICATION** from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):
One (1) irrigation pond associated with Somerset CDD in Alys Beach, FL.

Includes a major application for control of noxious aquatic vegetation (Acceptable level of control shall be 80%). Aquatic weeds will re-grow after treatment; no length of control is guaranteed.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Application for Underwater / Floating Vegetation	\$	1,353.00
2.	Follow up inspection approximately 7-10 days after w/ nutrient control application	\$	INCLUDED
3.	Detailed Service Report	\$	INCLUDED
	Total of Services Accepted	\$	1,353.00

\$1,353.00 of the above sum-total shall be due and payable upon execution of this Agreement; plus, any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30) days**, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **March 17, 2026**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ___ MONTHLY ___ EVERY OTHER MONTH ___ QUARTERLY ___ SEMI-ANNUAL ___ ANNUAL

INVOICE TIMING: ___ BEGINNING OF THE MONTH ___ WITH SERVICE COMPLETION

EMAIL INVOICE: ___ YES ___ NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: ___ YES ___ NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: ___ YES ___ NO

THIRD PARTY INVOICING PORTAL**: ___ YES ___ NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | PURCHASE ORDER #: _____

THE LAKE DOCTORS, INC.

Signed *[Signature]*
Title Sales Manager

CUSTOMER:

Signed _____ Date _____
Name _____
Title _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). The Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS AND CUSTOMER HEREBY WAIVES RELEASES AND RENOUNCES ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 18) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

McHenry Electric

Proposal #: 25-037
Amount: \$ \$2842.00

WORK AUTHORIZATION FOR MAINTENANCE SERVICES – WA #26-11

This Work Authorization (the “**Work Authorization**”), dated February 27, 2026, 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


Niki Carr (Mar 3, 2026 16:13:05 CST)
Secretary/Assistant Secretary


Robert Stenhammer (Feb 27, 2026 16:29:24 CST)
By: Robert Stenhammer
Its: CDD Chairperson

MCHENRY ELECTRIC, INC.


Niki Carr (Mar 3, 2026 07:07:10 CST)
Witness




D. Clayton Mchenry (Mar 3, 2026 09:46:12 CST)
By: D. Clayton Mchenry
Its: President

Exhibit A: Proposal/Scope of Services

Proposal McHenry Electric, Inc "Proudly Serving the Emerald Coast Since 1984" 50 Hatchew Road Miramar Beach, FL 32550 (850) 837-9003 ER 0009321		
No. 25-037	Phone: 850-334-9055	Date: February 27, 2026
Proposal Submitted To: Somerset CDD & Rizzetta & Company, Inc		Job Name: Palm Tree up-lights
Street: 3434 Colwell Ave Suite 200		Job Location: Amphitheatre
City, State, and Zip code: Tampa, FL 33614		City, State and Zip code: Alys Beach, FL 32461
Architect: N/A	Date of plans: N/A	
We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of: Two thousand eight hundred forty-two dollars and 00/100 ----- (\$ 2,842.00)		
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 <u>3</u> days.
We hereby submit specifications and estimates for: <u>Furnish and install (6) tree up-lights.</u>		
Includes the following :		
A. Remove (6) defective 12V tree up-lights.		
B. Furnish and install (6) brass 12V tree up-lights.		
C. Furnish and install (6) 3K LED bulbs.		
D. Furnish and install (6) 6" extensions (bring the light off of the tree).		
E. Furnish and install (18) new weatherproof connectors.		
NOTES: Reuse all existing underground wire and conduit.		
Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, dimmers, lamps, underground wire, conduit, timers, Transformers, LED lamps, plug strips, lightening protection, exterior light package, emergency lights, switches, sod, generator, photocells, landscape lighting, EV charger, 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 _____

Proposal #: 26889
Amount: \$ 1,268.60

WORK AUTHORIZATION FOR MAINTENANCE SERVICES – WA #26-12

This Work Authorization (the “**Work Authorization**”), dated March 19, 2026, 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


Niki Carr (Mar 2, 2026 11:30:58 CDT)
Secretary/Assistant Secretary


Robert Stenhammer (Mar 19, 2026 15:17:23 CDT)
By: Robert Stenhammer
Its: CDD Chairman

MCHENRY ELECTRIC, INC.

Niki Carr
Niki Carr (Mar 19, 2026 15:42:58 CDT)
Witness

D. Clayton mchenry
D. Clayton mchenry (Mar 23, 2026 18:00:01 CDT)
By: D. Clayton mchenry
Its: President

Exhibit A: Proposal/Scope of Services



INVOICE

McHenry Electric, Inc
50 Hatchew Road
Miramar Beach, Florida 32550
United States

850-837-9003

BILL TO
Somerset CDD C/O Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, Florida 33614
United States

(850) 334-9055 ext 0153
komera@rizzetta.com

Invoice Number: 26889
P.O./S.O. Number: Gulf Green / WO #203488
Invoice Date: March 19, 2026
Payment Due: March 29, 2026
Amount Due (USD): \$1,268.60

Items	Amount
A) Troubleshoot circuits for step lights.	\$1,268.60
B) Furnished and installed (4) amber light bulbs to replace defective.	
C) Furnished and installed (1) 300-Watt transformer to replace defective.	
WO #203488	

Total: \$1,268.60
Amount Due (USD): \$1,268.60

Notes / Terms

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

Thank you for your business!

Mills Supply

WORK AUTHORIZATION #26-02

February 11, 2026

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

Subject: **Work Authorization Number 26-02 (“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 (Feb 12, 2026 11:20:58 CST)

Authorized Representative of
Mills Supply

APPROVED AND ACCEPTED

By: Robert Stenhammer
Robert Stenhammer (Feb 13, 2026 10:24:28 CST)
Chair/Vice-Chair, Board of Supervisors
Somerset Community Development District

Date: 13/02/2026

Attachment A



Invoice

Date	Invoice #
2/11/2026	10863

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

Ship To
Alys Beach

P.O. No.	Terms	Rep	Ship	Via	Project	
	Net 10	JM	2/9/2026			
Quantity	Item Code	Description			Price Each	Amount
1	SERVICE	Service Work - Install new VFD, variable frequency drive, on Alys Beach pump station. Florida Exempt Sales Tax			3,640.00 0.00%	3,640.00 0.00
Thank you for your business.					Total	\$3,640.00

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

WORK AUTHORIZATION #26-03

February 13, 2026

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

Subject: **Work Authorization Number 26-03 (“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 (Feb 13, 2026 14:06:57 CST)

Authorized Representative of
Mills Supply

APPROVED AND ACCEPTED

By: Robert Stenhammer
Robert Stenhammer (Feb 13, 2026 14:51:01 CST)
Chair/Vice-Chair, Board of Supervisors
Somerset Community Development District

Date: 13/02/2026

Attachment A



Estimate

Date	Estimate #
2/13/2026	1123

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 - Replace pressure switches and pressure gauges on four wells at Alys Beach. Install new isolation valves and brass fittings on pressure switch circuits.	1	3,070.00	3,070.00

Prices good for ten (10) days from date of estimate.		Subtotal	\$3,070.00
		Sales Tax (0.0%)	\$0.00
		Total	\$3,070.00

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

WORK AUTHORIZATION #26-04

March 5, 2026

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

Subject: **Work Authorization Number 26-04 (“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 (Mar 9, 2026 12:43:02 CDT)

Authorized Representative of
Mills Supply

APPROVED AND ACCEPTED

By: *Robert Stenhammer*
Robert Stenhammer (Mar 9, 2026 11:16:13 CDT)
Chair/Vice-Chair, Board of Supervisors
Somerset Community Development District

Date: 13/02/2026

Attachment A



SUPPLY

Invoice

Date	Invoice #
3/5/2026	10894

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

Ship To
Alys Beach

P.O. No.	Terms	Rep	Ship	Via	Project	
	Net 10	RM	3/2/2026			
Quantity	Item Code	Description			Price Each	Amount
1	SERVICE	Service Work - Diagnose and repair filter alarm issue at Alys Beach irrigation pump station. Reset breakers for flush valve solenoids on filter tanks, manual flush filter tanks to unlock media from particulate overload, and return system to normal operation. Florida Exempt Sales Tax			800.00	800.00
				0.00%	0.00	
Thank you for your business.					Total	\$800.00

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

Juniper Landscaping of Florida

**WORK AUTHORIZATION NUMBER 26-06
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated February 4, 2026, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement*, effective January 1, 2026 (the “**Agreement**”), by and between:

SOMERSET COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Walton County, Florida (the “**District**”), and

JUNIPER LANDSCAPING OF FLORIDA LLC, a Florida limited liability company, with an address of 511 N. Highway 79, Panama City Beach, Florida 32413 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. In addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide stone replacement 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**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor **Five Hundred and Five Dollars and Forty-Five Cents (\$505.45)** due in full upon completion and acceptance of the Additional Services by the District.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization 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, remains in full force and effect.

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

**SOMERSET COMMUNITY
DEVELOPMENT DISTRICT**

Robert Stenhammer
Robert Stenhammer (Feb 27, 2026 14:33:54 CST)

By: Robert Stenhammer

- Chairperson
- Vice Chairperson

JUNIPER LANDSCAPING OF FLORIDA LLC

Brian Calkins
BRIAN CALKINS (Feb 27, 2026 15:23:22 CST)

By: BRIAN CALKINS

Its: Branch Manager

Exhibit A



Proposal

Proposal No.: 384077
Proposed Date: 02/04/26

PROPERTY:	FOR:
Somerset Community Development District Kim O'Mera 84 Elbow Beach Road-Somerset Community Highway 30A Corridor Inlet Beach, FL 32461	Wells (Winter Prep)

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Wells (Winter Prep)					
Wells (Winter Prep)					\$505.45
R13 Insulation	2.00	Roll	\$93.23	\$186.45	
Tape	1.00	Roll	\$19.00	\$19.00	
Labor	4.00	HR	\$75.00	\$300.00	
				Total:	\$505.45

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 damaged 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

**WORK AUTHORIZATION NUMBER 26-07
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated February 27, 2026, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement*, effective January 1, 2026 (the “**Agreement**”), by and between:

SOMERSET COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Walton County, Florida (the “**District**”), and

JUNIPER LANDSCAPING OF FLORIDA LLC, a Florida limited liability company, with an address of 511 N. Highway 79, Panama City Beach, Florida 32413 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. In addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide stone replacement 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**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor **Eight Hundred Forty-Nine Dollars and Sixty Cents (\$849.60)** due in full upon completion and acceptance of the Additional Services by the District.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization 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, remains in full force and effect.

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

**SOMERSET COMMUNITY
DEVELOPMENT DISTRICT**

Robert Stenhammer
Robert Stenhammer (Feb 27, 2026 14:33:54 CST)

By: Robert Stenhammer

- Chairperson
- Vice Chairperson

JUNIPER LANDSCAPING OF FLORIDA LLC

Brian Calkins
BRIAN CALKINS (Feb 27, 2026 15:23:22 CST)

By: BRIAN CALKINS

Its: Branch Manager

Exhibit A



Proposal

Proposal No.: 387966
Proposed Date: 02/27/26

PROPERTY:	FOR:
Somerset Community Development District Kim O'Mera 84 Elbow Beach Road-Somerset Community Highway 30A Corridor Inlet Beach, FL 32461	Aeration and Carbon Pro application

Aeration & Carbon Pro Application – Soil pH Correction Plan

Following our recent soil test results from the Florida State Department of Agriculture, we've identified varying pH issues across the properties.

Soil pH Findings:

- **Amphitheater & 30A:** Low pH levels that require *Calcium Carbonate* to raise the pH.
- **Central Park & Caliza Park:** High pH levels that will need *sulfate* to help lower the pH.

To begin correcting these imbalances, we recommend the following approach:

Step 1 – Aeration & Carbon Pro Application

Carbon Pro is a liquid soil-enhancement product designed to help neutralize pH levels while improving soil structure and nutrient availability. Aeration will allow the product to penetrate deeper and more effectively.

Step 2 – Fertilizer Application (15-0-15)

After 48–72 hours, we will follow with a full application of **15-0-15 fertilizer** as the first round of seasonal fertilization. This timing ensures the soil amendments have begun working and allows nutrients to be absorbed more efficiently.

This plan will help balance the soil, strengthen turf health, and set the foundation for improved long-term results.

ITEM	QTY	UOM	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)			

Landscape Material			\$849.60
Enhancement Labor	3.60	HR	
LESCO CarbonPro-L MobilEX Liquid Biostimulant 0.75cFe Kelp/Humates 2.5 gal	57.60	OZ	
Aerator	1.00	HR	
Total:			\$849.60

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

**WORK AUTHORIZATION NUMBER 26-08
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated March 4, 2026, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement*, effective January 1, 2026 (the “**Agreement**”), by and between:

SOMERSET COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Walton County, Florida (the “**District**”), and

JUNIPER LANDSCAPING OF FLORIDA LLC, a Florida limited liability company, with an address of 511 N. Highway 79, Panama City Beach, Florida 32413 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide stone replacement 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**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor **Five Hundred One Dollars and Ninety-Six Cents (\$501.96)** due in full upon completion and acceptance of the Additional Services by the District.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization 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, remains in full force and effect.

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

**SOMERSET COMMUNITY
DEVELOPMENT DISTRICT**


Robert Stenhammer (Mar 5, 2026 10:08:29 CST)

By: Robert Stenhammer

- Chairperson
- Vice Chairperson

JUNIPER LANDSCAPING OF FLORIDA LLC


BRIAN CALKINS (Mar 5, 2026 10:07:50 CST)

By: BRIAN CALKINS

Its: Branch Manager

Exhibit A



March 04, 2026

Contract No. - 388591

Somerset Community Development District

Due to soil issues, turf painting for the Ebsco family event and wine event.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Lesco Green Turf Paint 1 gal	2.00	\$250.98	\$501.96
			<hr/>
			\$501.96

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Landscape Material	\$0.00	\$501.96
		<hr/>
		\$0.00
		\$501.96

Sale	\$501.96
Sales Tax	\$0.00
Total	\$501.96

By _____
BRIAN CALKINS

By _____

Date 3/4/2026

Juniper Landscaping of Florida
LLC

Date _____

Somerset Community
Development District

**WORK AUTHORIZATION NUMBER 26-09
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated March 17, 2026, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement*, effective January 1, 2026 (the “**Agreement**”), by and between:

SOMERSET COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Walton County, Florida (the “**District**”), and

JUNIPER LANDSCAPING OF FLORIDA LLC, a Florida limited liability company, with an address of 511 N. Highway 79, Panama City Beach, Florida 32413 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide stone replacement 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**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor **Six Thousand Eight Hundred Forty-Three Dollars and Fifty-One Cents (\$6,843.51)** due in full upon completion and acceptance of the Additional Services by the District.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization 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, remains in full force and effect.

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

**SOMERSET COMMUNITY
DEVELOPMENT DISTRICT**


Robert Stenhammer (Mar 18, 2026 11:57:22 CDT)

By: Robert Stenhammer

- Chairperson
- Vice Chairperson

JUNIPER LANDSCAPING OF FLORIDA LLC


(Mar 18, 2026 10:22:16 CDT)

By: BRIAN CALKINS

Its: Branch Manager

Exhibit A



Proposal

Proposal No.: 390981

Proposed Date: 03/17/26

PROPERTY:	FOR:
Somerset Community Development District Kim O'Mera 84 Elbow Beach Road-Somerset Community Highway 30A Corridor Inlet Beach, FL 32461	Remove and replace two existing balast floats in Lake Marilyn

Remove the two old existing float valves. Clean chamber, flush inlet and treat for corrosion.

Install two new 8016 CA float valves, new ballast, new line connections and seal system



ITEM	QTY	UOM	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)			
Landscape Material			\$6,517.63
Enhancement Labor	10.00	HR	
Cla-Val 8901601J-OTC Cf1-C1 Float W/SS Float & Rod	2.00	EA	
Stainless Braided feed line	2.00	EA	
Return line	2.00	EA	
Weight link	2.00	EA	
Misc Other	1.00	EA	
Fuel Surcharge 5.0%			\$325.88
Fuel Surcharge	0.00	EA	
Total:			\$6,843.51

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 damaged 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

Tab 5

MiIIs

SUPPLY

Estimate

Date	Estimate #
3/12/2026	1128

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

Item	Description	Qty	Cost	Total
SERVICE	<p>WELL MONITORING SYSTEM Install Fieldnet Advanced Pump Station controls on irrigation recharge wells 1-4 located at Alys Beach, FL. Project includes installation of monitoring hardware, installation of electronic flow meters, and monitoring subscriptions for a period of 1 year. Monitoring system includes capability to enable/disable well pump, monitor instant flowrate, and record daily flows to downloadable spreadsheet.</p> <p>Terms: 50% Deposit upon execution. 50% Balance due upon completion.</p>	1	18,903.70	18,903.70

Prices good for ten (10) days from date of estimate.		Subtotal	\$18,903.70
		Sales Tax (0.0%)	\$0.00
		Total	\$18,903.70

Tab 6

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT
DUNE MODIFICATION AND MAINTENANCE POLICY**

In accordance with Chapter 190, *Florida Statutes*, and following a duly noticed public hearing and meeting, the Board of Supervisors of the Somerset Community Development District (“District”) adopted the following policy related to dune maintenance, modification, and restoration.

Adopted by the Board of Supervisors of the Somerset Community Development District on [_____]

SECTION 1. PURPOSE AND INTENT. This Policy governs all dune modifications and Maintenance activities within the Somerset Community Development District (the “**District**”), located within the Alys Beach development, in coordination with the Alys Beach Neighborhood Association, Inc. (the “**Association**”). The policy ensures the preservation, health, and structural integrity of the dune system, which serves as a critical natural barrier protecting upland property from coastal storms. It provides regulatory alignment with Chapter 161, *Florida Statutes*, and Florida Department of Environmental Protection (“**FDEP**”) guidelines. This Policy prohibits unauthorized activities by private landowners within the dune areas (each, an “**Owner**”) and establishes a formal process by which an Owner may request District-managed trimming or restoration within the dune areas at the Owner’s sole expense, and subject to applicable FDEP permitting and inspection.

SECTION 2. AUTHORITY, EASEMENT RIGHTS, AND FOUNDER PROVISIONS. The District was established by Walton County Ordinance 05-04 on March, 22, 2005, pursuant to Chapter 190, *Florida Statutes*. The District’s authority to perform maintenance, restoration, and protective activities within the dune system is founded upon its establishment documents and the District Engineer’s Report dated April 8, 2005, which identifies “Dune Restoration” as a component of the District’s public infrastructure to be maintained as part of its ongoing operations.

Additional authority is derived from the *Declaration of Covenants, Conditions, and Restrictions for Alys Beach*, recorded in Official Records Book 3047, Page 4124, Public Records of Walton County, Florida, as may be amended from time to time (the “**Declaration**”), and the Memorandum of Understanding between the District and the Alys Beach Neighborhood Association, Inc., dated October 1, 2021, as may be amended from time to time (“**MOU**”). These governing instruments collectively define the District’s role and responsibilities for the care, management, and Maintenance of beach and dune systems.

Under Article 3.3.3 of the Declaration, easements are granted across all properties located seaward of the Coastal Construction Control Line (“CCCL”), as illustrated in *Appendix A: Map of CCCL within District Boundaries*. See Section 3 herein for further description of the CCCL. These easements benefit the Association, the District, and other designated entities for purposes of dune restoration, maintenance, and environmental protection.

Section 3.3.3(e) of the Declaration prohibits any individual Owner from undertaking activity within the dune system, including within areas of their property located seaward of the CCCL, unless prior written approval has been obtained from the Association, the District, and all applicable easement holders.

The Founder, as defined in the Declaration, retains specific rights, privileges, and authorities within these easements as set forth in the Declaration. These include the right to enter the property, perform maintenance or restoration, and authorize work within the dune system as specifically provided in the Declaration. Nothing in this Policy shall be interpreted to limit, alter, or infringe upon any rights or privileges of the Founder, District or Association or their respective successors and assigns, as established in the Declaration, the recorded easements, or other governing documents; provided, however, that all activities undertaken by the Founder or its successors and assigns shall comply with all applicable federal, state, and local environmental laws and regulations, including Chapter 161, *Florida Statutes*, FDEP permitting requirements, and Walton County ordinances.

The MOU between the District and the Association may be amended from time to time by mutual written agreement of both parties. Any future amendment that affects the administration of this Policy shall be incorporated by reference and shall apply prospectively to maintain consistency with the District's responsibilities and the Association's governance structure.

SECTION 3. REGULATORY BACKGROUND. All dune areas within the District that lie seaward of the CCCL are regulated by FDEP pursuant to Chapter 161, *Florida Statutes*, and related administrative rules.

Under Section 161.053, *Florida Statutes*, no person or entity may excavate, alter, damage, or remove sand dunes or native dune vegetation seaward of the CCCL without first obtaining an FDEP permit or written authorization. This includes Owner property within the District and Alys Beach.

The District, the Association, and the Founder (and their respective authorized contractors, agents, and representatives acting under their direction), as easement holders identified in the Declaration, are the only parties authorized to undertake or coordinate maintenance, restoration, or other activities within the dune system. Individual property owners, their tenants, guests, contractors, and occupants are strictly prohibited from performing any work, trimming, or disturbance within these areas, except as expressly

permitted in advance and in writing by both the Association and the District pursuant to this Policy and applicable law.

Certain native species, including sea oats (*Uniola paniculata*) and sea grapes (*Coccoloba uvifera*), are specifically protected under Section 161.242, *Florida Statutes*, and their removal, cutting, or destruction without authorization constitutes a violation of state law and may be prosecuted as a misdemeanor offense.

FDEP permits or written authorizations are required for any of the following activities seaward of the CCCL:

1. Trimming, pruning, or removal of dune vegetation;
2. Installation of sand fencing or other erosion-control measures;
3. Excavation, grading, or recontouring of dunes; or
4. Restoration, replanting, or irrigation of dune vegetation.

Routine and limited pruning of native vegetation may be conducted only by or under the direction of the authorized easement holders, being the District, the Association, or the Founder, and only when performed in accordance with FDEP Dune Maintenance Guidelines and any applicable FDEP authorizations to ensure no harm to the health or structural stability of the dune system.

Because FDEP regulations and Florida Statutes are subject to amendment from time to time, this Policy incorporates those authorities as they may be revised. All dune-related activities must therefore comply with the most current versions of the applicable statutes, administrative rules, and FDEP guidance in effect at the time the work is performed.

SECTION 4. DISTRICT MAINTENANCE PRACTICES. The District, through its approved maintenance vendor(s), conducts FDEP-authorized maintenance activities including pruning, trash removal, invasive species control, and supplemental irrigation. All activities must align with FDEP's CCCL and vegetation protection standards.

These activities are designed to enhance root stabilization and storm resilience. Trimming or pruning is done solely to protect the plant's structure and ensure a healthy root system to support the dune's integrity during storm events.

SECTION 5. OWNER REQUESTS FOR APPROVAL OF DUNE MODIFICATION, MAINTENANCE, OR RESTORATION ACTIVITIES. The District recognizes that, on occasion, construction or other activities may result in the loss or damage of dune vegetation or trees located within an Owner's property seaward of the CCCL, necessitating restoration. The District is also aware that some Owners will sometimes express an interest in conducting limited vegetation maintenance or modification, such as selective canopy trimming, within the portions of their property seaward of the CCCL.

In accordance with the Declaration, and as an easement holder with defined maintenance and restoration authority, the District, in its sole discretion, may consider Owner requests for dune modification, maintenance, or restoration activities. Such requests are strictly limited to areas of the dune system that fall within the Owner's property boundaries, must not adversely affect adjacent properties or the dune system as a whole, and must fully comply with all applicable FDEP permitting and authorization requirements. The Association's prior approval shall be required as a condition precedent for any dune modification, maintenance or restoration activities.

Owners are prohibited from performing any work within the dune system. To provide a structured and compliant process, Owners requesting the District to perform such work shall follow the procedures outlined in the *Dune Modification and Maintenance Request Procedures*, attached hereto as *Appendix B*, which defines the required submittals, review process, and financial responsibilities.

SECTION 6. PERMITTING AND RESTORATION CONDITIONS. All activities authorized under this Policy shall comply with all applicable federal and state environmental laws and regulations, including Chapter 161, *Florida Statutes*, and FDEP permitting requirements.

Any dune modification, maintenance, or restoration activity approved by the District and performed by the District, must strictly conform to the scope, methods, and conditions approved by the FDEP. No deviation from such permit conditions shall be permitted without prior written consent from the District and confirmation from the FDEP.

Owners who receive approval by the District under this Policy shall be solely responsible for:

1. Funding all costs associated with the permitted activity, including labor, materials, permitting fees, and monitoring requirements;
2. Replacing any vegetation that fails to establish following the completion of work, using native dune species consistent with FDEP requirements; and
3. Providing temporary irrigation and follow-up maintenance for a minimum period of one (1) year from completion of planting, or until plant establishment is confirmed in writing by the District's contractor, whichever is later, as necessary to ensure successful plant establishment and dune stabilization.

All work performed under an FDEP permit shall remain subject to inspection by the District and, where applicable, the Association and FDEP. The District shall have the right to stop work immediately upon discovery of any deviation from approved permit conditions. Any unauthorized deviation, neglect, or failure to comply with permit conditions shall be deemed a material violation of this Policy and shall result in enforcement action as provided in Section 7, including but not limited to immediate work stoppage, mandatory restoration at Owner's sole cost and expense, denial of future requests for a period determined

by the District in its sole discretion, and assessment of all costs, expenses, and reasonable attorneys' fees and costs incurred by the District in connection with such violation, including those incurred in enforcing the Owner's obligations under this Policy and any related agreements.

SECTION 7. VIOLATIONS AND ENFORCEMENT. Any unpermitted or unauthorized work within the dune area shall result in one or more of the following enforcement actions, as determined by the District in its sole discretion:

- Notification to FDEP, Walton County, and any other applicable regulatory authorities, and initiation of enforcement actions;
- Required full restoration at Owner's cost;
- Reimbursement of all District and Association legal, administrative, enforcement, monitoring, investigation, or mitigation costs and expenses, including reasonable attorneys' fees and costs, expert witness fees, and court costs; and

Each day of unauthorized work may be treated as a separate violation under Section 161.053, *Florida Statutes*. The District reserves the right to deny future requests by Owners who have previously violated these provisions.

SECTION 8. APPENDICES.

- Appendix A: Map of CCCL within Somerset CDD Boundaries
- Appendix B: Dune Modification and Maintenance Request Procedures

SECTION 9. EFFECTIVE DATES AND AMENDMENTS. This Policy is effective upon adoption by resolution of the Board of Supervisors of the District. It may be amended from time to time in accordance with District procedures.

Adopted this ____ day of _____, 2026.

Chair, Board of Supervisors

Somerset Community Development District

Appendix A

SOMERSET COMMUNITY DEVELOPMENT DISTRICT *MAP OF CCCL WITHIN SOMERSET CDD BOUNDARIES*

DRAFT

Appendix B

SOMERSET COMMUNITY DEVELOPMENT DISTRICT *DUNE MODIFICATION AND MAINTENANCE REQUEST PROCEDURES*

The Somerset Community Development District's ("District") Board of Supervisors have adopted the following process and procedures for property owners ("Owner") desiring to conduct dune modification and/or maintenance on property seaward of the Coastal Construction Control Line ("CCCL") within their property boundaries.

All activities conducted pursuant to these procedures shall comply with the District's *Dune Modification and Maintenance Policy* adopted on _____, 2026, as may be amended *from time to time*.

1. Submittal Requirements

The Owner must first submit a complete request to the Alys Beach Neighborhood Association Architectural Review Committee ("ARC") using the Association's required forms and procedures. If approved by the ARC, the request shall require the review and approval by the Association's Board of Directors. The ARC and Association's review shall be limited to compliance with the Declaration and other Association governing documents, and shall not constitute approval of compliance with environmental laws or FDEP requirements.

Upon receiving written ARC approval, the Owner shall submit a completed *Dune Modification and Maintenance Request Form* (a form of which is attached hereto as **Exhibit A**) to the District Manager at the District's principal office that includes:

- a) The property location and a detailed description of the proposed activity.
- b) Photographs of the impacted area, along with a current survey or site exhibit identifying the area of proposed work.
- c) A complete plant list, including species, size, and quantity of each plant or tree.
- d) Any proposed irrigation plans.
- e) Written justification for the request, including evidence of construction-related impacts if applicable.

2. District Coordination and Evaluation

- a) The District and its authorized dune maintenance contractor shall evaluate the request for feasibility under current FDEP rules and guidance.

- b) The evaluation will confirm whether protected vegetation or sensitive areas may be affected and determine potential environmental impacts.
- c) The District shall ensure the proposed activity aligns with the overall dune preservation goals established under the District's Engineer's Report and easement responsibilities.

3. FDEP Permit Requirement

- a) No work may proceed until the Owner obtains a valid FDEP permit, written authorization, or field exemption from the FDEP CCCL Program.
- b) The FDEP must confirm in writing that the proposed activity will not negatively affect dune stability, vegetation health, or the overall function of the dune system.
- c) All permit conditions issued by FDEP must be followed without deviation.

4. Owner Funding and Obligations

- a) The Owner shall fund all costs associated with the approved activity, including permitting, contractor labor, replanting, irrigation, and monitoring.
- b) Any temporary irrigation systems approved for use must be installed, monitored, and removed under the direction of the District's authorized contractor.
- c) The Owner will be required to provide an advance deposit to the District in the amount of one hundred twenty percent (120%) of the proposal received from the District's authorized dune maintenance contractor to perform the work, to account for potential cost overruns, contingencies, and additional expenses. Any unused portion of the deposit shall be returned to the Owner within thirty (30) days of project completion and final inspection. If actual costs exceed the deposit amount, the Owner shall pay the additional amount within fifteen (15) days of receiving an invoice from the District.
- d) The Owner shall remain financially responsible for any corrective action required due to failure of the vegetation to establish or noncompliance with FDEP conditions.

5. Hold Harmless and Indemnification

- a) Prior to work commencement, the Owner must execute an *Owner Reimbursement and Indemnification Agreement* in the form attached as **Exhibit B**, which form may be modified by the District in its reasonable discretion to address specific circumstances of the proposed work.
- b) The Agreement shall require the Owner to indemnify, defend, and hold harmless the District, the Association, the Founder, and their respective agents, officers, employees, and contractors from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees and court costs) arising from or related to the approved work, subsequent vegetation performance, or any breach of the Owner's obligations under this Policy or the Owner Reimbursement and Indemnification Agreement.

6. Work Execution and Oversight

- a) All approved work must be performed exclusively by the District or its duly authorized contracted dune maintenance vendor under direct District supervision.
- b) The District shall, in its sole discretion, coordinate project scheduling, oversee site activities, and inspect work upon completion to confirm compliance with all applicable FDEP permits, local, state, and federal regulations, the Declaration, and this Policy. The District's inspection and approval shall not constitute a warranty or guarantee of the work's quality, suitability, or compliance, and the Owner shall remain solely responsible for all aspects of the work and its results.
- c) Any deviations from approved plans, unapproved work, or damage to protected vegetation shall result in immediate work stoppage and may result in enforcement action in accordance with Section 7 of the Dune Modification and Maintenance Policy, including but not limited to requiring restoration at the Owner's sole expense, assessment of fines and penalties, and referral to appropriate regulatory authorities. The Owner shall remain liable for all costs, damages, and penalties associated with any such violations.

Exhibit A

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT
*DUNE MODIFICATION AND MAINTENANCE REQUEST FORM***

DRAFT

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT
DUNE MODIFICATION AND MAINTENANCE REQUEST FORM**

Date of Submission: _____

TO: District Manager; Somerset Community Development District

SECTION 1: PROPERTY OWNER INFORMATION

Owner Name(s):

Property Address:

Mailing Address (if different):

Email Address:

Telephone Number:

Emergency Contact Number:

SECTION 2: ARC APPROVAL

Attached: Written approval from the Alys Beach Neighborhood Association Architectural Review Committee (ARC)

ARC Approval Date: _____

ARC Reference/Case Number (if applicable): _____

SECTION 3: PROPERTY LOCATION AND DESCRIPTION OF PROPOSED ACTIVITY

Legal Description of Property:

Detailed Description of Proposed Activity (attach additional pages if necessary):

Type of Activity Requested (check all that apply):

- Trimming or pruning of dune vegetation
- Removal of dune vegetation
- Installation of sand fencing or erosion-control measures
- Excavation, grading, or recontouring of dunes
- Restoration or replanting of dune vegetation
- Installation or modification of irrigation system
- Other:

SECTION 4: SITE DOCUMENTATION

Required Attachments (check each item included):

- Photographs of the impacted area (labeled and dated)
 - Current survey or site exhibit clearly identifying the area of proposed work and showing the Coastal Construction Control Line (CCCL)
- Additional site plans or drawings (if applicable)

SECTION 5: PLANT LIST

Complete the following for each plant or tree affected by or included in the proposed activity:

Species (Common Scientific Name)	Size	Quantity	Activity (Remove/Trim/Plant)
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Additional plant list attached

SECTION 6: IRRIGATION PLANS

Irrigation is proposed as part of this request

Irrigation plan attached (include specifications, duration, water source, and removal timeline)

No irrigation proposed

SECTION 7: JUSTIFICATION FOR REQUEST

Provide written justification for this request:

Is this request related to construction-related impacts or damage?

Yes No

If yes, provide evidence of construction-related impacts (attach documentation, photographs, inspection reports, etc.):

SECTION 8: OWNER ACKNOWLEDGMENTS

By signing below, I acknowledge and agree to the following:

1. I have read and understand the District's Dune Modification and Restoration Policy adopted on _____, 2026.

2. I understand that no work may commence until:

- The District completes its evaluation and provides written approval;
- A valid FDEP permit, written authorization, or field exemption is obtained;
and
- I have executed an Owner Reimbursement and Indemnification Agreement.

3. I understand that I am solely responsible for funding all costs associated with the approved activity, including permitting, contractor labor, replanting, irrigation, monitoring, and any corrective action required.

4. I will provide an advance deposit of one hundred twenty percent (120%) of the proposal amount from the District's authorized contractor.

5. I understand that all work must be performed exclusively by the District or its authorized dune maintenance vendor, and that I may not perform any work within the dune system.

6. I agree to comply with all FDEP permit conditions and all applicable federal, state, and local environmental laws and regulations.

7. I understand that any unauthorized deviation from approved permit conditions may result in enforcement action, mandatory restoration at my sole expense, and denial of future requests.

8. I understand that the District's review and approval is at its sole discretion and does not guarantee project approval or permit issuance by FDEP.

Owner Signature: _____ **Date:** _____

Print Name: _____

Co-Owner Signature (if applicable): _____

Date: _____

Print Name: _____

FOR DISTRICT USE ONLY

Date Received: _____

Received by: _____

File Number: _____

Initial Review Completed: Yes No **Date:** _____

Evaluation Status: Approved Denied Additional Information Required

Notes: _____

Exhibit B

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT
*OWNER REIMBURSEMENT AND INDEMNIFICATION AGREEMENT***

DRAFT

OWNER REIMBURSEMENT AND INDEMNIFICATION AGREEMENT

THIS OWNER REIMBURSEMENT AND INDEMNIFICATION AGREEMENT (“**Agreement**”) is made and entered into by and between the Somerset Community Development District (“**District**”), the Alys Beach Neighborhood Association, Inc. (“**Association**”), and _____ (“**Owner**”), as of the ____ of _____ 202__.

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance adopted by Walton County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, pursuant to the Declaration of Covenants, Conditions, and Restrictions for Alys Beach (the “**Declaration**”) the Association retains the authority to perform maintenance, restoration and protective activities within the dune system and individual property owners are prohibited from undertaking activities within the dune system without approval from the Association and pursuant to the Memorandum of Understanding between the District and the Association, dated October 1, 2021, the District performs maintenance, restoration and protective activities within the dune system; and

WHEREAS, the Owner has requested the District undertake certain dune modification, maintenance, or restoration activities (the “**Work**”) on property owned by the Owner described in **Exhibit A** attached hereto, which is located seaward of the Coastal Construction Control Line (“**CCCL**”) within the District; and

WHEREAS, the District and the Association have reviewed the request of the Owner and have authorized such activities, subject to applicable Florida Department of Environmental Protection (“**FDEP**”) permits and regulations and the purpose this Agreement is to provide that the District will perform the Work through engagement of the District's contractor, Dune Doctors, LLC (“**Dune Doctors**”), at the Owner’s expense; and

WHEREAS, Dune Doctors has provided a proposal for the Work, which proposal is attached hereto as **Exhibit B** and incorporated herein by reference.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. **APPROVAL OF WORK.** The District and the Association hereby approve the Work as described in Exhibit B attached hereto, subject to the Owner's compliance with all terms and conditions of this Agreement. The District shall coordinate access directly with the Owner during mutually agreeable dates and times for the Work to be performed by Dune Doctors. Any modifications or alterations to the Work requested by the Owner in the future

must be approved in writing by both the District and the Association through a formal amendment to this Agreement.

2. **PERMITS AND APPROVALS.** The Owner shall be responsible for obtaining all necessary permits, licenses, and regulatory approvals from FDEP and any other governmental authorities required for the approved activities. The Owner shall provide copies of all such permits and approvals to the District at least five (5) business days prior to commencement of the Work. The Owner acknowledges that work may not commence until all required permits and approvals have been obtained and provided to the District for review.
3. **REIMBURSEMENT OF COSTS.** The Owner agrees to reimburse the District for all costs associated with the approved activities, including, but not limited to, permitting fees, contractor labor, materials, replanting, irrigation, monitoring, and any other necessary expenses incurred in connection with the Work. Prior to commencement of the Work, the Owner shall provide an advance deposit to the District in the amount of _____ (\$ _____), which represents one hundred and twenty percent (120%) of the estimated cost pursuant to the Dune Doctors proposal. The District shall apply this advance deposit toward the actual costs incurred for the Work. Upon completion of the Work, the District shall provide the Owner with a final accounting of all costs, including supporting documentation, within thirty (30) days of completion. Any unused portion of the advance deposit shall be refunded to the Owner within thirty (30) days of providing the final accounting. If actual costs exceed the advance deposit, the Owner shall remit payment for the balance due within thirty (30) days of receiving the final accounting. Failure to timely remit payment shall constitute a default under this Agreement and shall accrue interest at the rate of 10% per annum or the maximum rate permitted by Florida law, whichever is less, from the due date until paid in full.
4. **INDEMNIFICATION.** To the fullest extent permitted by law, the Owner shall indemnify, defend, and hold harmless the District and the Association, and their respective board members, officers, employees, agents, and contractors from any and all claims, damages, liabilities, losses, and expenses, including but not limited to personal injury, bodily injury, death, property damage, and reasonable attorneys' fees and costs, arising out of or related to the approved Work, any failure of the vegetation to establish, or any noncompliance with FDEP permits or regulations, except to the extent caused by the sole negligence or willful misconduct of the District or the Association. The Owner's obligation to indemnify shall include claims arising during or after the term of this Agreement and shall not be limited by any insurance coverage maintained by the Owner.
5. **SURVIVAL.** The obligations set forth in the Reimbursement of Costs, Indemnification, and Insurance provisions of this Agreement shall survive the termination or expiration of this Agreement with respect to any claims, damages, liabilities, losses, or expenses arising from or related to activities, events, or circumstances occurring during the term of this Agreement.
6. **COMPLIANCE.** The Owner agrees to comply with all terms and conditions of the FDEP permits, and any other applicable laws and regulations. The Owner acknowledges that any

deviation or unauthorized work may result in enforcement actions by the District or other authorities.

7. **ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the non-defaulting Party to all remedies available at law or in equity, which remedies shall be cumulative and not exclusive. In the event that the District, the Association, or the Owner is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. A default under this Agreement shall occur upon the happening of any of the following events: (a) the Owner's failure to timely reimburse the District for any costs incurred in connection with the approved activities within the time periods specified herein; (b) the Owner's failure to obtain or maintain adequate insurance coverage as required under this Agreement; (c) the Owner's failure to comply with all terms and conditions of FDEP permits or any other applicable laws and regulations; (d) the Owner's engagement of third parties to perform work without prior written consent from the District and the Association; (e) the Owner's failure to provide required permits and approvals to the District as specified herein; or (f) any other material breach of the Owner's obligations under this Agreement. The District and/or the Association shall provide the Owner with written notice of any default, and the Owner shall have ten (10) business days from receipt of such notice to cure the default, except that no cure period shall apply to defaults under subsections (c), (d), or (e) which shall constitute immediate defaults.
8. **EXECUTION OF WORK.** All Work must be performed by the District's contractor, Dune Doctors, LLC, or another dune maintenance vendor approved in writing by the District, under the supervision and direction of the District. The Owner agrees not to engage any third parties to perform any portion of the Work without the prior written consent of the District. The Owner acknowledges that any unauthorized work performed by third parties shall be deemed a material breach of this Agreement and may result in immediate termination and forfeiture of the advance deposit.
9. **INSURANCE.** The Owner shall obtain and maintain, at the Owner's sole expense, commercial general liability insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 general aggregate, covering all claims or damages arising from the Work. Such insurance shall name the District and the Association as additional insureds. The Owner shall provide certificates of insurance evidencing such coverage to the District and the Association at least five (5) business days prior to the commencement of any activities. Such certificates shall provide that the insurance may not be cancelled or materially modified without at least thirty (30) days' prior written notice to the District. The Owner shall maintain such insurance coverage throughout the duration of the Work and for a period of two (2) years following completion of the Work.
10. **GOVERNING LAW AND VENUE.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The parties agree that the exclusive venue for any litigation arising out of or relating to this Agreement shall be in the state or federal

courts located in Walton County, Florida, and each party hereby irrevocably consents to the jurisdiction of such courts.

11. **NOTICE.** All notices, demands, requests, consents, approvals, or other communications (collectively, “**Notices**”) required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given: (a) upon personal delivery to the party to be notified; (b) when sent by confirmed electronic mail or facsimile if sent during normal business hours of the recipient, and if not, then on the next business day; (c) five (5) business days after having been sent by registered or certified mail, return receipt requested, postage prepaid; or (d) one (1) business day after deposit with a nationally recognized overnight courier, specifying next day delivery, with written verification of receipt. All Notices shall be addressed to the parties at the addresses set forth below, or at such other address as a party may designate by written notice to the other parties:

If to the District:

Somerset Community Development District
120 Richard Jackson Boulevard, Suite 220,
Panama City Beach, Florida 32407
Attention: District Manager
Email: komera@rizzetta.com

If to the Association:

Alys Beach Neighborhood Association, Inc.
120 Richard Jackson Boulevard, Suite 220
Panama City Beach, Florida 32407
Attention: Community Association Manager
Email: komera@rizzetta.com

If to the Owner:

Attention: [INSERT TITLE]
Email: [INSERT EMAIL]

Any party may change its address for notice purposes by providing written notice to the other parties in accordance with this Section.

12. **ENTIRE AGREEMENT AND AMENDMENT.** This Agreement, including all exhibits attached hereto, constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior negotiations, representations, or agreements, whether written or oral. This Agreement may not be amended, modified, or supplemented except by a written instrument executed by all parties hereto. No waiver of any provision of this Agreement shall be deemed or shall constitute a waiver of any other provision, nor shall any waiver constitute a continuing waiver.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

Attest:

**SOMERSET COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Witness:

**ALYS BEACH NEIGHBORHOOD
ASSOCIATION, INC.**

Print Name: _____

By: _____
Its: _____

Witness:

Print Name: _____

By: _____
Its: _____

Tab 7

**WORK AUTHORIZATION NUMBER 26-10
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated March 26, 2026, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement*, effective January 1, 2026 (the “**Agreement**”), by and between:

SOMERSET COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Walton County, Florida (the “**District**”), and

JUNIPER LANDSCAPING OF FLORIDA LLC, a Florida limited liability company, with an address of 511 N. Highway 79, Panama City Beach, Florida 32413 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. In addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide stone replacement 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**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor **Eight Thousand and Seventy-Seven Dollars and Seventy-Five Cents (\$8,077.75)** due in full upon completion and acceptance of the Additional Services by the District.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization 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, remains in full force and effect.

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

**SOMERSET COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

- Chairperson
- Vice Chairperson

JUNIPER LANDSCAPING OF FLORIDA LLC

By: _____

Its: _____

Exhibit A



Proposal

Proposal No.: 392324

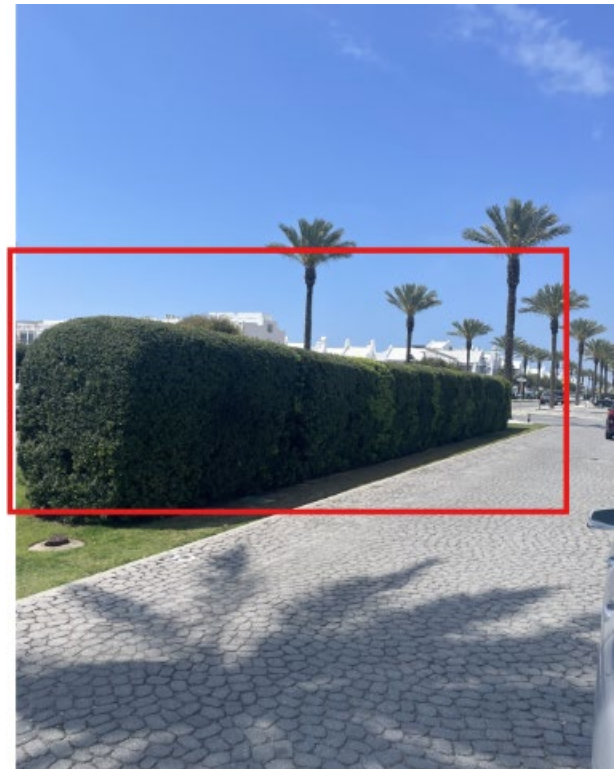
Proposed Date: 03/26/26

PROPERTY:	FOR:
Somerset Community Development District Kim O'Mera 84 Elbow Beach Road-Somerset Community Highway 30A Corridor Inlet Beach, FL 32461	30A Hedge Removal

Removal of Podocarpus hedges along 30A in front of the Citizen (Between Mark Twain & Castle Harbour)

- Include removal of rootball
- Supplement dirt / soil as need to prep for sod
- Confirm irrigation has not been compromised
- Place sod to match existing

Includes all removal and disposal of all debris.



ITEM	QTY	UOM	TOTAL
30 A Podocarpus removal			
Site Prep			
Bed Prep - Plant, Sod, Debris Removal	20.00	HR	\$1,660.00
Debris by the truck	1.00	1	
Landscape Material			
Enhancement Labor	55.00	HR	\$6,417.75
Tifway Bermuda, 01 Square Foot - 01SF	1000.00	01SF	
Top Soil Bulk (per cu. yd.)	5.00	CY	
Total:			\$8,077.75

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 damaged 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