



Rizzetta & Company

Somerset Community Development District

Board of Supervisors' Meeting October 29, 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
215 Nonesuch Way, Alys Beach, Florida 32461

Board of Supervisors	Jody Jubuissou John Rosenberg George Hartley Sam Thomas 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

October 22, 2026

**Board of Supervisors
Somerset Community
Development District**

FINAL AGENDA

Dear Board Members:

The **Special** Meeting of the Board of Supervisors of the Somerset Community Development District will be held on **Thursday, October 29, 2026, at 11:00 a.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 for the Board of Supervisors Meeting
held on September 1, 2026 Tab 1

B. Ratification of Operation and Maintenance Expenditures
for the months of August 2026 – September 2026 Tab 2

4. CONSENT AGENDA – RATIFICATION OF MAINTENANCE ITEMS Tab 3

A. AquaPro: WA #26-04: Temporary Well Repair

B. Mills Supply: WA #26-07: Pump Station Repair

C. Juniper Landscaping of Florida:

1. WA #26-24: Irrigation Repair – EE9

2. WA #26-25: Irrigation Repair – G5/H1 Ped Path

5. BUSINESS ITEMS

A. Consideration of Business Regarding Dune Restoration following Hurricane Isaias

1. Ratification of WA #27-01: Restoration Consulting Services – Dune Doctors Tab 4

2. Professional Surveying Services by InnerLight Engineering Tab 5

3. Dune Renourishment Proposal – Dune Doctors Tab 6

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. Facility 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

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

September 1, 2026 - Minutes of Meeting

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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 special meeting of the Board of Supervisors of the Somerset Community Development District was held on **Tuesday, September 1, 2026, at 1:00 p.m. (Central Time)** at the Somerset Conference Hall, located at 215 Nonesuch Way, Alys Beach, FL 32461.

Present and constituting a quorum:

Jody Jubuisson	Board Supervisor, Chairman
John Rosenberg	Board Supervisor, Vice Chairman
George Hartley	Board Supervisor, Assistant Secretary
Sam Thomas	Board Supervisor, Assistant Secretary
Tom Dodson	Board Supervisor, Assistant Secretary

Also present were:

Kimberly O'Mera	District Manager, Rizzetta & Company, Inc.
Jim Martelli	District Engineer, Innerlight Engineering (via speakerphone)
Tucker Mackie	District Counsel, Kutak Rock, LLP. (via speakerphone)
Mike Spann	Facilities Management, Alys Beach Resorts, LLC.
Doug Lang	Facilities Management, Alys Beach Resorts, LLC.
Youssef Ouahi	VP of Operations, Alys Beach Resorts, LLC.
David Frederique	President, Alys Beach Resorts, LLC.

FIRST ORDER OF BUSINESS

Call to Order

Ms. O'Mera called the meeting to order at 1:00 p.m. and read the roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present to comment.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT
September 1, 2026 - Minutes of Meeting
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THIRD ORDER OR BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting Held on
June 4, 2026**

On a motion by Mr. Rosenberg, seconded by Mr. Hartley, with all in favor, the Board approved the Minutes of the Regular Meeting of the Board of Supervisors held on June 4, 2026, for Somerset Community Development District.

FOURTH ORDER OR BUSINESS

**Ratification of Operation and
Maintenance Expenditures for the
Months of April 2026, May 2026, June
2026 and July 2026**

Ms. O'Mera presented the maintenance expenditures to the Board of Supervisors and asked if there were any questions. Discussion took place concerning Dune Doctors expenditures.

On a motion by Mr. Hartley, seconded by Mr. Dodson, with all in favor, the Board ratified the Operations and Maintenance Expenditures for the month of April 2026 in the amount of \$120,000.94, May 2026 in the amount of \$111,747.22, June 2026 in the amount of \$88,037.21, and July 2026 in the amount of \$114,842.68, for Somerset Community Development District.

FIFTH ORDER OR BUSINESS

**Presentation/ Acceptance of Year-End
Audited Financials for Fiscal Year
2025**

On a motion by Ms. Jubuisson, seconded by Mr. Rosenberg, with all in favor, the Board accepted the Year-End Audited Financials for Fiscal Year 2025, for Somerset Community Development District.

SIXTH ORDER OR BUSINESS

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

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

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

by AquaPro Water Systems:

- WA #26-03: Caliza Well Repair: \$1,070.00

by Arbor Tree Care:

- WA #26-01: 30A Palm Pruning: \$500.00

by Couch Collective:

- WA #26-04: Step Light Replacement: \$1,980.00
- WA #26-05: Lake Marilyn – Step Light Refeed: \$3,280.00

by Dune Doctors:

- WA #26-03: Sargassum Removal: \$23,279.63
- WA #26-04: Second Sargassum Removal: \$23,279.63

by Lake Doctors:

- WA #26-04: Bladderwort & Torpedo Grass Removal: \$600.00

by McHenry Electric:

- WA #26-18: N Sea Garden Ped Path Lights: \$233.75

by Mills Supply:

- WA #26-06: Pump Station VFD Replacement: \$7,148.00

by Juniper Landscaping of Florida:

- WA #26-20: 30A Irrigation Repair: \$7,028.55
- WA #26-21: 30A Podocarpus Replacement: \$1,128.75
- WA #26-22: 30A Sod Repair: \$3,948.95
- WA #26-23: 30A Medjool Replacement: \$16,131.93

for Somerset Community Development District.

SEVENTH ORDER OR BUSINESS

**Consideration of Proposals for Slip
Lane Paver Repairs**

Ms. O'Mera presented the proposals for Slip Lane Paver Repairs. The Board discussed the proposals, and Mr. Lang recommended accepting the proposal from Disneidy Stone Pavers.

On a motion by Mr. Dodson, seconded by Ms. Jubuisson, with all in favor, the Board approved the proposal from Disneidy Stone Pavers for Slip Lane Paver Repairs in the amount of \$2,820.00, for Somerset Community Development District.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

September 1, 2026 - Minutes of Meeting

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EIGHTH ORDER OR BUSINESS

**Consideration of Renewal of Lake
Monitoring Agreement by Lake
Doctors**

Ms. O'Mera presented the Lake Monitoring Agreement with Lake Doctors for consideration by the Board.

On a motion by Ms. Thomas, seconded by Ms. Jubuisson, with all in favor, the Board approved the Lake Monitoring Agreement with Lake Doctors for a term of October 1, 2026, through September 30, 2026, at a rate of \$58.00 per month, for Somerset Community Development District.

NINETH ORDER OF BUSINESS

**Consideration of Proposal for Sand
Restoration and License Agreement for
Sand Storage and Removal of the
Same**

Ms. O'Mera presented the Dune Doctors proposal and the License Agreement for Sand Storage and Removal, then invited Ms. Thomas to summarize the proposed work.

Ms. Thomas reported that site reviews with Marina Foote of the Florida Department of Environmental Protection, Alys Beach staff, and Dune Doctors identified corrective work east of the Beach Club walkover and near Gulf Green. The proposed work includes relocating sand to fill a low area at the toe of the dune east of the Gulf Green boardwalk.

Work will be billed hourly, consistent with the seaweed-removal process, and the final cost may be less than the proposed amount. Dune Doctors will monitor the affected vegetation and supplement any remaining bare areas with maintenance stock plants at no additional cost. Fertilizer will be applied only to plants on the dune slope, excluding the toe, to limit seaward expansion.

Ms. O'Mera explained that the project would use sand stored on property owned by EBSCO Gulf Coast Development, Inc., requiring the proposed License Agreement.

On a motion by Mr. Dodson, seconded by Ms. Thomas, with all in favor, the Board approved the Dune Doctors, LLC sand restoration proposal in the amount of \$11,907.00 and the License Agreement for Sand Storage and Removal with and EBSCO Gulf Coast Development, Inc., for Somerset Community Development District.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

September 1, 2026 - Minutes of Meeting

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TENTH ORDER OF BUSINESS

**Consideration of Work Authorization
#26-06: Dune Restoration at AC5 by
Dune Doctors**

On a motion by Mr. Dodson, seconded by Ms. Thomas, with all in favor, the Board approved Work Authorization #26-06 for Dune Restoration at AC5 by Dune Doctors in the amount of \$19,053.26, authorizing the Chairman to execute the final form of Work Authorization and Owner Reimbursement and Indemnification Agreement with the landowner, for Somerset Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026/2027
Dune Maintenance Agreement with
Dune Doctors**

Ms. O'Mera presented the proposed Fiscal Year 2026/2027 Dune Maintenance Agreement with Dune Doctors

On a motion by Mr. Rosenberg, seconded by Ms. Jubuisson, with all in favor, the Board approved the Fiscal Year 2026/2027 Dune Maintenance Agreement with Dune Doctors in the amount of \$154,924.60, for Somerset Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration/ Acceptance of
Landscape Maintenance Agreement
Renewal with Juniper Landscaping of
Florida**

On a motion by Ms. Jubuisson, seconded by Mr. Dodson, with all in favor, the Board approved the renewal of the District's landscape maintenance agreement with Juniper Landscaping of Florida, effective October 1, 2026, for Somerset Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-11,
Rescheduling Public Hearing to Adopt
Revised Rules of Procedure**

On a motion by Mr. Rosenberg, seconded by Mr. Dodson, with all in favor, the Board adopted Resolution 2026-11, rescheduling the Public Hearing to Adopt Revised Rules of Procedure to February 4, 2027, for Somerset Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-12,
Rescheduling Public Hearing to Adopt
Dune Modification and Maintenance
Policy**

On a motion by Ms. Jubuisson, seconded by Mr. Dodson, with all in favor, the Board adopted Resolution, 2026-12 rescheduling the Public Hearing to Adopt the Dune Modification and Maintenance Policy to February 4, 2027, for Somerset Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2026/2027 Final Budget**

On a motion by Mr. Rosenberg, seconded by Mr. Hartley, with all in favor, the Board opened the Public Hearing on Fiscal Year 2026/2027 Budget, for Somerset Community Development District.

There being no audience present, there were no comments.

On a motion by Mr. Rosenberg, seconded by Ms. Jubuisson, with all in favor, the Board closed the Public Hearing on Fiscal Year 2026/2027 Budget, for Somerset Community Development District.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

September 1, 2026 - Minutes of Meeting

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SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08,
Annual Appropriations and Adopting
the Final Budget for Fiscal Year
2026/2027**

On a motion by Ms. Jubuisson, seconded by Mr. Dodson, with all in favor, the Board approved Resolution 2026-08, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2026/2027, for Somerset Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Public Hearing on Maintenance and
Operation Special Assessments**

On a motion by Mr. Dodson, seconded by Mr. Rosenberg, with all in favor, the Board opened the Public Hearing on Maintenance and Operation Special Assessments, for Somerset Community Development District.

There being no audience present, there were no comments.

On a motion by Mr. Hartley, seconded by Mr. Rosenberg, with all in favor, the Board closed the Public Hearing on Maintenance and Operation Special Assessments, for Somerset Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09,
Making a Determination of Benefit;
Imposing Special Assessments;
Providing for the Collection and
Enforcement of Special Assessments;
and Providing for an Assessment Roll**

On a motion by Ms. Jubuisson, seconded by Ms. Thomas, with all in favor, the Board approved Resolution 2026-09, Making a Determination of Benefit; Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments; and Providing for an Assessment Roll, for Somerset Community Development District.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

September 1, 2026 - Minutes of Meeting

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NINETEENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026/2027
Direct Collection Agreement**

On a motion by Mr. Hartley, seconded by Ms. Thomas, with all in favor, the Board approved the Fiscal Year 2026/2027 Direct Collection Agreement, for Somerset Community Development District.

TWENTIETH ORDER OF BUSINESS

**Consideration of Resolution 2026-10,
Annual Meeting Schedule for Fiscal
Year 2026/2027**

On a motion by Mr. Rosenberg, seconded by Mr. Dodson, with all in favor, the Board approved Resolution 2026-10, Annual Meeting Schedule for Fiscal Year 2026/2027, for Somerset Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Consideration of First Addendum to
Contract for Professional District
Management**

On a motion by Mr. Dodson, seconded by Mr. Hartley, with all in favor, the Board approved the First Addendum to Contract for Professional District Management, for Somerset Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie had no specific report and invited questions from the Board. There were no questions.

B. District Engineer

Mr. Martelli had no specific report to present but invited questions from the Board. Ms. O'Mera asked about the status of the stormwater project.

C. Facilities Manager

Mr. Lang discussed the Hoover repairs and noted that a not-to-exceed amount would need to be established for the necessary repairs

D. District Manager

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

TWENTY-THIRD ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests. There being no audience members present, there were no audience comments.

DRAFT

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Hartley, seconded by Mr. Dodson, with all in favor, the Board adjourned the meeting at 2:03 p.m., for Somerset Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

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

Operations and Maintenance Expenditures August 2026 For Board Approval

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

The total items being presented: **\$77,591.28**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Somerset Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ALYS Beach Resort LLC	300375	CL00030809	Monthly Facility Management 06/26	\$ 8,381.00
ALYS Beach Resort LLC	300389	CL00031158	Ped pat lighting repairs 07/26	\$ 1,616.48
ALYS Beach Resort LLC	300375	CL00031159	Lighting Repairs 07/26	\$ 6,662.02
ALYS Beach Resort LLC	300375	CL00031305	Monthly Facility Management 7/26	\$ 8,381.00
Aqua Pro Water Systems - FL/GA	300372	145323723	Chemical/Salt Installation 07/26	\$ 31.00
Aqua Pro Water Systems - FL/GA	300372	145323754	Chemical/Salt Installation 07/26	\$ 63.00
Aqua Pro Water Systems - FL/GA	300372	145325705	Chemical/Salt Installation 07/26	\$ 79.00
Aqua Pro Water Systems - FL/GA	300372	145325731	Chemical/Salt Installation 07/26	\$ 287.00
Aqua Pro Water Systems - FL/GA	300372	145876758	Chemical/Salt Installation 07/26	\$ 79.00
Aqua Pro Water Systems - FL/GA	300372	145876789	Chemical/Salt Installation 07/26	\$ 103.00
Aqua Pro Water Systems - FL/GA	300372	145876815	Chemical/Salt Installation 07/26	\$ 95.00
Aqua Pro Water Systems - FL/GA	300372	145893134	Chemical/Salt Installation 07/26	\$ 31.00
Aqua Pro Water Systems - FL/GA	300376	145893780	Chemical/Salt Installation 07/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300376	145893811	Chemical/Salt Installation 07/26	\$ 79.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aqua Pro Water Systems - FL/GA	300376	145893837	Chemical/Salt Installation 07/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300376	145893868	Chemical/Salt Installation 07/26	\$ 63.00
Aqua Pro Water Systems - FL/GA	300376	146610458	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300376	146610652	Chemical/Salt Installation 08/26	\$ 63.00
Aqua Pro Water Systems - FL/GA	300376	146610985	Chemical/Salt Installation 08/26	\$ 95.00
Aqua Pro Water Systems - FL/GA	300376	146611042	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300384	146611325	Chemical/Salt Installation 08/26	\$ 63.00
Aqua Pro Water Systems - FL/GA	300384	146611356	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300384	146611387	Chemical/Salt Installation 08/26	\$ 47.00
Aqua Pro Water Systems - FL/GA	300384	146611413	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300392	146710685	P0A CALIZA WELL Pressure Switch 08/26	\$ 1,070.00
Aqua Pro Water Systems - FL/GA	300386	146994414	Chemical/Salt Installation 08/26	\$ 287.00
Aqua Pro Water Systems - FL/GA	300390	147048333	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300390	147048364	Chemical/Salt Installation 08/26	\$ 15.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aqua Pro Water Systems - FL/GA	300390	147048420	Chemical/Salt Installation 08/26	\$ 367.00
Aqua Pro Water Systems - FL/GA	300392	147321678	Chemical/Salt Installation 08/26	\$ 287.00
Aqua Pro Water Systems - FL/GA	300392	147321709	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300392	147321735	Chemical/Salt Installation 08/26	\$ 79.00
Aqua Pro Water Systems - FL/GA	300392	147321898	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300390	147322388	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300390	147322617	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300390	147322648	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300390	147322674	Chemical/Salt Installation 08/26	\$ 223.00
Aqua Pro Water Systems - FL/GA	300392	147656288	Chemical/Salt Installation 08/26	\$ 31.00
Aqua Pro Water Systems - FL/GA	300392	147658111	Chemical/Salt Installation 08/26	\$ 303.00
Aqua Pro Water Systems - FL/GA	300392	147658142	Chemical/Salt Installation 08/26	\$ 63.00
Aqua Pro Water Systems - FL/GA	300392	147658168	Chemical/Salt Installation 08/26	\$ 367.00
Arbor Tree Care	300391	0014858	Tree Pruning WA # 26-01 08/26	\$ 500.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Couch Collective, LLC	300385	CC 2026-113	Step Light Issue 07/26	\$ 3,280.00
Florida Power & Light Company	20260818-01	2104633165-080426	9954 E Cty Hwy 30A 07/26	\$ 186.66
Florida Power & Light Company	20260818-01	2108012465-080426	9396 E COUNTY HIGHWAY 30A 07/26	\$ 401.61
Florida Power & Light Company	20260820-01	2112535147-080426	305 Somerset Street 07/26	\$ 2,501.17
Florida Power & Light Company	20260820-01	2112535170-080426	121 N. Charles St 07/26	\$ 287.85
Florida Power & Light Company	20260820-01	2112535329-080426	97 Nonesuch Way 07/26	\$ 35.44
Florida Power & Light Company	20260820-01	2112535378-080426	31 Hog Penny Aly 07/26	\$ 34.13
Florida Power & Light Company	20260820-01	2112535477-080426	101 N Somerset St 07/26	\$ 35.28
Florida Power & Light Company	20260820-01	2112535527-080426	9 N Charles St. Inlet. 07/26	\$ 79.93
Florida Power & Light Company	20260820-01	2112535568-080426	147 W LA Garza Ln Lighting 07/26	\$ 34.02
Florida Power & Light Company	20260818-01	2112535741-080426	15 Caliza Ln. Misc. Pole 07/26	\$ 33.94
Florida Power & Light Company	20260820-01	2112535816-080426	106 N Somerset Street 07/26	\$ 32.69
John Rosenberg	300382	JR040226	Board of Supervisors Meeting 04/02/2026	\$ 200.00
Juniper Landscaping of Florida, LLC	300373	403464	Replacement of Podocarpus 06/26	\$ 1,128.75

Somerset Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300373	404819	Repair to main line 06/26	\$ 7,028.55
Juniper Landscaping of Florida, LLC	300373	404820	Turf Damage Repairs 06/26	\$ 3,948.95
Juniper Landscaping of Florida, LLC	300377	406775	Wet Check Repairs-West 2 Clock Turf 06/26	\$ 99.38
Juniper Landscaping of Florida, LLC	300377	406776	Completed Wet Check Repairs 06/26	\$ 113.81
Juniper Landscaping of Florida, LLC	300377	406777	Wet Check Repairs 06/26	\$ 540.23
Juniper Landscaping of Florida, LLC	300387	408473	Monthly Landscape Maintenance 07/26	\$ 9,303.00
Juniper Landscaping of Florida, LLC	300393	413104	#414863 - Repair to Irrigation main line at EE9 08/26	\$ 1,491.66
Juniper Landscaping of Florida, LLC	300393	413105	#414865 - Repair to irrigation by NE Buttery 08/26	\$ 174.56
Kutak Rock, LLP	300378	3779373	Legal Services 06/26	\$ 2,287.50
Kutak Rock, LLP	300378	3779375	Legal Services 05/26	\$ 635.00
McHenry Electric, Inc.	300388	27086	Butterfly Park / WA #26-17 08/26	\$ 300.00
McHenry Electric, Inc.	300394	27094	Palm tree lighting repair 08/26	\$ 360.35
Mills Supply	300379	11098	Monthly Pump Station Maintenance 08/26	\$ 225.00
Rizzetta & Company, Inc.	300371	INV0000111399	Accounting Services 08/26	\$ 9,447.17

Somerset Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300374	INV0000111451	Mass Mailing - Budget Notice 08/26	\$ 1,527.98
Robert E Stenhammer	300383	RS040226	Board of Supervisors Meeting 04/02/2026	\$ 200.00
The Lake Doctors, Inc.	300380	395875B	Monthly Monitoring 08/26	\$ 55.00
USA TODAY Media Corp	300395	0007822395	Legal Advertising 07/26	\$ 1,166.17
VGlobal Tech	300381	8769	Website ADA Compliance 08/26	\$ 425.00
Report Total				<u>\$ 77,591.28</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 September 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$59,762.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Somerset Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ALYS Beach Resort LLC	300407	CL00031751	Monthly Facility Management 08/26	\$ 8,381.00
Aqua Pro Water Systems - FL/GA	300398	147658902	Chemical/Salt Installation 08/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300398	147659065	Chemical/Salt Installation 08/26	\$ 143.00
Aqua Pro Water Systems - FL/GA	300397	147659096	Chemical/Salt Installation 08/26	\$ 399.00
Aqua Pro Water Systems - FL/GA	300398	147659122	Chemical/Salt Installation 08/26	\$ 111.00
Aqua Pro Water Systems - FL/GA	300402	147739175	Sand filter replacement- Caliza equipment 08/26	\$ 699.00
Aqua Pro Water Systems - FL/GA	300398	147740029	East Well System circuit board replacement	\$ 325.00
Aqua Pro Water Systems - FL/GA	300398	147929980	Chemical/Salt Installation 09/26	\$ 127.00
Aqua Pro Water Systems - FL/GA	300398	147930045	Chemical/Salt Installation 09/26	\$ 63.00
Aqua Pro Water Systems - FL/GA	300398	147930076	Chemical/Salt Installation 09/26	\$ 367.00
Aqua Pro Water Systems - FL/GA	300398	147934070	Chemical/Salt Installation 09/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300402	147934704	Chemical/Salt Installation 09/26	\$ 79.00
Aqua Pro Water Systems - FL/GA	300402	147934735	Chemical/Salt Installation 09/26	\$ 63.00
Aqua Pro Water Systems - FL/GA	300402	147934766	Chemical/Salt Installation 09/26	\$ 223.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aqua Pro Water Systems - FL/GA	300402	147934792	Chemical/Salt Installation 09/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300402	148311284	Plumbing repair East well equipment 09/26	\$ 399.00
Aqua Pro Water Systems - FL/GA	300402	148317298	West well equipment drain line extension 09/26	\$ 55.00
Aqua Pro Water Systems - FL/GA	300402	148579985	Chemical/Salt Installation 09/26	\$ 335.00
Aqua Pro Water Systems - FL/GA	300402	148580012	Chemical/Salt Installation 09/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300402	148580044	Chemical/Salt Installation 09/26	\$ 207.00
Aqua Pro Water Systems - FL/GA	300402	148580076	Chemical/Salt Installation 09/26	\$ 63.00
Aqua Pro Water Systems - FL/GA	300402	148582769	Chemical/Salt Installation 09/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300402	148582801	Chemical/Salt Installation 09/26	\$ 351.00
Aqua Pro Water Systems - FL/GA	300402	148582828	Chemical/Salt Installation 09/26	\$ 127.00
Aqua Pro Water Systems - FL/GA	300402	148582860	Chemical/Salt Installation 09/26	\$ 175.00
Aqua Pro Water Systems - FL/GA	300408	149077453	Chemical/Salt Installation 09/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300408	149077554	Chemical/Salt Installation 09/26	\$ 223.00
Aqua Pro Water Systems - FL/GA	300408	149077992	Chemical/Salt Installation 09/26	\$ 335.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aqua Pro Water Systems - FL/GA	300408	149078019	Chemical/Salt Installation 09/26	\$ 239.00
Aqua Pro Water Systems - FL/GA	300408	149078166	Chemical/Salt Installation 09/26	\$ 111.00
Aqua Pro Water Systems - FL/GA	300408	149078198	Chemical/Salt Installation 09/26	\$ 239.00
Aqua Pro Water Systems - FL/GA	300408	149078230	Chemical/Salt Installation 09/26	\$ 351.00
Aqua Pro Water Systems - FL/GA	300408	149078257	Chemical/Salt Installation 09/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300408	149307394	Chemical/Salt Installation 09/26	\$ 143.00
Aqua Pro Water Systems - FL/GA	300408	149307426	Chemical/Salt Installation 09/26	\$ 303.00
Aqua Pro Water Systems - FL/GA	300408	149307458	Chemical/Salt Installation 09/26	\$ 15.00
Aqua Pro Water Systems - FL/GA	300408	149329575	Chemical/Salt Installation 09/26	\$ 271.00
Dune Doctors, LLC	300403	080126-24	Maintenance Q4: August - October Quarter 08/26	\$ 19,458.19
Florida Power & Light Company	20260915-01	2104633165-090226	9954 E Cty Hwy 30A 08/26	\$ 149.11
Florida Power & Light Company	20260915-01	2108012465-090226	9396 E County Highway 30A 08/26	\$ 426.11
Florida Power & Light Company	20260918-01	2112535147-090226	305 N Somerset St 08/26	\$ 1,722.24
Florida Power & Light Company	20260918-01	2112535170-090226	121 N Charles St 08/26	\$ 238.27

Somerset Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260918-01	2112535329-090226	97 Nonesuch Way 08/26	\$ 34.44
Florida Power & Light Company	20260918-01	2112535378-090226	31 Hogpenny Aly , Inlet Beach 08/26	\$ 34.13
Florida Power & Light Company	20260918-01	2112535477-090226	9954 E Cty Hwy 30A 08/26	\$ 34.16
Florida Power & Light Company	20260918-01	2112535527-090226	9954 E Cty Hwy 30A 08/26	\$ 70.21
Florida Power & Light Company	20260918-01	2112535568-090226	9954 E Cty Hwy 30A 08/26	\$ 33.44
Florida Power & Light Company	20260915-01	2112535741-090226	15 Caliza LN 08/26	\$ 33.13
Florida Power & Light Company	20260918-01	2112535816-090226	9954 E Cty Hwy 30A 08/26	\$ 32.32
Juniper Landscaping of Florida, LLC	300409	413574	Monthly Landscape Maintenance 08/26	\$ 9,303.00
Kutak Rock, LLP	300404	3810621	Legal Services 07/26	\$ 740.00
LLS Tax Solutions, Inc.	300410	004286	Arbitrage Rebate Calculation Series 2022 09/26	\$ 500.00
Mills Supply	300399	11132	Monthly Pump Station Maintenance 09/26	\$ 225.00
Rizzetta & Company, Inc.	300396	INV0000112210	Accounting Services 09/26	\$ 9,447.17
Rizzetta & Company, Inc.	300401	INV0000112257	Mass Mailing - Budget Notice Rescheduled Notice 08/26	\$ 1,187.98
The Lake Doctors, Inc.	300405	404435B	Monthly Monitoring 09/26	\$ 55.00

Somerset Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
USA TODAY Media Corp	300406	0007865933	Legal Advertising 08/26	\$ 586.42
VGlobal Tech	300400	8844	Website ADA Compliance 09/26	<u>\$ 425.00</u>
Report Total				<u>\$ 59,762.32</u>

Tab 3



CONSENT AGENDA – RATIFICATION OF MAINTENANCE ITEMS

A. AquaPro Water Systems

1. WA #26-04: Temporary Well Repair \$4,800.00

B. Mills Supply

1. WA #26-07: Pump Station Repair..... \$ 35,550.00

C. Juniper Landscaping

1. WA #26-24: Irrigation Repair – EE9 \$1,491.66
2. WA #26-25: Irrigation Repair – G5/H1 Ped Path \$1,143.53

Total: \$42,985.19

AquaPro

WORK AUTHORIZATION #26-04
September 25, 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:

Jottis, LLC, d/b/a Aqua Pro Water Systems (“Contractor”) is pleased to submit this work authorization to provide salt system maintenance 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 Aqua Pro Water Systems for Salt System Maintenance Services* dated February 7, 2025 (“Agreement”) as follows:

I. Scope of Work

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

II. Fees

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

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

Sincerely,



Bragg Jones (Sep 28, 2026 10:58:56 CDT)

Authorized Representative of
Aqua Pro Water Systems

APPROVED AND ACCEPTED

By: Jody Jubuissou
Jody Jubuissou (Sep 28, 2026 08:47:59 CDT)
Chair/Vice-Chair, Board of Supervisors
Somerset Community Development District

Date: 09/28/2026

Attachment A



Aqua Pro Water Systems
17710 Beach Park Trail, Ste 102
Panama City Beach FL, 32413
850-250-3907 opt. 1
billing@aquaprows.com
aquaprows.com

BILL TO

Somerset Community Development District
3434 Colwell Avenue c/o Rizzetta & Company #200
Tampa, FL 33614 USA

ESTIMATE
149495537

ESTIMATE DATE
Sep 23, 2026

JOB ADDRESS

Caliza Well
9581 East County Highway 30A CALIZA WELL
Alys Beach, FL 32461 USA

Job: 149330429
Technician: James Bender

ESTIMATE DETAILS

temporary well repaire : My team was at the Caliza Well today to pull the pump for a warranty inspection.

At this stage, we cannot confirm exactly what happen, but the physical condition inside the well is consistent with a pump that ran continuously until it overheated.

Unfortunately, the pump is fused inside the well and cannot simply be pulled and replaced. I wanted to make you aware of our findings as soon as possible so we can discuss the available options and determine the best path forward.

At this point, Caliza Well is down. We can install a temporary pump that will pull water through the submersible pump to supply between 30 to 50 gallons of minute until we can get a permit for a new Well to be drilled.

Our fees for today and the installation of the Temporary above ground pump is \$4800. This work can be completed as soon as tomorrow afternoon we understand the urgency of this well-being down. Please let me know if you need any more information.

The long term plan is to keep this pump on that well

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
CTC	Commercial Trip Charge	2.00	\$200.00	\$400.00
ADTL	Camera/video the well and find out the problem	1.00	\$699.00	\$699.00
ADTL	Re-turn trip pitcher pump test the well to see if a temporary pump can be put in place	1.00	\$350.00	\$350.00
ADTL	Installing the new temporary pump	1.00	\$450.00	\$450.00
WELLIRR	Irrigation Well Pump	1.00	\$2,901.00	\$2,901.00

Estimate #149495537

Page 1 of 2

Irrigation Well Pump

SUB-TOTAL	\$4,800.00
TOTAL	\$4,800.00

If paying by check please add invoice number to memo line.
Thank you for choosing Aqua Pro Water Systems!

CUSTOMER AUTHORIZATION

Credit or debit card transactions made with Aqua Pro will show as a charge from Jottis LLC. Payment is due upon receipt or 30 days of receipt. A service fee will be charged for any returned checks. A 10% late fee may be added monthly to an invoice not paid within 90 days of service date. A 30% Fee will be added to any invoice(s) sent to collections. Aqua Pro reserves the right to place any account on hold if balance is 90 days or more delinquent, or if account balance exceeds a reasonable amount. Aqua Pro's Service warranty and Kinetico's manufacturer warranty do not cover any damages incurred by weather (hurricane, freeze, tornado, etc). Aqua Pro will provide services for these damages at the customer's expense. ALL DEPOSITS ARE NON-REFUNDABLE.

Sign here

Date

2026-09-25 - Somerset CDD - WA #26-04 - Temporary Well Repair - AquaPro - Unexecuted

Final Audit Report

2026-09-28

Created:	2026-09-25
By:	Stephen Theriot (STheriot@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1jc-_yThI1f40D0MCXIQ4LTkzt6Larli

"2026-09-25 - Somerset CDD - WA #26-04 - Temporary Well Repair - AquaPro - Unexecuted" History

 Document created by Stephen Theriot (STheriot@rizzetta.com)
2026-09-25 - 8:38:01 PM GMT

 Document emailed to jjubuisson@alysbeach.com for signature
2026-09-25 - 8:38:06 PM GMT

 Email viewed by jjubuisson@alysbeach.com
2026-09-28 - 1:46:53 PM GMT

 Signer jjubuisson@alysbeach.com entered name at signing as Jody Jubuisson
2026-09-28 - 1:47:57 PM GMT

 Document e-signed by Jody Jubuisson (jjubuisson@alysbeach.com)
Signature Date: 2026-09-28 - 1:47:59 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

 Document emailed to Bragg Jones (braggjones@aquaprows.com) for signature
2026-09-28 - 1:48:01 PM GMT

 Email viewed by Bragg Jones (braggjones@aquaprows.com)
2026-09-28 - 3:58:24 PM GMT

 Document e-signed by Bragg Jones (braggjones@aquaprows.com)
Signature Date: 2026-09-28 - 3:58:56 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

 Agreement completed.
2026-09-28 - 3:58:56 PM GMT

Mills Supply

WORK AUTHORIZATION #26-07

August 31, 2026

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

Subject: **Work Authorization Number 26-07 (“Work Authorization”)**
Somerset Community Development District

Dear Board of Supervisors:

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

I. Scope of Work

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

II. Fees

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

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

Sincerely,

Lynn Mills
Lynn Mills (Sep 1, 2026 22:14:37 EDT)
Authorized Representative of
Mills Supply

APPROVED AND ACCEPTED

By: Jody Jubuissou
Jody Jubuissou (Sep 1, 2026 17:57:27 CDT)
Chair/Vice-Chair, Board of Supervisors
Somerset Community Development District

Date: 09/01/2026

Attachment A



Estimate

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

Date	Estimate #
8/31/2026	1170

Item	Description	Qty	Cost	Total
SERVICE	Service Work - Remove and repair irrigation pump station suction line at Alys Beach pump station. This includes replacing the 6" check valve, the rotating screen, and any other components that are not operational. All components will be stainless steel or plastic to reduce corrosion from the aggressive water. Also includes equipment rental. NOT TO EXCEED ESTIMATE	1	35,550.00	35,550.00

Prices good for ten (10) days from date of estimate.		Subtotal	\$35,550.00
		Sales Tax (0.0%)	\$0.00
		Total	\$35,550.00

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

2026-08-31 - Somerset CDD - WA #26-07 - Pump Station Repair - Mills Supply - Unexecuted

Final Audit Report

2026-09-02

Created:	2026-09-01
By:	Stephen Theriot (STheriot@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgBYxQoNxNI6RJCvm4EpEB9688dhtqTc1

"2026-08-31 - Somerset CDD - WA #26-07 - Pump Station Repair - Mills Supply - Unexecuted" History

-  Document created by Stephen Theriot (STheriot@rizzetta.com)
2026-09-01 - 10:01:12 PM GMT
-  Document emailed to jjubuisson@alysbeach.com for signature
2026-09-01 - 10:01:17 PM GMT
-  Document emailed to randolph mills (millsupply@cox.net) for signature
2026-09-01 - 10:01:17 PM GMT
-  Email viewed by jjubuisson@alysbeach.com
2026-09-01 - 10:50:45 PM GMT
-  Signer jjubuisson@alysbeach.com entered name at signing as Jody Jubuisson
2026-09-01 - 10:57:25 PM GMT
-  Document e-signed by Jody Jubuisson (jjubuisson@alysbeach.com)
Signature Date: 2026-09-01 - 10:57:27 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Email viewed by randolph mills (millsupply@cox.net)
2026-09-02 - 2:13:25 AM GMT
-  Signer randolph mills (millsupply@cox.net) entered name at signing as Lynn Mills
2026-09-02 - 2:14:35 AM GMT
-  Document e-signed by Lynn Mills (millsupply@cox.net)
Signature Date: 2026-09-02 - 2:14:37 AM GMT - Time Source: server - Signature Appearance Selected: TYPE

✔ Agreement completed.
2026-09-02 - 2:14:37 AM GMT

Juniper Landscaping of Florida

**WORK AUTHORIZATION NUMBER 26-24
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION ("Work Authorization"), dated August 24, 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 **One Thousand Four Hundred Ninety-One Dollars and Sixty-Six Cents (\$1,491.66)** 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**

Jody Jubuisson
Jody Jubuisson (Aug 26, 2026 09:47:02 CDT)

By: Jody Jubuisson

☒ Chairperson
☐ Vice Chairperson

JUNIPER LANDSCAPING OF FLORIDA LLC

Brian Calkins
BRIAN CALKINS (Aug 26, 2026 10:54:27 EDT)

By: BRIAN CALKINS

Its: Branch Manager

Exhibit A

Please Remit Payment to:

Juniper Landscaping
PO Box 919883
Orlando, FL 32891



Invoice 413104

Bill To
Somerset Community Development District c/o Rizzetta and Company 3434 Colwell Ave., Suite 200 Tampa, FL 33614

Date	Due Date
08/24/26	9/23/2026
Account Owner	PO#
JEREMY MAVITY	

Item	Qty/UOM	Rate	Ext. Price	Amount
#414863 - Repair to Irrigation main line at EE9				\$1,491.66

Lateral Components - 08/21/2026

Irrigation Tech Labor	7.00HR	\$85.00	\$595.00	
Misc Irrigation Parts	4.00EA	\$13.25	\$53.00	
PVC Pipe 2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	6.00FT	\$2.98	\$17.88	
Spears PVC Expansion Repair Coupling 2 in. Spigot x Socket SLIP FIX	1.00EA	\$78.65	\$78.65	
2" Valve	2.00EA	\$296.85	\$593.70	
2" PVC Ball Valve	2.00EA	\$41.20	\$82.40	

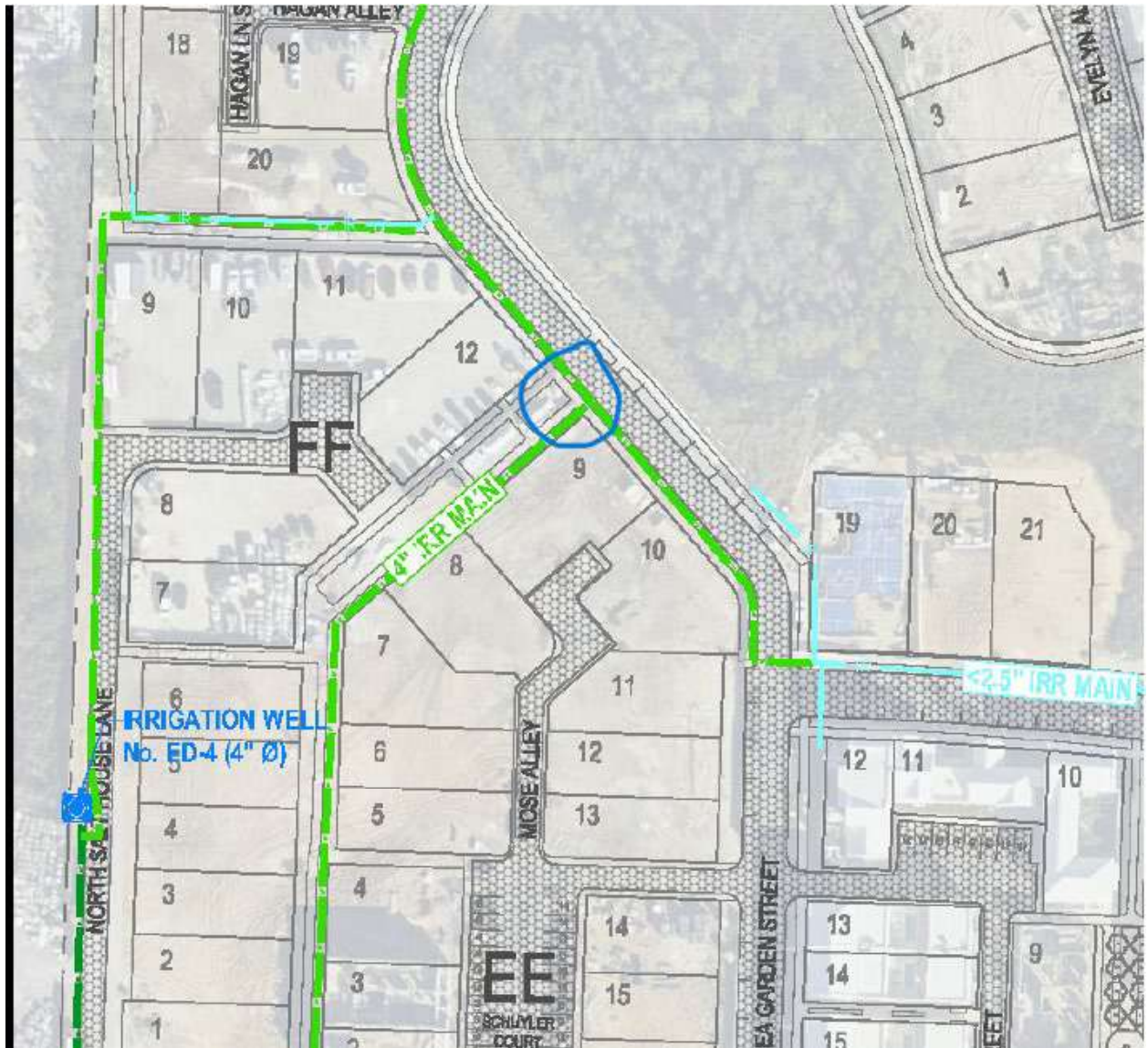
Fuel Surcharge 5% - 08/21/2026

Grand Total \$1,491.66

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,666.22	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.



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)

7/9/2026

Signature - Representative

Date

2026-08-24 - Somerset CDD - WA #26-24 - Irrigation Repair at EE9 - Juniper - Unexecuted

Final Audit Report

2026-08-26

Created:	2026-08-26
By:	Stephen Theriot (STheriot@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMAG4bCHKGfhQDOKVfl8i3yr2Hp1sCBgF

"2026-08-24 - Somerset CDD - WA #26-24 - Irrigation Repair at EE9 - Juniper - Unexecuted" History

-  Document created by Stephen Theriot (STheriot@rizzetta.com)
2026-08-26 - 2:41:38 PM GMT
-  Document emailed to jjubuisson@alysbeach.com for signature
2026-08-26 - 2:41:44 PM GMT
-  Document emailed to BRIAN CALKINS (brian.calkins@juniperlandscaping.com) for signature
2026-08-26 - 2:41:44 PM GMT
-  Email viewed by jjubuisson@alysbeach.com
2026-08-26 - 2:46:29 PM GMT
-  Signer jjubuisson@alysbeach.com entered name at signing as Jody Jubuisson
2026-08-26 - 2:47:00 PM GMT
-  Document e-signed by Jody Jubuisson (jjubuisson@alysbeach.com)
Signature Date: 2026-08-26 - 2:47:02 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Email viewed by BRIAN CALKINS (brian.calkins@juniperlandscaping.com)
2026-08-26 - 2:53:50 PM GMT
-  Document e-signed by BRIAN CALKINS (brian.calkins@juniperlandscaping.com)
Signature Date: 2026-08-26 - 2:54:27 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-08-26 - 2:54:27 PM GMT

**WORK AUTHORIZATION NUMBER 26-25
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION ("Work Authorization"), dated October 14, 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 **One Thousand One Hundred Forty-Three Dollars and Fifty-Three Cents (\$1,143.53)** 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**

Jody Jubuisson
Jody Jubuisson (Oct 14, 2026 12:40:07 CDT)

By: Jody Jubuisson

☒ Chairperson
☐ Vice Chairperson

JUNIPER LANDSCAPING OF FLORIDA LLC

Brian Calkins
Brian Calkins (Oct 14, 2026 12:40:52 CDT)

By: BRIAN CALKINS

Its: Branch Manager

Exhibit A

Juniper

Proposal

Proposal No.: 422391

Proposed Date: 10/14/26

PROPERTY:	FOR:
Somerset Community Development District Kim O'Mera 84 Elbow Beach Road-Somerset Community Highway 30A Corridor Inlet Beach, FL 32461	Irrigation Main line break G5/H1 ped path

Irrigation Main line broke at saddle joint.

Line was located deep under Cypress tree.

Line in picture is attached to broken saddle joint.

Includes all labor and materials



ITEM	QTY	UOM	TOTAL
Main line break G5/ H1			
Lateral Components			\$1,089.05
Irrigation Tech Labor	9.00	HR	
Misc Irrigation Parts	3.00	EA	
4 in. x 2 in. Fit Saddle Tee NDS	1.00	EA	
PVC Pipe 2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	2.00	FT	
PVC Purple Reclaimed Pipe 4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	1.00	FT	
Fuel Surcharge 5%			\$54.48
Fuel Surcharge	0.00	EA	
Total:			\$1,143.53

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)

10/14/2026

Signature - Representative

Date

2026-10-14 - Somerset CDD - WA #26-25 - Irrigation Repair - G5+H1 Ped Peth - Juniper - Unexecuted

Final Audit Report

2026-10-14

Created:	2026-10-14
By:	Stephen Theriot (STheriot@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUbY6vUw5MrLzzebe4Agi6lxtEREoX48g

"2026-10-14 - Somerset CDD - WA #26-25 - Irrigation Repair - G5+H1 Ped Peth - Juniper - Unexecuted" History

-  Document created by Stephen Theriot (STheriot@rizzetta.com)
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-  Document emailed to jjubuisson@alysbeach.com for signature
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-  Document emailed to BRIAN CALKINS (brian.calkins@juniperlandscaping.com) for signature
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-  Signer jjubuisson@alysbeach.com entered name at signing as Jody Jubuisson
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-  Document e-signed by Jody Jubuisson (jjubuisson@alysbeach.com)
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Signature Date: 2026-10-14 - 5:40:52 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-10-14 - 5:40:52 PM GMT

Tab 4

**DUNE MAINTENANCE SERVICES
WORK AUTHORIZATION NO. 27-01**

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 13, 2025 (“Agreement”), and is made and entered into this 13th day of August 2026, 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**.

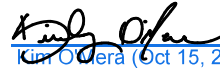
SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

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:



Kim O'Mera (Oct 15, 2026 13:50:56 CDT)

Assistant Secretary/Secretary

Kim O'Mera

Print Name



Ginny Lawrence (Oct 15, 2026 13:48:57 CDT)

Witness

SOMERSET COMMUNITY DEVELOPMENT DISTRICT



Jody Jubuisson (Oct 15, 2026 13:53:23 CDT)

By: Jody Jubuisson

Its: Chairman, Board of Supervisors

DUNE DOCTORS, LLC



Frederique Beroset (Oct 15, 2026 13:50:02 CDT)

By: Frederique Beroset DBA

Its: Member

Attachment A: Proposal

Exhibit A



DUNE DOCTORS

Coastal Restoration Experts

Frederique Beroset

MBA & MS BIOLOGY, CEO

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

Attention: Kim O'Mera

Via email: komera@rizzetta.com

Re: LETTER OF AGREEMENT FOR ALYS BEACH
FLWAL_CALYSBEACH_L04301_10132026

Project 9581 E Co Hwy 30A- Inlet Beach, FL 32461
Address:

Date: October 13, 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	\$2,575.00
SUBJECT MATTER EXPERT	Consulting, planning and permitting services, up to 5 hours. Dune Doctors shall submit an application on your behalf for the Emergency Final Order permit to add sand seaward of your retaining wall in addition to other dune restoration needs resulting from Hurricane Isaias. We shall provide the following services: consulting, permitting work, site visits, and contractor proposal gathering and reviewing for this fee. *Additional hours will be billed at the rate of \$250 per hour.	\$2575.00

Total Project Cost: \$2,575.00

Continued on the next page.

TERMS	
Due upon Completion of Phase Optimization:	\$2,575.00
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: \$2,575.00

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 Beroset
Owner, MBA & MS Biology

DATE: October 13, 2026

SIGNATURE: _____
CAM/Owner

DATE: _____

PRINT NAME HERE: _____

CONDITIONS

1. 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.)
2. All proposals are valid for 90 days.
3. 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.
4. If sand is to be added, heavy equipment is likely to be utilized in a restricted area. Plywood boards will be placed to shield stepping stone pavers and grass areas as much as possible. The Contractor will take measures to minimize damage to the mentioned items but is not responsible for the replacement, nor cost of replacement, during staging, hauling in, placement of white washed sand and removal of equipment. Dune Doctors, LLC does not accept responsibility for damage to shrubbery, grass, pavers, paving bricks, concrete or asphalt driveway and access points.

2026-10-13 - Somerset CDD - WA #27-01 - Restoration Permitting - Dune Doctors - Unexecuted

Final Audit Report

2026-10-15

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Status:	Signed
Transaction ID:	CBJCHBCAABAAOEe9FIPg8DnudFPC4KH1rutExgoY9Pfq

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-  Document emailed to Kim O'Mera (komera@rizzetta.com) for signature
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-  Document emailed to Frederique Beroset (frederique@dunedoctors.com) for signature
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-  Document emailed to Ginny Lawrence (admin@dunedoctors.com) for signature
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-  Email viewed by Kim O'Mera (komera@rizzetta.com)
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-  Email viewed by Frederique Beroset (frederique@dunedoctors.com)
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-  Email viewed by Ginny Lawrence (admin@dunedoctors.com)
2026-10-15 - 6:48:14 PM GMT
-  Email viewed by jjubuisson@alysbeach.com
2026-10-15 - 6:48:34 PM GMT



Document e-signed by Ginny Lawrence (admin@dunedoctors.com)

Signature Date: 2026-10-15 - 6:48:57 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW



Document e-signed by Frederique Beroset (frederique@dunedoctors.com)

Signature Date: 2026-10-15 - 6:50:02 PM GMT - Time Source: server - Signature Appearance Selected: DRAW



Document e-signed by Kim O'Mera (komera@rizzetta.com)

Signature Date: 2026-10-15 - 6:50:56 PM GMT - Time Source: server - Signature Appearance Selected: DRAW



Signer jjubuisson@alysbeach.com entered name at signing as Jody Jubuisson

2026-10-15 - 6:53:21 PM GMT



Document e-signed by Jody Jubuisson (jjubuisson@alysbeach.com)

Signature Date: 2026-10-15 - 6:53:23 PM GMT - Time Source: server - Signature Appearance Selected: TYPE



Agreement completed.

2026-10-15 - 6:53:23 PM GMT



Tab 5

October 16, 2026

Ms. Kim O'Mera
C/O Somerset Community Development District
84 Elbow Beach Road
Alys Beach, Florida 32461

Re: Proposal for Professional Surveying Services
Alys Beach – Surveying Services
Alys Beach, Florida

Dear Mr. O'Mera,

On behalf of Innerlight Engineering, please accept this proposal for the aforementioned property. The Specifics are presented below; the term **Consultant** represents Innerlight Engineering, LLC, the term **Client** refers to the Entity as provided in signature block below:

WHEREAS, the Client wishes to engage Consultant for the performance of Professional Surveying Services; and has determined that Consultant is qualified to serve as Consultant for the Client; and

WHEREAS, Client intends to employ Consultant to perform one or more of the following services as specified and contractually obligated through authorized requests in writing:

- Land Surveying
- Land Planning
- Civil Engineering
- General Transportation and Traffic Engineering
- General Consulting
- Entitlements and / or Permitting
- Technical Studies
- Construction Administration
- Construction Observation
- Miscellaneous Tasks Requested by Client and within the Expertise of Innerlight Engineering Corporation, it's Employees and / or Sub-Consultants

WHEREAS, Consultant shall serve as Client's professional representative in each service or project to which this Agreement applies and will give consultation and advice to Client during the performance of his services. **NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the Client to the Consultant of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Basis of Scope and Understanding

It is the Consultant's understanding that the scope of work will generally consist of preparing a specific purpose survey of the site's beach and dune system to record and present topographic conditions post Hurricane Isaias. In addition Consultant will field stake the proximate location Primary Dune toe of slope that existed prior to Hurricane Isaias.

Scope of Services

Task 1: Mean High Water Survey \$ 3,000

For portions of the property adjoining tidal waters, the Consultant shall undertake the necessary research, field observations, and technical evaluations and topographic data collection to establish the location of the applicable Mean High Water (MHW) line. This effort shall include consideration of available tidal datum information, shoreline conditions, and applicable surveying standards and regulatory requirements.

Where required, the MHW determination shall be coordinated with appropriate governmental or regulatory authorities. Formal agency verification, if necessary, may be addressed as an additional service. The resulting topographic and shoreline information will be incorporated into the project survey base mapping and utilized in the preparation of subsequent parcel descriptions and final survey documents.

Task 2: Supplemental Topographic Survey & Mean High Water Delineation \$ 7,000

The Consultant shall perform supplemental field surveying to obtain select topographic and physical feature information (such as boardwalks) within portions of the subject property's beach and dune system that were materially altered as a result of Hurricane Isaias to support intended project objectives. Available existing topography and physical feature information (such as boardwalks) for the remaining areas of the adjacent dune and adjacent uplands that were not materially affected will be graphically obtained from previous completed surveys by the Consultant and formatted accordingly and graphically combined with supplemental topographic and mean high water lines collected as part of this task and other tasks and as applicable.

Deliverable: Certified Specific Purpose Survey Drawing, Signed & Sealed by a Florida Professional Surveyor & Mapper in PDF Format.

Task 3: Survey Stakeout (Toe of Dune, Pre-Hurricane Isaias) \$ 3,500

The Consultant shall perform office computations along with supplemental field surveying to install wooden tall stakes at approximately 75 ft intervals to represent the proximate location of the primary dune toe of slope that existed prior to Hurricane Isaias.

ASSUMPTIONS AND LIMITATIONS

- Survey will be limited to ground identifiable items only for any survey data collected as part of this proposal.
- Services other than those specifically outlined above are excluded.

If any of the above assumptions materially change, additional services may be required and will be authorized separately.

COMPENSATION

It is understood and agreed that the payment of compensation for services under this contract shall be based upon the Professional Services Agreement and the following:

- A. **Lump Sum** – The Client agrees to compensate Consultant for services rendered in connection with the Scope of Work outlined above on a lump sum basis individually as outlined in the Tasks above. With monthly progress billings based on the Consultant's estimate of the percent complete.
- B. **Hourly Personnel Rates** – The Client agrees to compensate Consultant for services according to the **Exhibit B - Hourly Rate Table**.
- C. **A Retainer in the amount of \$ 0** will be due upon authorization to proceed and will be applied to the final invoice for services.

REIMBURSABLE EXPENSES

It is understood and agreed that the payment of compensation for Reimbursable Expenses under this contract shall be based upon the executed Professional Services Agreement. Reimbursable expenses consist of actual expenditures made by the Consultant, its employees, or its consultants in the interest of the Client for the incidental expenses such as expenses of reprographics, postage and handling, courier service, and any other such direct expenses. All direct expenses will be calculated to include a twenty percent (20%) multiplier.

The attached Terms and Conditions are incorporated into this Proposal by reference and become part of the agreement between the Client and Consultant by execution of this document. If the terms of this Proposal are acceptable, please acknowledge such by signing below and returning the executed document to us via e-mail or US Mail for our records. Receipt of the executed Proposal serves as authorization for us to proceed with the work.

INNERLIGHT ENGINEERING, LLC
"Consultant"

X



Authorized Signature

By: James A. Martelli, PE

Its: Managing Vice President

Date: October 16, 2026

SOMERSET COMMUNITY DEVELOPMENT DISTRICS
"Client"

X



Jody Jubuisson (Oct 20, 2026 16:25:53 CDT)

Authorized Signature

By: (Print Name): ~~Ms. Kim O'Mora~~ Jody Jubuisson

Its: ~~District Manager~~ Chairman

Date: 10/20/2026

PAPE-DAWSON CONSULTING ENGINEERS, LLC
RE: SOMERSET COMMUNITY DEVELOPMENT DISTRICT (the "Project")
TERMS AND CONDITIONS

Pape-Dawson Consulting Engineers, LLC, hereinafter referred to as "Consultant", has agreed to provide Professional Services to **SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, hereinafter referred to as "Client," pursuant to the terms set out in a Proposal Letter Agreement with Scope of Services and Compensation (the "Proposal") executed by Client and these Terms and Conditions.

ARTICLE 1: SERVICES

Consultant agrees to perform Professional Services (the "Services") in conformance with the descriptions, definitions, terms and conditions as set forth herein and on the Proposal and any Exhibits, rate sheets, and Additional Services Requests subsequently attached hereto or incorporated hereto by reference. This description of Services is intended to be general in nature and is neither a complete description of Consultant's Services nor a limitation on the Services that Consultant is to provide under this Agreement.

ARTICLE 2: PROPOSAL AND ADDITIONAL SERVICES REQUESTS

2.1 These Terms and Conditions, the Proposal and any Exhibits, rate sheets, and Additional Services Requests for this Project are hereby incorporated by reference and are collectively referred to herein as the "Agreement."

2.2 The Proposal, as amended or modified by any Additional Services Requests, shall identify the specific Scope of Services to be performed and the amount and type of compensation for the specific services.

2.3 Client shall authorize and Consultant shall commence work set out in the Proposal and any Additional Services Requests upon Client's execution of the Proposal.

ARTICLE 3: CHANGES

3.1 The Client may at any time, by written Additional Service Request, make changes within the general scope of the Proposal relating to services to be performed for this Project. If such changes cause an increase or decrease in the Consultant's cost of, or time required for, performance of any services, an equitable adjustment shall be made and reflected in a properly executed Amendment.

3.2 The Consultant is not obligated to begin work on a change of scope or deliver that work product until a properly executed Additional Services Request is signed by the Client.

3.3 This Agreement is based on laws and regulations in effect as of the date of execution of this Agreement by Client. Changes after this date to these laws and regulations may be the basis for modifications to Consultant's scope of Services, times of performance, or compensation. In the event that there are modifications and/or additions to legal or regulatory requirements relating to the Services to be performed under this Agreement after the date of execution of this Proposal, the scope of Services, times of performance, and compensation provided for in these Terms and Conditions, the Proposal, and any subsequent Additional Services Requests shall be reflected in an appropriate Additional Services Request.

3.4 Should commencement of the individual tasks or services set out in the Proposal not be initiated within three (3) months of the date of execution of the Proposal by Client, Consultant reserves the right to revise the costs, fees, and scope of work for the tasks or services not yet initiated.

3.5 If after the commencement of work, Consultant's performance of the individual tasks or services is suspended at the instruction of client for a period of three (3) cumulative months, Consultant may at its sole discretion submit to client an invoice for all tasks and services performed prior to suspension, and Client shall pay that invoice within thirty (30) days after receipt. If Client fails to pay the invoice in full within thirty (30) days, Consultant may terminate this Agreement in accordance with the provisions of Article 7.1 herein.

ARTICLE 4: THE TERM

4.1 **Term.** Consultant shall be retained by Client as of the date Client executes the Proposal, Consultant shall complete its Services within a reasonable time, and this Agreement shall remain in effect until the Services have been fully performed or until the Consultant's Services are terminated under provisions of the Agreement.

ARTICLE 5: DUTIES

5.1 **Access.** Client will provide Consultant with access to the Property or to any other site as required by Consultant for performance of the Services.

5.2 **Client-furnished Data.** Client shall provide all criteria and full information as to Client's requirements for the Project; designate a person to act with authority on Client's behalf in respect to all aspects of the Project, examine and respond promptly to Consultant's submissions, and give prompt written notice to Consultant whenever he observes or otherwise becomes aware of any defect in the work; and provide any recordings, transcripts, notes, and/or minutes taken during any meetings between Client and Consultant upon request, inclusive of any artificial intelligence-generated documents. If either Client or Consultant intend to record a meeting, the recording party must first notify the other party that the meeting will be recorded, so that the other party may request any such recording or other work product created from the recording.

Client shall also do the following and pay all costs incident thereto: Furnish to Consultant core borings, probings and subsurface exploration, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment and similar data; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements, and any other information previously made available to the Client, which may be required by Consultant, all of which Consultant may rely upon in performing its services.

Provide such legal, accounting, independent cost estimating and insurance counseling services as may be required for the Project, any auditing service required in respect of constructor(s)' applications for payment, and any inspection services to determine if constructor(s) are performing the work legally.

5.3 **Other Information.** Consultant will rely upon commonly used sources of data, including database searches and agency contacts. Consultant does not warrant the accuracy of the information obtained from those sources and has not been requested to independently verify such information.

5.4 **Indemnity.** The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless for damages and losses arising from the negligent acts, errors or omissions of the Consultant in the performance of the professional services under this Agreement, to the extent that the Consultant is responsible for such damages and losses on a comparative basis of fault and responsibility between the Consultant and the Client. The Consultant is not obligated to indemnify the Client for the Client's own negligence.

Notwithstanding the foregoing, to the fullest extent permitted by law, Consultant shall indemnify and hold the client harmless from and against all claims arising out of or resulting from bodily injury to, or sickness, disease or death of, any employee, agent or representative of Consultant or any of its subcontractors. To the fullest extent permitted by law, Client and Consultant waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants or subconsultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project.

5.5 **Ownership of Documents.** All designs, drawings, specifications, documents, and other work products of the Consultant, whether in hard copy or in electronic form, are instruments of service for the Services, whether Services are completed or not. Reuse, change or alteration by the Client or by others acting through or on behalf of the Client of any such instruments or service without the written permission of the Consultant will be at the Client's sole risk. Client agrees to indemnify the Consultant, its officers, partners, employees, and subcontractors from all claims, damages, losses, and costs, including, but not limited to, litigation expenses and attorney's fees, arising out of or related to such unauthorized reuse, change or alteration.

5.6 **Reporting Obligations.** Client has responsibility for complying with all legal reporting obligations. Nothing in the Agreement precludes Consultant from providing any notices or reports that it may be required by law to give to governmental entities.

5.7 **Laboratory Services.** In performing environmental services, Consultant may make use of an independent testing laboratory. Consultant will not, and Client shall not rely upon Consultant to, check the quality or accuracy of the testing laboratory's services.

5.8 **Changed Conditions.** The Client shall rely on the Consultant's judgment as to the continued adequacy of the Agreement in light of occurrences or discoveries that were not originally contemplated by or known to the Consultant, including but not limited to suspension of Consultant's work as set out in

Article 3.5 herein. Should Consultant call for contract renegotiation due to such changed conditions, the Consultant shall identify the changed conditions necessitating renegotiation and the Consultant and the Client shall promptly and in good faith enter into renegotiation of this Agreement. If terms cannot be agreed to, the parties agree that either party has the right to terminate the Agreement.

5.9 **Opinions of Cost.** Should Consultant provide any cost opinions, it is understood that those opinions are based on the experience and judgment of Consultant and are merely opinions. Consultant does not warrant that actual costs will not vary from those opinions because, among other things, Consultant has no control over market conditions.

5.10 **Construction Observation.** If construction phase services are included in the basic services, the Consultant shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. The Client has not retained the Consultant to make detailed inspections or to provide exhaustive or continuous project review and observation services. The Consultant does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project. Consultant shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s) or the safety precautions and programs incident to the work of Contractor(s).

5.11 **Subconsultants.** Consultant may employ such Subconsultants as Consultant deems necessary to assist in the performance or furnishing of the Services, subject to reasonable, timely, and substantive objections by Client.

ARTICLE 6: COMPENSATION OF SERVICES

6.1 **Compensation of Services.** Consultant's compensation for services shall be set forth in the Proposal and any subsequent Additional Services Requests.

Compensation. Client agrees to pay Consultant for Professional Services in accordance with the descriptions, definitions, terms and conditions as set forth herein and in the Proposal and any Additional Services Requests, or Amendments subsequently attached hereto or incorporated herein by reference. Expenses directly related to these services, including reproduction, travel, long distance telephone bill, express mail, special deliveries and subcontractor expenses shall be charged in accordance with the proposal.

Consultant reserves the right to adjust the hourly billing rates set out in the Proposal, Additional Service Requests, and/or Amendments thereto on an annual basis.

Payments. Consultant will invoice Client monthly in accordance with the terms and conditions of this Agreement, the Proposal, and any subsequent Additional Services Requests for Services and reimbursables. Client agrees to promptly pay Consultant at the address or ACH noted in the monthly invoice, the full amount of each such invoice upon receipt. In no event shall Consultant's failure to bill monthly constitute default under the terms and conditions of this Agreement.

6.2 **Sales and Use Tax.** Any State, City and MTA Sales Tax must be collected on Surveying Fees for the establishment of Real Property Boundaries and determining the location of structures or improvements in relation to the boundaries. Charges for prints and reproductions are also subject to a Sales Tax. Client agrees to pay Consultant the applicable Sales Tax on services and said tax is not considered a part of Consultant's compensation for services. In the event subsequent taxes are levied by Federal, State or Local authorities, relating to the services in writing and such modifications as are required shall be made a part of this Agreement.

6.3 **Right to Stop Performance.** If Client does not pay any amount due to Consultant within thirty (30) days after the invoice date, Consultant may, upon three (3) additional days' verbal or written notice to Client, stop performance of the Services until payment of the amount owed has been received.

6.4 **Interest.** Payments due and unpaid to Consultant under the Agreement shall bear interest at the rate of twelve percent (12%) per annum, or lesser if required by law, calculated from the date of the invoice, if the payment is not made within thirty (30) days of the date of the invoice.

6.5 **Attorney's Fees:** In the event Consultants' invoices for services are given to an attorney for collection, or if suit is brought for collection, or if they are collected through probate, bankruptcy, or other judicial proceeding, then Client shall pay Consultant all costs of collection, including the maximum attorney's fees allowed by Law and court costs, in addition to other amounts due.

ARTICLE 7: TERMINATION OF SERVICES

7.1 **Termination.** This Agreement may be terminated without cause at any time prior to completion of Consultant's services, either by Client or by Consultant, upon written notice to the other at the address of record. Upon receipt of written notice from Client to discontinue work, the Consultant shall discontinue work under this Agreement immediately. In the event Client terminates the Agreement based on Client's reasonable opinion the Consultant has failed or refused to prosecute the work efficiently, promptly or with diligence, the Consultant shall have ten (10) days, from the receipt of written notification by Client, to cure such failure to perform in accordance with the terms of this Agreement.

7.2 **Compensation in Event of Termination.** On termination, by either Client or Consultant, Client shall pay Consultant with respect to all contracted services rendered and expenses incurred before termination an amount fixed by applying the Consultant's Standard Hourly Rates, in force at the time of termination, to all services performed to date, in addition to termination settlement costs the Consultant reasonably incurs relating to commitments which had become firm before the termination.

ARTICLE 8: RELATIONSHIP OF PARTIES

8.1 **Independent Contractor:** It is understood that the relationship of Consultant to Client shall be that of an independent contractor. Neither Consultant nor employees of Consultant shall be deemed to be employees of Client.

ARTICLE 9. LIMITATION OF LIABILITY

9.1 **Limitation of Liability.** To the fullest extent permitted by law, the total liability of Consultant and its subconsultants and subcontractors to Client for any and all injuries, claims, losses, expenses, or damages whatsoever from any cause or causes, including, but not limited to, strict liability, breach of contract, breach of warranty, negligence, or errors or omissions (collectively "Claims") shall not exceed the Consultant's total fee. In no event will Consultant, its subconsultants or subcontractors be liable for punitive, special, incidental, or consequential damages.

9.2 **No Certification.** Consultant shall not be required to sign any documents, no matter by whom requested, that would result in Consultant having to certify, guarantee, or warrant the existence of conditions whose existence Consultant cannot ascertain. The Client also agrees not to make resolution of any dispute with Consultant or payments of any amount due to Consultant in any way contingent upon Consultant's signing any such certification.

9.3 **Execution of Documents.** The Consultant shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the sole judgment of the Consultant, increase the Consultant's risk or the availability or cost of its professional or general liability insurance.

9.4 **No Supervision of Contractors.** Consultant shall not at any time supervise, direct, control, or have authority over any contractor work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

9.5 Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Consultant's own agents, employees, and Subconsultants) at the Project site or otherwise furnishing or performing any work for the Project.

9.6 PURSUANT TO FLA.STAT.ANN. § 558.0035, AN INDIVIDUAL EMPLOYEE, CONSULTANT OR DESIGN PROFESSIONAL PERFORMING PROFESSIONAL SERVICES OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

ARTICLE 10: MISCELLANEOUS

10.1 **Entire Agreement.** The Agreement (including any exhibits) contains the entire agreement between Consultant and Client, and no oral statements or prior written matter shall be of any force or effect. The Agreement may be modified only by a written document executed by both parties.

10.2 **Governing Law.** The Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

10.3 **Venue.** Venue of any action under the Agreement shall be exclusively in the Florida County court where the Services are performed.

10.4 **Severability.** If any provision of the Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable and the Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision is not a part hereof, and the remaining provisions shall remain in full force and effect. In lieu of any illegal, invalid or unenforceable provision, there shall be added automatically as a part of the Agreement, a provision as similar in its terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

10.5 **Construction of Agreement.** The parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement or any amendments or exhibits.

10.6 **Successor and Assigns: Third Party Beneficiary.** The Agreement shall be binding upon Consultant, Client and their respective legal representatives, successors and permitted assigns. Neither Consultant nor Client may assign the Agreement nor any right or obligation under it without the prior written consent of the other party. Nothing in the Agreement restricts Consultant's ability to hire subcontractors in connection with the Services. The Services and any report prepared under this Agreement are for the sole benefit and sole use of Client and are not for the use of any other person. Only Client may rely upon the Agreement and the Services, unless Consultant gives Client prior and specific written approval.

10.7 **Dispute Resolution.** Any claim, dispute or other matter in question arising out of or related to the Agreement of the Services provided thereunder shall be subject to arbitration. Prior to arbitration, the parties shall endeavor to resolve disputes by mediation. Claims, disputes and other matters in question between the parties that are not resolved by mediation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The demand for arbitration shall be filed in writing with the other Party to this Agreement and with the American Arbitration Association. No arbitration arising out of or relating to the Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement. The foregoing agreement to arbitration shall be specifically enforceable in accordance with applicable law in any court having jurisdiction. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction.

10.8 **Mediation:** Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to non-

binding mediation as a condition precedent to the institution of legal proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Consultant's services, the Consultant may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or other legal proceedings.

Each party agrees to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their respective subcontractors, suppliers, and subconsultants, thereby providing for mediation as the initial method for dispute resolution between the parties to all those agreements.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the county where the project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

10.9 **No Warranty.** Consultant makes no warranty, either expressed or implied, as to Consultant's findings, recommendations, plans, specifications, or professional advice. Consultant has endeavored to perform its services in accordance with generally accepted standards of practice by recognized professional firms in performing services of a similar nature in the same locality, under similar circumstances. Client recognizes that neither Consultant nor any of Consultant's subconsultants or subcontractors owes any fiduciary responsibility to Client.

10.10 **Survival of Provisions.** Termination of the Services for any reason whatsoever shall not affect (a) any right or obligation of any party that is accrued or vested prior to such termination, and any provision of the Agreement relating to any such right or obligation shall be deemed to survive the termination of the Services or (b) any continuing obligation, liability or responsibility of Consultant and of Client which would otherwise survive termination of the Services.

10.11 **NON-SOLICITATION.** During the term of this Agreement and for a period of two (2) years thereafter, neither Client, nor its affiliates, nor any of their respective employees, agents, owners, officers, members, shareholders, or directors ("Client Entities") shall directly, or indirectly through another person or entity: (i) induce or attempt to induce any employee, agent, owner, officer, member, shareholder, director, client, customer, vendor or supplier, or other business relation of Consultant ("Business Relation") to leave the employ of, or terminate its contract, affiliation, or other business relationship with Consultant, (ii) hire or recruit away any Business Relation of Consultant, within two (2) years after such person ceased to be affiliated with Consultant, (iii) induce or attempt to induce any Business Relation of Company to cease doing business with Consultant or its other Business Relations, or (iv) otherwise interfere with, sabotage, or otherwise undermine any of the foregoing relationships.

2026-10-16 - Somerset CDD- Professional Surveying Services - Innerlight Engineering - Unexecuted

Final Audit Report

2026-10-20

Created:	2026-10-20
By:	Stephen Theriot (STheriot@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI01Q-eY3MSAWuP4qkg0WAKcPAJ8bhq_w

"2026-10-16 - Somerset CDD- Professional Surveying Services - Innerlight Engineering - Unexecuted" History

-  Document created by Stephen Theriot (STheriot@rizzetta.com)
2026-10-20 - 9:09:56 PM GMT
-  Document emailed to jjubuisson@alysbeach.com for signature
2026-10-20 - 9:10:01 PM GMT
-  Email viewed by jjubuisson@alysbeach.com
2026-10-20 - 9:24:36 PM GMT
-  Signer jjubuisson@alysbeach.com entered name at signing as Jody Jubuisson
2026-10-20 - 9:25:51 PM GMT
-  Document e-signed by Jody Jubuisson (jjubuisson@alysbeach.com)
Signature Date: 2026-10-20 - 9:25:53 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-10-20 - 9:25:53 PM GMT

Tab 6



Attention: Kim O'Mera

Via email: komera@rizzetta.com

Re: PROPOSAL FOR ALYS BEACH
FLWAL_CALYSBEACH_P04501_10152026

Project 9581 E Co Hwy 30A - Inlet Beach, FL 32461
Address:

Date: October 15, 2026

Since our inception in 2000, Dune Doctors, a company specialized in coastal erosion control, has completed over a thousand projects along the Gulf of Mexico and Atlantic Coast. We plan, construct, restore, and maintain native ecosystems and protective landscapes. Dune Doctors works with local, state, and federal regulating authorities to create aesthetically pleasing, environmentally-compliant landscapes that allow Mother Nature to optimize the protection she provides for water-front communities.

As a result of customer demand and the increase in recent storm activity, we have developed a proposal called the Dune Master Plan™ (DMP). This industry-leading proactive approach to coastal preservation and protection allows your property to mitigate storm damage and develops a long-term program for coastal resiliency.

Since our approach encourages the creation of an environmentally-friendly and cost-effective plan, we have prioritized in this proposal the work that should be implemented to create a strong protective barrier between you and the next storm. Our coastal restoration experts have recommended the following DMP phases, in order of importance, based on our professional expertise and with regulatory considerations taken into account.

DELIVERABLE	SCOPE	COST
PHASE 3	OPTIMIZATION Designed to Repair Hurricane Isaias Damage	\$950,776.46
SAND PLACEMENT	Sand shall be placed to replicate what was done after Hurricane Ivan in 2004 to restore the protective sand dune. We anticipate a maximum of 7,434 cubic yards of sand to be delivered (413 loads), for a compacted volume of 5,702 cubic yards. We shall provide the receipts of the dump trucks coming on property. Dune Doctors team members will be on site to monitor the count of dump trucks and the placement of the sand in addition to helping with pedestrian traffic and safety.	\$646,758.00
RESTORATION & STABILIZATION	Plant: • 14,526 native grasses (sea oats & panic grasses), • 1,616 ground covers, and • 522 flowers, to stabilize the freshly placed sand (approximately 52,800 sq. ft.).	\$212,553.38
INITIATE NEW PROTECTIVE BERM	Install up to: • 179 sections of sand fence placed according to regulations, • 15 compliance signs, • rope along fence line, • 5,292 native grasses (sea oats & panic grasses) and • 588 ground covers. Vegetation will be installed in the 19,200 sq. ft. area between the sand fences.	\$91,465.08

Continued on the next page.

Estimated Project Cost: \$950,776.46

Dune Doctors, LLC would be 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.

We look forward to exceeding your expectations and adding you to our growing list of satisfied customers.

Dune Doctors, LLC

A handwritten signature in blue ink, reading "F Beroset". The signature is stylized with a large, looping "F" and a cursive "Beroset".

Frederique Beroset
Owner, MBA & MS Biology

DATE: October 15, 2026

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. Initial estimates for proposals are generated from public record sources – such as your county's property appraiser's data. It is the client's responsibility to verify that all land parcels are included.
4. All proposals, measurements, and costs are considered estimates until a site visit is conducted, and the final Letter of Agreement is created by Dune Doctors, LLC.
5. All projects require a signed Letter of Agreement and a 30% down payment prior to the scheduling of work.
6. All proposals are valid for 90 days.
7. 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.
8. 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.
9. If sand is to be added, heavy equipment is likely to be utilized in a restricted area. Plywood boards will be placed to shield stepping stone pavers and grass areas as much as possible. The Contractor will take measures to minimize damage to the mentioned items but is not responsible for the replacement, nor cost of replacement, during staging, hauling in, placement of white washed sand and removal of equipment. Dune Doctors, LLC does not accept responsibility for damage to shrubbery, grass, pavers, paving bricks, concrete or asphalt driveway and access points.