



## **River Place on the St. Lucie Community Development District**

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**Christina Lynch, Chair**

**Jeffrey Baldino, Vice Chairman**

**Bruce Wills, Assistant Secretary**

**Steven Vidal, Assistant Secretary**

**Charles Lynch, Assistant Secretary**

**January 15, 2026**



# River Place on the St. Lucie Community Development District

## Agenda

Seat 2: Christina Lynch (C.)	
Seat 3: Jeffrey Baldino (V.C.)	
Seat 1: Bruce Wills (A.S.)	
Seat 4: Steven Vidal (A.S.)	
Seat 5: Charles Lynch (A.S.)	

Thursday  
January 15, 2026  
2:00p.m.

The River Plantation House  
450 Lazy River Parkway, Port St. Lucie, Florida  
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Meeting ID: 228 251 850 157 40 and Passcode: QL67ic39  
1 872-240-4685 and Phone Conference ID: 576 299 031#

1. Roll Call
2. Approval of the Minutes of the November 20, 2025 Meeting
3. Ratification of:
  - A. Facility Use Agreement (Dance-Fitness Courses) with Angela Lane
  - B. Easement (Entrance Features) with River Place on the St. Lucie Owners Association, Inc. and River Place on the St. Lucie Community Development District
  - C. Small Project Agreement (Pressure cleaning 2025) with Pressure Perfection, LLC
4. Update on Status of City's Supplemental Draw on the Letter of Credit (Little Turtle)
5. Items Requested by Chair
  - A. Current Projects That Have Been Approved and Their Date of Completion or Status
  - B. Preserve Buffers and Care
  - C. Hogs Report
  - D. Painting of Railings, Streetlights, and Signage
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Clubhouse/Field Manager Report
    - 1) Monthly Report
    - 2) Boat Storage Rentals
    - 3) Bollard Removal
    - 4) Hawks Ridge Road Repairs
    - 5) Hawks Ridge Fountain

- 6) Community Landscape Upgrades
- 7) Fountain Quotes
  - a. Superior Waterway
  - b. Aqua Master Fountains and Aerators
- 7. Financial Reports
  - A. Approval of Check Register
  - B. Acceptance of Unaudited Financials
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.riverplacecdd.com>*

## **MINUTES OF MEETING RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the River Place on the St. Lucie Community Development District was held on Thursday, November 20, 2025, at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.

Present and constituting a quorum:

Christina Lynch	Chairman
Jeffrey Baldino	Vice Chairman
Charles Lynch	Assistant Secretary
Steve Vidal	Assistant Secretary
Bruce Willis	Assistant Secretary

Also presents were:

Andressa Hinz-Philippi	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer
Matt Hans	GMS
Several Residents	
Tony Romano	HOA President

### **FIRST ORDER OF BUSINESS**

### **Roll Call**

Ms. Hinz Philippi called the meeting to order and called the roll.

Ms. Hinz Philippi led the Pledge of Allegiance.

### **SECOND ORDER OF BUSINESS**

### **Approval of the Minutes of the August 21, 2025 Meeting**

Ms. Hinz Philippi: The next item is the approval of the August 21, 2025 meeting. If you have any additions, deletions, or corrections if not, a motion to approve them would be in order.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Minutes of the August 21, 2025 Meeting were approved.

**THIRD ORDER OF BUSINESS****Consideration of:**

- A. Resolution #2026-01 Budget Amendment for Fiscal Year 2025**
- B. Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to perform the Audit for Fiscal Year Ending September 30, 2025**
- C. First Amendment to Interlocal Agreement Between the City of Port St. Lucie, Florida and the River Place on the St. Lucie Community Development District**
- D. Change Order #001 with All County Pavement Management Solutions**

Ms. Hinz Philippi: The next item would be the consideration of Resolution #2026-01 Budget Amendment for Fiscal Year 2025. As you know when we do our budgets if any of the resources that we have are used from another line item or taken from a different source it is not that we are over budget we are just matching exactly the same numbers so that it is accurate for the auditors. If you have any questions, if not a motion to approve will take place.

Mr. Baldino: It looks like we are under budget on a lot of it.

Ms. Hinz Philippi: Yes.

Mr. Baldino: Which is a good thing.

On MOTION by Mr. Vidal seconded by Mr. Wills with all in favor, Resolution #2026-01 Budget Amendment for Fiscal Year 2025 was approved.

Ms. Hinz Philippi: The next item is the engagement letter with Berger, Toombs, Elam and Gaines. If you remember we did look at their proposal, like a five year when we did the auditor selection committee meeting. This is just them coming back with their engagement letter for what we already approved for them. I need a motion to approve.

On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, the Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to perform the Audit for Fiscal Year Ending September 30, 2025 was approved.

Ms. Hinz Philippi: The next item will be the First Amendment to the Interlocal Agreement between the City of Port St. Lucie and the River Place on the St. Lucie

Community Development District. I will turn over to our attorney to talk about it because he worked diligently with the city to get this done for us.

Mr. Pawelczyk: I think we reported at the last meeting we as a CDD paid \$14,145 extra to complete the remaining improvements in Little Turtle subdivision area, the paving and some curbing. We submitted a request to the city to have the city call the bond again because if you recall that is how we got the original *Mr. Pawelczyk was inaudible at this time*. The city went to the city council and the city attorney's office reported to me last week that we are going to get the \$14,145 reimbursed to us so that is fantastic. To do that we need to amend the original interlocal agreement that we entered into with the city which basically just says the \$14,145 that the CDD is using that money specifically for that project, reimbursement for cost incurring. They will present this interlocal once we approve it and sign it they will present to the city council. The city council approves it and signs it. We have the money right then. That is all this interlocal refers to. I prepared it at the request of the city attorney's office. She made some revisions to it and approved the form of it, so I think this is good to go moving forward. We need a motion to authorize the execution of the first amendment.

On MOTION by Mr. Wills seconded by Ms. Lynch with all in favor, the First Amendment to Interlocal Agreement between the City of Port St. Lucie, Florida and the River Place on the St. Lucie Community Development District was approved.

Ms. Hinz Philippi: The change order was just the one that we got from All County Pavement that was the extra. They had just put it together it was when you sent the items they put it together.

Mr. Pawelczyk: The change order that she is referring to is the exhibit to the interlocal agreement. We did that to show the amount that we are spending and that was used as justification by the city to make a claim.

Mr. Wills: Do we need to approve that?

Ms. Hinz Philippi: No.

Mr. Pawelczyk: No, it has already been approved and paid for.

Ms. Hinz Philippi: Before we continue with the ratifications Matt let me know that there was a resident here that had a request for using the clubhouse for her classes.

Ms. Angela Lane: I have hosted fitness classes locally usually at park or something, but I thought the clubhouse would be a good idea. I would like to offer it free to your residents probably starting after the holiday would be best. I actually don't live here it is actually my friends who live on Leaping Frog Way who have hosted me or sponsored me to visit. I was thinking maybe from 5:00 to 7:00 p.m. or 6:00 to 8:00 p.m. on Monday evenings. A lot of your residents have already come to my class. They said ask and maybe they would say yes. It is like a Zumba class with different types of music. Almost like a jazzercise.

*Ms. Lynch was inaudible at this time.*

Mr. Pawelczyk: We would need to enter into an agreement with the entity sponsoring this and make sure they have the applicable insurance. I recommend an agreement. The good thing is we have done hundreds of these, so the form is easy for us to put together if you want to approve it. It is up to you if we want to charge for the use of the room.

Ms. Lynch: It is open to residents. We don't charge. Is it something you are willing to advertise?

Ms. Lane: Either or but since it is our first go around I was thinking just trying it first quarter and see what happens. If you want to stick to just residents we can see how that goes. If you don't mind posting it to the public I don't know who will come here.

Mr. Pawelczyk: You could limit it to residents and their guests too. It is up to the Board.

Mr. Vidal: What happens if we have a situation where you have more paying guests then residents involved in this?

Ms. Lane: Then we would get into a rental kind of situation.

Mr. Pawelczyk: You could try it for six months if you want to.

*Multiple people speaking at this time.*

Ms. Lynch: It is free to residents as long we do have advertisement through the POA. I think we could send something out to invite everybody through an email blast. We have a Facebook group that we post things. I think it is only a benefit to the residents.

I would like to not see a whole lot of outsiders. I think if you build it up you would probably have a packed house.

Ms. Lane: I am looking towards aqua fitness so the pool may be next season to so a different wellness activity out there. This just to start.

Mr. Pawelczyk: Do you have a wellness activity for the pool now?

Ms. Lynch: There is a group.

Mr. Pawelczyk: It is super popular in every community.

Ms. Lynch: It might be a resident. I think it is worth trying and seeing. Your best bet is after the new year. I think as long as it is open and free to our residents, I think it is a great idea.

Ms. Hinz Philippi: Do you want to make a motion about it or not?

Mr. Pawelczyk: If we are going to make the motion, the way I would typically set up that agreement is that the times have been coordinated with the manager's office.

Mr. Baldino: How are they going to get access?

Mr. Pawelczyk: I don't put it in the agreement because I found that I was always changing and then you have to come back to the board and change the agreement. You all figure it out.

Ms. Lynch: How many people do you think would be from outside?

Ms. Lane: Personally I have like two or three friends who follow me wherever I go. We have a big showing out in Stuart in our Powerhouse Gym. That is where they host it. I am trying to be that hub for Port St. Lucie. There is still interest in the tri-county of this specific fitness class. I am about just networking right now. I am just getting it started.

*Multiple people speaking at this time.*

Ms. Lynch: I would like to make a motion to enter into a use agreement with *Ms. Lynch was inaudible at this time* with it being open to residents and coordinated through our CDD management for calendar purposes.

Mr. Baldino: You said weekly correct. We would just have to make sure that day is free.

Ms. Lane: Ok.

Ms. Hinz Philippi: I have a motion by Christina.

A resident: Is this for residents, non-residents or both?

## Ms. Lynch: Residents and their guests.

A resident: How many guests are they going to bring?

Mr. Hans: We already have a set on how many guests you can bring to the facility.

A resident: So the same rule would apply to this?

Ms. Lynch: Yes. I guess my only question would be is there a way for us to work with you to track to make sure they sign in and address.

Mr. Baldino: Sign-in sheet with addresses is sufficient.

Mr. Pawelczyk: We will include like a sign in sheet with address, number of participants total so at the next meeting you can look at it.

Ms. Lane: Ok.

A resident: What day are you proposing?

Ms. Lane: Monday.

A resident: Mondays they have game day here.

Mr. Hans: It is during the day.

Ms. Hinz Philippi: We have a motion and a second. All in favor.

On MOTION by Ms. Lynch seconded by Mr. Baldino with all in favor, Authorization to enter into an agreement with Ms. Angela Lane for a fitness class in the clubhouse was approved.

## **FOURTH ORDER OF BUSINESS      Ratification of:**

- A. Small Project Agreement (Clubhouse Bathroom Floors 2025) with Custom Surface Solutions FL, LLC
- B. Small Project Agreement (Bathroom Remodel) with Painting & Safety, LLC
- C. Small Project Agreement (Pool Equipment Installation) with Apex Pavers, Inc.
- D. Small Project Agreement (Pool Deck Resurfacing) with Treasure Coast Surfaces, Corp.

Ms. Hinz Philippi: The next item we have is ratification of several items that we have already approved. We just bring them back for the record so we can probably do one motion to ratify all the items A to D. A is a Small Project Agreement for the bathroom

floors. Item B is the bathroom remodel. Item C was the pool equipment installation with Apex. Item D is the pool deck resurfacing with Treasure Coast Surfaces.

On MOTION by Mr. Wills seconded by Mr. Lynch with all in favor, Ratification of Small Project Agreement (Clubhouse Bathroom Floors 2025) with Custom Surface Solutions FL, LLC, Small Project Agreement (Bathroom Remodel) with Painting & Safety, LLC, Small Project Agreement (Pool Equipment Installation) with Apex Pavers, Inc. and a Small Project Agreement (Pool Deck Resurfacing) with Treasure Coast Surfaces, Corp. were approved.

## FIFTH ORDER OF BUSINESS

## Discussion of:

- A. Christmas Lights and Clubhouse**
- B. Little Libraries**
- C. Boat Dock Area: Key Considerations**
- D. Neighborhood Monuments and Beautification**
- E. Signage for Neighborhoods**
- F. Fountains**

Ms. Hinz Philippi: The next item will be discussions of items that were submitted by Christina. The first one is Christmas lights at the clubhouse.

Ms. Lynch: Each year we have volunteers that have saved us thousands of dollars to install lighting and decorate the entry and the clubhouse. Every year we have lights that go bad. We have lights that we put away working and then we pull them out and they don't. The last three years that we have done this people putting the lights up end up spending their own money. The POA has stepped in and helped with some budgeting. I am asking for a not to exceed \$500 to replace damaged strings or for wreaths or anything decorations that is needed.

Ms. Hinz Philippi: Do I have a motion for Christmas lights?

On MOTION by Ms. Lynch seconded by Mr. Vidal with all in favor, a not to exceed amount of \$500 for Christmas lights and decorations at the clubhouse was approved.

Ms. Lynch: Little libraries it has been brought to my attention, and it has been something that has been chatted about for a while. We used to have bookshelf over here with books, etc. The community members are asking for us for a library again. I met with

Tony, I met with some residents, and I think a good alternative to clubhouse storage there was a question of putting a library between the gym and the bathrooms. I don't see that being a working situation but several of us brainstormed and we thought about those little libraries that are outside. They look like little houses on a pole. We could put many in different areas in the community. It is free. You can take a book out. You can put a book in versus storing the books that get old and moldy and all of that.

Mr. Hans: For the record those little library boxes are about \$70 to purchase and we just need to purchase a 2 x 4 to attach it to as well.

Mr. Vidal: You are talking about placing it outside throughout the neighborhood.

Ms. Lynch: We could put one right here by the POA office. They are like this. They hold several books. We could have one close to the park for children. I would say start with one and see how that comes to be. Somebody had suggested to put in memory of Brett. I don't know that he was a big reader. I do know that the community is asking for this, and I think it is a good situation to try and accommodate that.

Ms. Hinz Philippi: Like you said if you put one close to the HOA office people are coming and going. It is watched over. You don't know who is going to come up and take the books.

Mr. Baldino: Why don't we just put on the porch? The residents will know where it is.

Mr. Vidal: You have security cameras also.

Ms. Lynch: If it is here they can sit on the porch and read.

Mr. Vidal: And you are relying on people to provide the books.

Ms. Lynch: Yes. People have books galore. I have about 20 James Patterson books. I can put them out there.

Mr. Hans: We have had a lot of requests from residents on this one actually.

Mr. Baldino: Just do the porch.

Mr. Hans: The \$70 one is small and more for around the community. There is a larger one that they sell at \$400. How big do we want to go in terms of dimensions?

Ms. Lynch: I would like a little one just to see.

Mr. Hans: We could do the little one that is \$70 and see how quickly it fills up.

Ms. Lynch: Where would we put it?

Mr. Hans: We could put in a 4 x 4 underneath it and mount it that way. Then mount the 4 x 4 onto the deck.

Mr. Baldino: Just do one of those.

Mr. Hans: We could do not to exceed the \$420. That is for the larger one.

Mr. Vidal: What is large? What is it made of?

Mr. Hans: Wood construction.

Ms. Hinz Philippi: That is the big one.

Mr. Vidal: You have to have something to put this one.

Mr. Hans: That is why we were saying get a 4 x 4 post, put it on there.

Ms. Lynch: I am ok with that.

On MOTION by Ms. Lynch seconded by Mr. Baldino with all in favor, a not to exceed amount of \$420 to purchase and install a little library box was approved.

Ms. Lynch: We are looking at the monuments and the foliage around the monuments. Those all need to be updated but there is some that are even more scarce than others. Also our landscapers maintains all of the monuments with the exception of one. Hugo maintains the edging and weeds, but he doesn't not do that for Hawks. It looks bad.

Mr. Baldino: Where is the one that looks bad?

Ms. Lynch: Hawks. There is no landscaping.

Mr. Hans: I would like to piggyback on this as well. Under my manager's report I have a section in there suggesting that we spend some money on landscaping. The past three years we have had \$30,000 budgeted annually for landscaping. This past fiscal year we spent \$12,000. The year before we didn't spend any. I would like to see us spend most of it this year revamping the monuments around the community. All the ones inside the community and then the two on the entrance as well. We would like to not authorize the work right now but authorize a budget that we would feel comfortable spending per monument. Personally I am proposing \$2,000 per monument for all the interior monuments and \$3,000 each for the two exterior ones. All this money is already budgeted. This isn't going to effect anything. We haven't spent any of it in three years.

That \$2,000 I am asking for doesn't mean that we are going to spend \$2,000 on every single one. I mean when I work with Karen Day and Hugo to come up with a landscaping plan we can spend up to \$2,000 if we need to. Some of the monuments you can probably get away with \$500. I think labor and plant material, all the stuff that has to be removed and replanted.

Ms. Lynch: Before we do specific budgets per monument I would like to see what her vision for each of them would be.

Mr. Hans: For reference when we did the front entrance she asked me what do you think a number that the Board can swallow is and that is how we came up with \$12,000 for that. She will do what she can to work within that budget to make it look as good as possible.

Mr. Vidal: No matter what number you come up with they will spend it.

Mr. Hans: We are not approving anything. I am asking you for a budget, so I will bring you a plan for you to then approve. I am not asking you for a blanket \$2,000. I am asking for a budget so I can bring you back a plan that you guys can then approve.

Ms. Lynch: Let me give you an example of what we are looking at too. Every monument in here has the three pillars, the three wooden pillars. Every community has commonality within those monuments.

Mr. Baldino: Are you talking about *Mr. Baldino was inaudible at this time*. They removed them from the front because they were rotted. I would remove them all honestly.

Ms. Lynch: It is just to point out.

Mr. Baldino: They are rotting out I would just remove them.

Ms. Hinz Philippi: Probably what the comments would be is they want to make the community to look with the same landscape patterns, so it looks like the community. They are all apart of the community and you have the same pattern on the landscaping. That is easy to maintain because they are all the same type of plants. That is what Matt is saying. We did not use our budget, which was \$30,000 for replacing the landscape that was needed. What he is asking is can we get a plan that is going to be probably \$2,000 per monument and \$3,000 the in the front and exit. We are spending that money. We are bringing proposals that she is going to say this landscape is going to be for the interior and that it is going to give options for the plants.

Mr. Vidal: Who is she?

Mr. Hans: Karen Day is the landscape engineer. She helped us come up with the plans for our entrance. She did an amazing job for us. It is the most cost-effective solution for the community if we are doing this. What we go through with our other landscapers what you get for that \$12,000 does not look like what we got in front. We were able to stretch our money really far and make a lot of improvements. We are taking the money from everyone every year for this let's give them something more for the money we are already taking.

Ms. Lynch: Remember Turtle has two monuments, Little Kayak has two monuments.

A resident: Did I understand you say that the landscape maintenance in Hawks Ridge was substandard?

Ms. Lynch: It is. There is nothing there but weeds.

A resident: I will talk to them.

Ms. Lynch: It has been brought forward to property management.

A resident: How long ago?

Ms. Lynch: About three times over the last six months. Walt just sprays it with weedkiller.

A resident: What exactly is the issue?

Ms. Lynch: Instead of pulling weeds they just rake up all the plants and spray it with weed killer.

*A resident was talking but could not be understood.*

*Multiple people speaking at this time.*

Mr. Vidal: So you are looking to get proposals.

Mr. Hans: Yes. I am looking to get proposals from Karen Day. We are going to work together to come up with a landscaping plan.

Mr. Lynch: Can we do it for half of that amount?

Mr. Baldino: We don't know that yet Chuck. We are just putting it out there for them to get us a proposal. That is all that it is.

Mr. Hans: We did not spend any of the money on this 2023, 2024. We spent some money in 2025. The only plant replacement we have done other than what we did at the

south entrance. We have had \$30,000 budgeted there for some time. If we spend what I am asking for \$2,000 per monument up to \$2,000 per monument and \$3,000 for the two on the exterior it would be \$26,000 total. This is something that everybody regardless of what subdivision you live in, you drive by these monuments every day and see this landscaping would be a noticeable improvement for the entire community. I think it would be beneficial. It is a chunk of change that we are asking for but we have been planning for this chunk of change every year and not spend it anyway. One out of four years spending this chunk of change isn't going to break us.

Mr. Baldino: If we are going to look at all the monuments and do all the landscaping would it be ok to ask if we look at some of the well there is five grassy areas in Canoe Park Circle, in the cul-da-sac controlled by the CDD, the landscaping, especially at Ginger Lilly is looking really tired. Can we get somebody to go in there or Hugo to look at the landscaping and get a proposal on how to change that and clean it up?

Mr. Hans: We can get some options for there as well. Those areas aren't irrigated so it has been a little challenging on what we can do with those spaces. We can definitely look at some options.

Mr. Baldino: A lot of the stuff is dead, so it needs to be removed and cleaned up a little bit. Some areas need to be sodded. That needs to be looked at.

Mr. Hans: We can definitely look at that as well.

Ms. Hinz Philippi: So the only thing we are doing here is getting direction to go and get these proposals. You are not approving anything. We are going to bring it back and then you are going to decide.

Ms. Lynch: I will also motion to go ahead and get the proposals.

Ms. Hinz Philippi: We don't need a motion just direction for now.

Mr. Baldino: So at the next meeting we should have something?

Mr. Hans: Yes.

Ms. Lynch: Signage for neighborhoods this might be approached after discussing with Michael there is one neighborhood that does not have the same community signs as the remainder neighborhoods and that needs to be addressed and corrected.

Mr. Pawelczyk: This is part of Hawks Ridge where the developer *Mr. Pawelczyk* was *inaudible*. That is one of the items we are going to be addressing with the city to see

if we can possibly take over that responsibility in exchange for the bonds being released to the CDD similar to what we did in Little Turtle. When we approach that is one of the items on the list to see if we can make sure that the signage is all the same. Between Christina, myself and Andressa we have kind of taken the lead and taken advantage of having at least someone's ear at the city attorney's office.

Ms. Lynch: I have gone in front of city council after squawking and screaming and being promised we are going to work on that. Somebody will contact you and as with a lot of governments it fell on deaf ears. I lost hope with a lot of the K Hovanian corrections that needed to be done. My next order was the boat dock area. There is a lot of wasted things, and I just want to put it out there that maybe we could open it up because we don't have *Ms. Lynch was inaudible at this time*. We are not parking anything back there but it could be nice to have picnic tables or things like that for people to enjoy right there by the lake and the river so they could have spring gatherings or whatnot with their families. I just want to throw that out there as something for people to think about. It is a wasted area. I didn't know it was out there until I had to go let somebody in to launch a boat from the city. I said wow this is pretty amazing. I didn't know it was there. I think that area would be more populated with people fishing and enjoying it if we had the ability to provide things to do out there. That is that. Fountains until we figure out how to do a fountain in the middle of our community. Everyone says getting the electricity there is going to be a concern. I think maybe just getting, it is the direct center of our community. I also put together a sheet just to show what each community has that is a service through our CDD fees and Hawks is paying 26%. Canoe is the top with 33% and everything else is 10% or less. If you look and see what Hawks has compared to everybody else it is nothing. It is the direct center of our community, and I think or we don't continue to repair fountains and let the fountains go.

Mr. Vidal: What is this?

Ms. Lynch: I put this together.

A resident: How many fountains are there?

Ms. Lynch: There is one fountain in Turtle. There is one in Kayak. There is two in Canoe. There is a fountain in every pond.

Ms. Hinz Philippi: The builders put the fountains. The CDD never bought the fountains.

Ms. Lynch: I understand that.

Ms. Hinz Philippi: The CDD maintains the fountains.

Ms. Lynch: Again, Andressa, that is not a resident problem.

Ms. Hinz Philippi: That is a developer problem.

Ms. Lynch: We didn't have people on either Board that said this is expectation and these are the expectations.

Ms. Hinz Philippi: That was the city's hiccup because the list of things that you have that the developer didn't do they should have.

Ms. Lynch: It is not on there. If it was on there I would have had Michael on it. I have added everything that the city has enforced.

Mr. Lynch: The question is do you want to put a fountain?

Ms. Lynch: That is it.

Mr. Baldino: We did get costs before.

Ms. Lynch: I talked to some electricians, and they were like that is a ridiculous amount. We can do it cheaper. We just have to get it to a meter and then run it.

Ms. Hinz Philippi: Do you remember how much we got Matt?

Mr. Hans: Yes roughly a meter is going to cost between \$7,000 and \$10,000.

Ms. Lynch: There was a meter added to Hawks Ridge for irrigation. It was like \$3,000 for a meter.

Mr. Vidal: Where is that meter?

Ms. Lynch: In Hawks Ridge.

Mr. Hans: I will get pricing and bring it back and we can go from there.

Ms. Lynch: I just think it needs to be done. Whether the builder didn't do it or should have done it, it is not done.

*Multiple conversations with audience members talking at this time.*

Ms. Hinz Philippi: We can at least bring the proposals so the Board can see how much we are talking about. Matt has before but we can go and get more proposals.

Ms. Lynch: So right now the only thing that the CDD really handles within the community is the streets, pond, preserve management and maintaining the monument.

That is it. We are saying we don't need to contribute or spend that money on this when 26% is coming from this one community.

Ms. Hinz Philippi: I don't know your numbers. I can take a look.

Mr. Hans: It is based off the numbers *Mr. Hans was inaudible at this time.*

Ms. Lynch: I will continue to bring up and fight for something that the residents in Hawks Ridge were told that whether they were lied to by the builder or being shut down by the Boards. I am speaking for what I think is right for that community.

Ms. Hinz Philippi: I don't have a say here. This here I just don't know the numbers. I have to take a look at it.

Ms. Lynch: Every unit regardless of where they live pays \$1,159 per lot.

Ms. Hinz Philippi: You are just doing the math for the number of units.

Ms. Lynch: I broke it down for the percentage for what is going in and what is going out.

Ms. Hinz Philippi: What you are saying is fair.

A resident: What are you asking for this Board to do?

Ms. Lynch: I would like for us to get a true honest estimate on putting a fountain in that pond. I want an estimate and when we get a good estimate I want it put in.

Mr. Hans: We just need direction from the Board. We don't need a motion. If you guys want to give me direction to get some estimates. That is the easiest course of action.

## **SIXTH ORDER OF BUSINESS**

### **A. Attorney**

Mr. Pawelczyk: I think we addressed the interlocal agreement, so I don't think I have anything else to report at this time.

### **B. Engineer**

Mr. Alvarez: I sent Andressa a report which is required by the indenture when you issue the bonds back in 2001. The indenture was an agreement between the CDD and the trustee requiring that the District engineer every year inspects the infrastructure that was enhanced by the CDD with those bonds and reports to the state the condition of the infrastructure. The report was to the Board and then eventually the report is referred to the trustee. We have done that. We have inspected all the infrastructure that was financed and put together the report. Essentially we are saying that we find that all the infrastructure

is functional and in relatively good condition however there is some areas that we think need repairs. Most of the areas that we found that need some sort of repair are in the sidewalks of the communities. This report works a lot better when you view it electronically because if you click on each one of those pins there you will see a picture of the deficiency and a description that we added and what we think needs to be done making the repair. These are really differences in the concrete flat that may present a trip and fall issues. Most of the things that you see there are sidewalk deficiencies. You also have a different color to areas of the pavement that have been distressed. We have areas that there is an indication of ponding and there are some areas where we found some erosion in the lakeside slopes and on the bridge.

Mr. Baldino: I thought we were getting the bridge fixed?

Ms. Hinz Philippi: We did right?

Mr. Alvarez: Not the bridge itself.

Mr. Baldino: It is the erosion on the sides.

Mr. Alvarez: It is just on the sidewalks that are on the bridge.

Mr. Baldino: We never got that fixed?

Ms. Hinz Philippi: I think that one was the city right?

Mr. Hans: We did not get the erosion fixed.

Mr. Baldino: Why?

Mr. Hans: We didn't approve anything.

Mr. Alvarez: This is what we are recommending. We are recommending that we get prices from contractors not only to repair the sidewalk on the bridge but to take a look at all of these items that need repair and get prices for everything. There are some areas that are in worst condition than others. You can create a system that we can spread out the work and use some of the budget that you have already prepared right now for 2025 – 2026 and just make those fixes. I don't think it makes sense just to fix one and not others. May be now that we have this report we bring in some prices.

Ms. Hinz Philippi: Just for the Board Juan sent me this today this morning. It was not included in your agenda. I will send it to you today once I get home. I will send to you the report that he sent to me so you can click and go and look at the pictures.

Mr. Lynch: Who established the schedule for this stuff? You?

Ms. Hinz Philippi: What we could do is Juan could get pricing and bring it back to us and this has a priority there.

Mr. Baldino: Juan do you have a priority for this?

Mr. Alvarez: I have not prioritized this, but we could. You can see the pictures themselves. We should get prices for the whole thing and then prioritize them. Maybe negotiate with the contractor to do some of these this year and then the other another year and so on.

Ms. Hinz Philippi: You can do phase 1, phase 2 and then get everything done but you can negotiate the price to do in parts. Another thing I was going to mention is we need to bring to the Board also the proposals for the catch basins for cleaning.

Mr. Alvarez: These are the items that they found that need repairs and I suggest that you see the electronic version. You will see the map. Let's go to other items. I think this Board needs to start thinking about creating funds for an eventual need of milling and resurfacing the roads within the CDD. Eventually you will need to do that. These roads were *Mr. Alvarez was inaudible at this time*. several times beginning in 2005 more or less and the asphalt depending on the type of traffic that you have but the asphalt can last for 25, 30, or maybe 35 years before you have to replace it. We are in year 2025 so if we assume on the average that you are going to have to do that work of milling and resurfacing the top layer of asphalt on the CDD roads you have ten years to create a budget for that. If you see these tables here on page 2 the table on top says that within the CDD there is about 58,000 square yards of asphalt that you will need to deal with beginning in ten years. We know that the present cost of 1 square yard of asphalt is about \$10. The pavement markings and repainting the lines will cost about \$2.50 per square yard. When you do the math you will see that you need to build up about \$730,000 and about \$185,000 for the markings. If you start next year building up these funds you would have to put \$73,000 for the milling and resurfacing for the next ten years so that you have enough money to do the job and \$18,000 every year for doing the markings ten years from now. These are planning numbers which could vary but you need to start thinking for the budget next year. One thing that you have to take into consideration is that in this table we have Lazy River Parkway, which I am not sure if that is the city right?

If we let the city do the funding for the Parkway I think that number \$73,000 would be reduced by about \$20,000. You should be thinking about putting about \$55,000 towards the paving and about \$15,000 for the pavement markings beginning next year. These are numbers you should be thinking about for next year and the next many years. The last table Andressa mentioned. You have a lot 190 drainage structures within the CDD and about 18,000 linear feet of pipes. What we have done in other CDD's that works out pretty well is that we do a five-year program of cleaning the drainage. If you do that the first year 2026 you are going to have to spend about \$44,000 for doing one fifth of your drainage structures. Then the following year you take into account it is going to cost \$45,000 for the next year and so on. You can see those numbers in that table there. Essentially we have identified the items that need repairs now and numbers that you need to start thinking about creating those sinking funds for replacing your asphalt on CDD roads and cleaning your drainage system.

Ms. Hinz Philippi: Alright.

Mr. Alvarez: I will be happy to answer any questions anyone might have.

Ms. Hinz Philippi: I will send the report so you guys can go and interactively click on and take a look and see what is going on. At the next meeting Juan can bring the proposals so you can discuss about the phases that we want to do first and priorities and set that up. The other items he spoke about I think we have to start thinking for the next fiscal year and then we will discuss how we are going to be able accomplish that.

Mr. Pawelczyk: Just to add to that. Juan and Andressa you guys have as a CDD tremendous borrowing power. One of the reasons Juan and Andressa are bringing this up is to create a sinking fund, so you don't have to use that power because obviously if you borrow money it is like getting a mortgage. You are borrowing money, and you are paying a lot on top of that. Some Districts will get to the point where they need to borrow \$200,000 but we have saved \$500,000. That makes it a little bit easier to borrow that money for a two-year period rather than some sort of long-term financing which you really don't want to do a long-term financing for \$1,000,000 that doesn't make sense. Keep that in mind as you get to that point where you need might need to borrow a little bit you could. You could borrow that against future assessments for the next fiscal year or two fiscal years. If you do that than your assessments are going to go up to cover that added money

if you don't save it. I just wanted to bring that up, so you have all the information as you go through the budget process.

Mr. Lynch: Are we responsible for the sanitary drains at the lift stations in this community.

Mr. Alvarez: I believe those were transferred to the city. That is my understanding.

Mr. Wills: We have had back and forth over sidewalks for a long time. The POA takes care of pressure washing, grinding and all that.

Mr. Hans: I don't think the POA has grinded down any recently. We did the last grinding project for the community on the sidewalks. From what I understand the POA has been in charge of appearance, the aesthetics.

Mr. Lynch: The documents were misread and misunderstood so they was all straightened out. The only thing that the POA is responsible for, actually the owner is responsible for it.

Ms. Hinz Philippi: Alright so the next item would be the manager's report.

Mr. Pawelczyk: We just need a motion to accept the 2025 Annual Engineers Report.

On MOTION by Mr. Wills seconded by Ms. Lynch with all in favor, the 2025 Annual Engineers Report was approved.

### **C. Manager – Final Approval of the FY2024- FY2025 Report Performance Measures and Standards**

Ms. Hinz Philippi: Under the manager's report the final approval of the FY2024- FY 2025 Performance Measures and Standards. This is as you remember we presented the performance and measures. Our legislator asked for one more requirement for our CDD's and we have to do the goals and measures each year. This is just saying that we achieved our goals for our public meetings, advertisement, the auditors and all the items that we already do. This is saying that we did meet our goals and objectives. I just need a motion to approve.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the FY2024- FY2025 Report Performance Measures and Standards was approved.

#### **D. Clubhouse/Field Manager Report**

##### **1) Monthly Report**

##### **2) Boat Storage Rentals**

Mr. Hans: I have two items that I would like to discuss with you guys. One of them is a new bike rack. We got rid of our bike rack last year when we redid the pavement. We have not replaced it since. We have had some complaints and some issues. I think replacing the bike rack would solve it. There are two different options for the bike rack. The first one from Uline. There are two different styles for the bike racks. We can either go with this grid-style bike rack or the have the wave style. There are a few different size options for those. We used to have the grid style. It is easier to install as well. They are both pretty easy to install. Is the Board interested in us getting another bike rack if not I will stop talking about this right now and move onto the next thing.

Ms. Lynch: You are saying it needs to be replaced?

Mr. Hans: It is gone completely. We never replaced it. These are options for replacing it. I would be looking at for this grid style a 4-bike capacity for \$350. It is bolted directly into the concrete right outside the pool gate. There is a wave style. It gets up to five bikes. It is \$395 versus \$350. Personally the grid style is what I was leaning towards if we were interested.

Mr. Baldino: I think the wave style is just simple. There is probably a lot less that could go wrong with it where the other one has a lot of joints and stuff. What happened to the other one just rotted away?

Mr. Hans: Yes. We redid the asphalt and got rid of it. Once it was taken out of the ground it was in two different pieces.

Mr. Baldino: Ok and we have a spot for this already out there?

Mr. Hans: Yes we do have a spot for it.

Mr. Lynch: Where?

Mr. Hans: Either the first parking spot or I was thinking right by the pool gate in that concrete pad area that we have.

Mr. Baldino: We don't need a double-sided one we only need a one-sided one.

Mr. Hans: I think the four-bike capacity would be more than enough to be honest. I never see more than two or three bikes here at a time.

Mr. Baldino: My only opinion on the curved one looks a little bit simpler like a lot less to go wrong whereas the other one has a lot of welded joints and bolts.

Mr. Hans: I do agree with that. That was the issue we had with the grid style that we had previously.

Mr. Baldino: And it is only \$50 more.

Mr. Hans: The 3 loop is also a great option.

Mr. Baldino: To me it seems a lot less to go wrong.

Mr. Hans: Ok so we are saying we in favor of the 3-loop wave style bike rack.

Ms. Lynch: Yes. I make a motion that we go with the 3-loop wave.

On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, a proposal in the amount of \$395 with Uline for a 3-loop wave bike rack was approved.

Mr. Hans: The next set of proposals one is from True Line and one from All County. All County is the previous asphalt company that we have worked. This is for removing some of bollards at the end over here. We had a few fall down. They would be saw cutting the pavement and then coming in with a fresh seal patch for that area after removing those bollards. It would look clean eventually.

Mr. Baldino: So we are not going to have the bollards anymore?

Mr. Hans: We would still have the rest around the front. It is just the ones in the back that have rusted out and started falling over. If you want to remove all of them we are looking at somewhere around \$20,000 versus doing it in small sections.

Mr. Baldino: We should have just removed them when we paved the place.

Mr. Hans: It was thousands of dollars when we were going through it and at the time we were already maxing ourselves out on how much we were spending.

Mr. Baldino: So now we are piecing it basically. We are going to take a couple of them down and let the other ones rot out and then take those ones out?

Mr. Hans: We can take them all out at once. I can bring back proposals at the next meeting as well.

Mr. Baldino: We might as well get them all am I correct?

Mr. Vidal: It depends on the cost. How many are out there total?

Mr. Baldino: At least 20 or 25. They serve no purpose. We don't need them for any kind of safety. I just want to make sure if we remove them we don't need them for any safety thing right now.

Mr. Hans: We don't have bollards at any of other clubhouses.

Mr. Baldino: Just checking.

Ms. Lynch: Chuck the metal cutter we just send you out there.

Mr. Baldino: It does seem a little high to just cut a metal pole and put asphalt back.

Mr. Hans: It is 153 square feet is the area and they going two to three deep. Just the asphalt along based on this price is about \$1,500 worth of asphalt. I will bring proposals back at the next meeting.

Mr. Baldino: Let's get them all done.

Ms. Hinz Philippi: Ok so we will table this and bring it back at the next meeting. Anything else Matt?

Mr. Hans: No.

Ms. Lynch: Do you want to talk about the resident and tutoring?

Mr. Hans: Oh, yes I forgot. We have a resident that is requesting access to the clubhouse to tutor. He has a nephew or someone he wants to come up here and have a quiet space. I don't know how you feel about that. If you accommodate one you have to accept other residents as well. He is making a request to use the clubhouse.

Mr. Baldino: Can't the clubhouse be used already by a resident?

Mr. Hans: No. He wants to use the main room in the clubhouse essentially. The only place they have access to is the gym and pool area.

Mr. Vidal: The one that is being tutored is a family member.

Mr. Hans: Yes.

Mr. Baldino: I don't know.

Mr. Hans: It is one of those ones where you guys can decide.

Mr. Vidal: I just think if we start doing that requests are going to be ongoing.

Mr. Baldino: I don't know what the rules to let residents because we don't let them in here already.

Mr. Hans: You would be setting a precedent.

Mr. Baldino: Right. So we shouldn't set that.

Mr. Hans: There we go.

Mr. Baldino: I have a question for Matt. Where are we at with the pressure in the front? I am getting tired of asking.

Mr. Hans: That was the other thing I had. This company's president that is working with us he had issues with his bank account. We have approved the new company name to do the work.

Mr. Vidal: Who are we talking about?

Mr. Hans: Crud Cutters we approved to do the pressure washing on Lazy River Parkway.

Mr. Baldino: If you are not willing to work, if you don't want to work with them let's just move on. We have to get it done.

Mr. Hans: Yes.

*Multiple people speaking at this time.*

Ms. Lynch: Pressure Pros is the name of the other company.

Mr. Baldino: And it was a comparable estimate for the same work?

Mr. Hans: Yes.

Ms. Lynch: How soon can they do it?

Mr. Hans: I will call them and see how soon we can get them out here.

Ms. Lynch: Matt you just have to stay on top of the project. We have to get it done.

Mr. Baldino: So you have the estimate from the other company.

Mr. Hans: \$6,000 was their estimate.

Mr. Baldino: Do we need to make another motion?

Ms. Lynch: I make a motion to work with Pressure Pros for the exact same amount we had motioned for Crud Cutters.

On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, a proposal in the amount of \$6,000 with Pressure Pros for pressure cleaning on Lazy River Parkway was approved.

Ms. Lynch: I make a motion to terminate Crud Cutters agreement.

On MOTION by Ms. Lynch seconded by Mr. Baldino with all in favor, Termination of the agreement with Crud Cutters for pressure cleaning was approved.

## **SEVENTH ORDER OF BUSINESS      Financial Reports**

- A. Approval of Check Register**
- B. Acceptance of Unaudited Financials**

Ms. Hinz Philippi: The next item is the financial reports. Tab A is the approval of the check register and tab B is the acceptance of the unaudited financials.

Mr. Wills: I see a check written to Hannahs Painting.

Mr. Hans: It was supposed to be reimbursed by us, GMS.

Ms. Hinz Philippi: Ok

Mr. Hans: We will make sure that happens.

Ms. Hinz Philippi: I will make sure we get that back.

Mr. Baldino: Matt I noticed some damage in the interior of the clubhouse. I am assuming it is the rentals.

Mr. Hans: What specific?

Mr. Baldino: The cabinets over there on the corner.

Mr. Hans: That happened awhile ago.

Mr. Baldino: Are we following up with whoever rented it and holding the deposit and all that?

Mr. Hans: Yes. Anything we have caught we have taken the deposit from them. That one we did not catch directly after it happened. It was brought to my attention awhile ago.

Mr. Baldino: Do we still have the process of after a party the handyman comes in and cleans up after them?

Mr. Hans: Yes.

Mr. Baldino: Can we remind the handyman to report any damage to you?

Mr. Hans: Typically he does. When I come on Tuesday I will look as well.

Mr. Baldino: We need to stay on top of that. We worked tirelessly to get the clubhouse to where it is today. We need to keep up with it. Even the floors, the walls, everything needs to be checked when somebody rents it out. If something is damaged that is why the deposit is there. The cabinet door we have to get that fixed.

On MOTION by Ms. Lynch seconded by Mr. Baldino with all in favor, the check register and unaudited financials were approved.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisors Requests and Audience Comments**

Ms. Hinz Philippi: Is there any Supervisor requests at this time? Not hearing any.

Mr. Lynch: Something that we started to address quite awhile ago was the refinishing of the deck around the clubhouse. It needs to be done.

Mr. Baldino: You are talking about the front deck, right?

Mr. Lynch: The pressure cleaning should have been done but now it is just raw wood sitting there.

Mr. Hans: We can bring bids back from painting companies to do that work if you would like. I know we previously approved Don to do it, but it is a large task to ask Don to do it. I don't think he should.

Mr. Lynch: It is too much.

Mr. Baldino: Did we ever explore bids outside of Don?

Mr. Hans: We had gotten pricing actually from two different companies. The company that painted the exterior of the clubhouse I believe was \$1,800.

Ms. Lynch: I don't want to use them.

Mr. Hans: We are not going to.

Mr. Baldino: We are just putting a clear finish on right?

Mr. Vidal: No it has to be stained.

Mr. Hans: We are looking at around just under \$2,000 most likely.

Mr. Baldino: We have to get the bids on that then.

Mr. Hans: We do have the paint for it.

Mr. Baldino: You just need the labor?

Mr. Hans: Yes. It is only like 3 gallons. It is stain specifically designed for outdoor decking to extend the life of the wood. Val had done quite a bit of research on the paint. She picked out exactly which one she wanted for it.

Ms. Lynch: This is how long we have been talking about it done.

Mr. Baldino: So by next meeting we will have bids to get the labor part of that done.

Ms. Lynch: What was our bid?

Mr. Hans: Don was going to do it. Don was going to do it at his hourly rate which we agreed to originally. Then when the guys were doing the clubhouse they gave us quotes for doing the deck as well. They were both around \$1,800.

Ms. Hinz Philippi: Do you want to approve a not to exceed \$2,000?

Mr. Baldino: I was thinking that because then we can just get it done.

On MOTION by Ms. Lynch seconded by Mr. Baldino with all in favor, a not to exceed amount of \$2,000 to stain the porch deck was approved.

Ms. Hinz Philippi: Any other comments the Board?

Mr. Lynch: People going into the gym are opening up the windows. I had a discussion with Matt about putting window clips on it.

Mr. Baldino: Why are we opening windows? Do we know the reason why?

Ms. Lynch: It is nice outside.

Mr. Lynch: And they are left open.

Mr. Baldino: I follow you.

Ms. Lynch: I caught it on video. I know the last couple that opened it. It is on video. Here is the problem that lies again people come, they hold the door open, they leave and I don't have their code and now I don't have the individuals.

Mr. Lynch: Why don't we just put the clips on the windows.

Mr. Baldino: Are we allowed to do that?

Ms. Lynch: Why don't we just sign up please make sure the windows are closed. Let's do that for right now.

A resident: Can I make a suggestion because I use the gym a lot. When you walk out the door there should be check list to remind them. Did you shut off the lights? Did you turn off the fan? Did you close the windows? Three things. You are on camera.

Ms. Lynch: It goes back to saying when you hold the gate open and someone comes in and dastardly deeds then the person that let them in should be responsible. We also have a situation with the treadmill where the buttons have now been broken out because we have children that are in there.

A resident: That is on the rowing machine.

Mr. Baldino: Do we have surveillance in there?

Ms. Lynch: We do. But if I don't know about it I don't know to go look at it. I only look when I need to look.

Mr. Baldino: How often is the gym area, workout room, observed?

Mr. Hans: When something is reported.

Mr. Baldino: We pay the handyman to come into the facility everyday correct?

Mr. Hans: No.

Mr. Baldino: Not every day?

Mr. Hans: We have him for ten hours a week. When he comes here he spends about three days or four days cleaning, and he will come by and check the garbage and make sure everything is good.

Mr. Baldino: I am just saying maybe we need to have somebody check the property at least once a day and walk the areas and then if you notice buttons are missing then you can look at the camera footage from the following day or the last couple of hours and figure out what happened versus going oh it happened last week. Why have the camera system if you are not going to enact on following up on it and having somebody circle the property?

Ms. Hinz Philippi: The problem Christina encountered on that like she said people open the door. They came in. You see them on the camera, but you don't have their code because people just hold the door open then you don't have their number. You can't figure out who they are.

Mr. Baldino: Then the people who opened the door are responsible then. It falls back on the homeowner or the resident that opened up the door for them is responsible

for the vandalism of the property. But you have to have a check for that. Somebody has to check. Can we do that? Are we open to doing that checking the property instead of just reporting it? Is that something that we can do?

Mr. Hans: I don't know if I can guarantee Don would be willing to do 7 days a week checking. He lets me know when he sees stuff.

A resident: Maybe the POA sends something out that you will be responsible if it is your code. Here are the reminders for the gym. Don't let anyone in.

*Multiple people talking at this time.*

Mr. Baldino: You are never going to fix it if you don't have someone checking the property daily.

*Mr. Lynch is inaudible at this time.* If we start with some heavy drapes over the windows maybe we will cut down on some of it. I am sitting here it would be nice if we could pull the drapes. That is cheap solution to get rid of some of the noise. The sound echoes in here. At the very least I don't know exactly what it cost but it is cheap to put drapes over those windows in there. I would like Matt to go buy some drapes and put up some drapes.

Ms. Lynch: Matt does not have authorization to buy any décor.

Ms. Hinz Philippi: We have this problem in another clubhouse. They paid a fortune on panels to be installed all over the clubhouse. You know what happened? Nothing. The difference was so minimal, and the echo is still pretty big. I understand your point, but I don't know if it is going to work at all.

Mr. Lynch: I don't either.

*Mr. Hans was inaudible at this time.*

Mr. Vidal: I would consider some type of blinds versus drapes.

Ms. Hinz Philippi: It needs to be something soft. Anything else?

A resident: Parking. People are getting towed. That is the way it is supposed to work right but then they are being forced to pay exorbitant rates to get their car out in cash only, which is against Florida statutes. If our towing company is doing those kind of practices then we need to get another towing company here.

Mr. Pawelczyk: You can report it to the county.

Ms. Lynch: I did have a neighbor that was towed and they offered her to pay cash only at a discount. If she didn't do cash only then they charged the gate fee and something else. They are at least for her they did give her that option. I am not sure to say that they are completely being deceptive but that was something that I am personally aware of.

A resident: Isn't there a maximum amount that they are supposed to charge.

Mr. Hans: State standards.

A resident: But they are charging \$400 according to people on Facebook and that is over the legal amount.

Mr. Pawelczyk: Call the county or the city the monitor those towing companies. If there is a problem don't complain on Facebook. Call the people with the tow company.

A resident: Do we know that they are doing cash only?

Mr. Hans: That is what people are reporting.

A resident: If they are saying cash only are they actually saying that to our knowledge. That is question #1. Question #2 if they are is that a violation of the law? I am asking you.

Mr. Pawelczyk: I don't know the answer to that question. I am a CDD lawyer. Call the county or the city, code enforcement. They are the ones that enforce that.

Ms. Hinz Philippi: Anything else?

A resident: I just wanted to mention *the resident was inaudible at this time.*

Ms. Lynch: They are.

*A resident was inaudible at this time.*

*The conversation was inaudible at this time.*

Mr. Pawelczyk: It is not a liability for the CDD.

Ms. Hinz Philippi: No. It is not our responsibility.

A resident: Tony and I are going to engage with South Florida Water Management and see what we can do.

Ms. Hinz Philippi: Alright thank you.

Mr. Pawelczyk: Even if the CDD has a program for this as a CDD you could do an interlocal agreement with South Florida Water Management District to allow us to go on their property with our contractors. If you talk to them tell that the CDD is a government entity as well and maybe we can partner to address this problem. They might be more

willing to partner with a CDD or the city than they would with a POA. Just throwing that out there.

Ms. Hinz Philippi: Anything else from the Board? Residents?

A resident: I noticed some lighting put around the front?

Mr. Hans: We approved that for Christmas lighting. It will be able to be used throughout the year as just regular downloading for the clubhouse as well.

A resident: So it is permanent.

Mr. Hans: Yes it is attached. We had issue where one string was dead and was causing everything to not work. It is supposed to be replaced on Tuesday, but I had a lot of visitors and didn't get out with a ladder. The company that we used to hang it up previously will not have come back and put it up. They did a half ass job on it. I went up there and corrected it. For the one strand that has to be replaced I will be up there next Tuesday.

A resident: Landscaping for the section that was done several items died. Were they replaced at no cost?

Mr. Hans: Yes they were.

A resident: Clubhouse rental what was the total income this year for rentals?

Mr. Hans: I do not have that off the top of my head, but I will look into that.

A resident: How much of that was from outside of the residents?

Mr. Hans: We only had one outside renter this year.

Ms. Waters: Proves our point this belongs to us. We should have it open for the residents. My last two things again with Chuck I am just going to read it. It is time we got some kind of covering on these windows. It is glaring. Sound proofing. We have to come up with some kind of solution. There is many people that have a passion to hear what is being said at a Board meeting. This is terrible. I am sitting in the front row and half hear what was said. That is terrible. There is a solution. Other people have buildings that have found ways. We can too.

Mr. Hans: In answer to your first question \$2,475.

Ms. Waters: Thank you.

A resident: What do we charge?

Mr. Hans: For an outsider it is \$500 to rent this space plus a \$1,000 security deposit. Inside the community it is \$150 to rent and \$500 security deposit.

A resident: Two things. One on behalf of the POA I want to thank the CDD for putting us in touch with a very fine engineering company. *A resident was inaudible at this time.* They came and took a look at the seven buildings *A resident was inaudible at this time.* They did this as a client courtesy for us so thank you and I wrote Christina an email about. Also my thanks to this gentleman right here. Hopefully that last building will turn out to be ok. The second thing is the hog situation definitely has been a big improvement. It has been reduced since the trappers have been working over the last two months. As you know we are looking at possibility of a fencing project which is going to keep an open mind on that and watch and see what happens with this. If this improvement continues especially if we find to mitigate the situation. We are going to keep an open mind for the future.

Mr. Hanlon: The engineer's report.

Ms. Hinz Philippi: We can upload that next week.

Mr. Hanlon: Matt the new signs should say put all your equipment away and wipe down something to take effect. I know people don't read signs but we I have a facility I still have to put up a sign. It is the thing you do even though most people don't read signs.

Ms. Hinz Philippi: On the door.

Mr. Hans: On the way out a reminder to shut the lights off, the fans off, put your stuff away.

Mr. Hanlon: He mentioned about the Lazy River. The owner's association determined that the sidewalks is strictly maintenance. It is not repairs or replace. That should fall under the same thing with the city as far as the sidewalks especially by the bridge there. The city should be maintaining them. I don't know if they replaced, they had to dig up the sewer line when they did Canoe Park.

Ms. Hinz Philippi: They did.

Mr. Baldino: The sidewalk is not replaced.

Mr. Hanlon: That is what I am asking.

Mr. Baldino: Who is doing it?

Mr. Hans: The utilities department will be taking care of replacing all of that.

Mr. Baldino: They are pouring the concrete.

Mr. Hans: I believe they hiring a subcontractor to do it.

Mr. Hanlon: Behind this door here in the closet there is signage that the former Chairperson purchased to notify these meetings. Is there a reason why they are not used?

Mr. Baldino: We should be posting the meetings at each entrance for the residents to know that there is a CDD meeting going on. That hasn't been done. They definitely need to be posted so everybody sees them going in and out of the community.

Mr. Hanlon: The bulletin board the understanding was six years ago when it was put in that half of it was for the CDD on the left and half was for the owner's association on the right. I don't see those boards being utilized by the CDD. Those boards were designed to be permanent. They are not supposed to be messed around with. It is just a permanent board where you can list the CDD meetings. You can put it each month there, so you don't have to post every single month. That was the idea. I have never seen it executed in the last two years. I don't know if you guys have a need to that bulletin board, but you should let us know in advance when those meetings are for the year that are posted on the CDD website. There is also a brand-new sign that Mike Modica purchased for the fire lane out there. There was a post over there. It has two screws. The sign was never put up. I believe it is in that closet. Can we put up those signs, so people are not parking in front of fire hydrant? One last question for the engineer did you say 5,800 square feet or 58,000 square feet?

Mr. Alvarez: For the asphalt? 58,075 square yards.

Mr. Hanlon: Does that include every single street?

Mr. Alvarez: Everything.

*The conversation was inaudible at this time.*

Ms. Hinz Philippi: The next item will be adjournment.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the meeting was adjourned.

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Assistant Secretary/Secretary

---

Chairman/Vice Chairman

**FACILITY USE AGREEMENT  
(Dance-Fitness Courses)**

This is a Facility Use Agreement (the "Agreement") entered into on this 5th day of January, 2026 (the "Effective Date"), by and among:

**RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in City of Port St. Lucie, St. Lucie County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**ANGELA LANE**, individually, whose mailing address is 161 NE Bracken Road, Port Saint Lucie, Florida 34983 (the "Instructor").

**WHEREAS**, the District is the owner of the River Place on the St. Lucie Plantation Clubhouse within the boundaries of the District and located at 450 NE Lazy River Parkway, Port St. Lucie, Florida 34983 (the "Facilities"); and

**WHEREAS**, Instructor has requested the use of a portion of the Facilities at the approved times for the purpose of offering the "Sweat & Swagger" dance-fitness program ("Dance-Fitness") for the benefit of District residents and other members of the public; and

**WHEREAS**, Instructor represents to District that Instructor and its employees, agents, representatives, or volunteers have the necessary skill, expertise, and capability to provide instruction on the matters covered in the Dance-Fitness courses and are insured; and

**WHEREAS**, Instructor has presented its proposal, licensure documentation (if applicable), and proof of insurance to the District, which documents are attached to and made a part hereof as **Composite Exhibit A** (the "Proposal").

**WHEREAS**, the District Board of Supervisors desires to promote the use of the Facilities and provide, within its powers, recreational and educational opportunities for the community; and

**NOW, THEREFORE**, in consideration of the mutual promises and covenants hereinafter contained and other good and valuable considerations, the receipt thereof is hereby acknowledged, the parties hereto do agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and hereby incorporated into this Agreement.

2. **Use of Facilities**. Instructor shall have the qualified right to use, on a non-exclusive basis, those portions of the Facilities designated in writing by the District Manager of the District or her or his designee (the "Manager") on those days and at such times that are also approved in writing by the Manager.

3. Conditions of Use. The Instructor's use of the Facilities as permitted pursuant to Paragraph 2 above is subject to and limited by the following terms and conditions:

- a. Program. Instructor will offer the proposed Dance-Fitness courses to attendees and participants at no cost to Members of the Facilities and for a drop-in fee of Eight Dollars (\$8.00) for non-members. Classes shall be approximately one (1) hour in length and shall be held on Monday evenings from 6:30 p.m. to 7:30 p.m., or at such other times as approved by the Manager as of the Effective Date.
- b. Signage. Instructor may place signage at the Facilities in a conspicuous location, said signage and location to be approved by the Manager to advise and inform the public that a portion of the Facilities is reserved and will be used by Instructor when conducting courses during the approved times.
- c. Clean-Up. After each daily use of the Facilities, Instructor shall remove and properly dispose of all garbage, debris, and equipment arising out of or in any way connected with Instructor's use of the Facilities and shall return any furniture to the proper location(s) (where applicable).
- d. Expansion of Use. At the sole discretion of and upon additional conditions imposed by the Manager, the use of the Facilities by the Instructor may be expanded, depending on public use of the Facilities, demand for additional courses, the Instructor's availability, and any other reasons deemed reasonable by the Manager, as subsequently ratified by the District Board of Supervisors.
- e. Equipment and Supplies. Instructor shall be responsible for bringing its own equipment and appropriate supplies and safety items attendant to Instructor's courses and Instructor's use of the Facilities.
- f. Change of Schedule by District. It is acknowledged by the parties that District reserves the right and flexibility hereunder to schedule other events at or otherwise limit Instructor's use of the Facilities during the term stated herein. To that end, notwithstanding any provision herein to the contrary, District, through its Manager, has the absolute option and unqualified right to cancel a scheduled date or time for use by Instructor upon five (5) calendar days' advance notice to Instructor.
- g. Limitations on Use. The Facilities are to be used by the Instructor for Dance Fitness courses and for no other purposes, without prior written consent of the District. Instructor shall not use the Facilities in any manner constituting a violation of any ordinance, statute, regulation, rule, or order of any governmental authority, including the District, nor will the Instructor maintain or permit any nuisance to occur on or at the Facilities arising from Instructor's use of the Facilities. Instructor will ensure that any participants under its care or instruction wear attire appropriate for use in the Facilities. Instructor will also ensure that no material or substance harmful to the Facilities is brought into or released into the Facilities by Instructor or any participants in Instructor's courses.
- h. Priority. With respect to Dance-Fitness courses or any other instruction authorized by this Agreement, Instructor agrees to give priority to Members, where appropriate

and to the extent permitted by applicable law.

- i. Participants. Instructor shall conduct courses in such a manner, so as not to unreasonably interfere with any individuals utilizing the Facilities.
- j. Waiver of Liability. Instructor agrees to obtain a completed Guest Waiver of Liability (provided by the District) signed by any non-member participants prior to the start of any courses and to provide a copy of the same to the District.
- k. Background Screening. Prior to conducting any courses that include individuals under the age of eighteen (18) years old, Instructor and Instructor's employees, agents, representatives, or volunteers shall first undergo background screening performed by the Manager's office or an agent of the District or shall offer proof of such background screening to the Manager, as such screening is required by applicable Florida Statutes.
- l. Instructor Certifications. Instructor agrees that all persons that conduct Dance-Fitness courses on its behalf at the Facilities pursuant to this Agreement shall meet any applicable certification or licensure requirements for conducting or teaching such courses and shall provide the District with copies of certifications or licenses, if applicable, upon the start date of courses. Instructor further agrees that all persons that conduct Dance-Fitness courses at the Facilities pursuant to this Agreement shall be subject to the background screening requirements set forth above and that Instructor's obligations under the insurance and indemnification requirements set forth below shall be equally applicable to any and all persons conducting Dance-Fitness courses at the Facilities pursuant to this Agreement.
- m. Usage Log. Instructor shall maintain a log of Dance-Fitness courses at the Facilities and Facilities usage by Instructor pursuant to this Agreement. This log shall include the approximate number of attendees or participants at each of the Dance-Fitness courses. This usage log shall be maintained by Instructor and shall be available to the District at any time upon request for purposes of monitoring Facilities usage.
- n. Advertising. Instructor shall not advertise, without the express written permission of the Manager of the District, by printed means or otherwise, its services or its use of the Facilities under this Agreement outside the River Place on the St. Lucie community.

4. Term and Termination. The term of this Agreement shall be for a period commencing on the Effective Date and continuing through September 30, 2026 ("Initial Term"). The Initial Term of this Agreement may be extended for additional one (1) year terms running October 1 through September 30, with or without additional conditions, at the discretion of the District Board of Supervisors (each additional one-year term being an "Extension Term"). Any extension of the Initial Term shall be in writing. This Agreement may be terminated by District for cause or for convenience upon seven (7) days' notice to Instructor. Instructor may cancel the Agreement at any time and for convenience upon seven (7) days' notice to the District.

5. Fee to District. Since Instructor is offering the Dance-Fitness courses free of charge to Members and charging a drop-in fee of Eight Dollars (\$8.00) to non-members as approved by

the District, Instructor shall not be required to pay a fee to the District. Instructor shall not be permitted to charge any additional fee to attendees or participants of the Dance-Fitness courses without first obtaining approval from the District's Board of Supervisors and negotiating any corresponding fee to be paid to the District for use of the Facilities.

6. Records. Instructor shall preserve and make available, upon request by the District or in response to any public records request, all financial records (if applicable), supporting documents, statistical records and any other documents pertinent to this Agreement for a period of three (3) years after termination of this Agreement, or if an audit has been initiated and audit findings have not been resolved at the end of these three (3) years, the records shall be retained until resolution of audit findings. The District shall have the right to examine and audit the Instructor's books and records pertaining to this Agreement and Instructor's use of the Facilities pursuant to this Agreement during regular business hours.

7. Default. Each of the following shall be deemed a default by the Instructor:

- a. Failure to pay the fee, if applicable, or any other required costs or expenses as herein provided when due.
- b. Failure to perform any act to be performed by the Instructor hereunder or to comply with any condition or covenant contained herein.

In the event of any default provided above and the continuance of such default after ten (10) days' written notice is given by District to Instructor, this Agreement shall terminate at the option of the District.

The failure of the District to exercise any option herein provided on account of any default shall not constitute a waiver of the same or any subsequent default and no waiver of any condition or covenant of this Agreement by either party shall be deemed to constitute a waiver by either party of any default for the same or any other condition or covenant.

8. Damage or Alteration to Premises. Instructor shall not injure, mar, or deface the premises, and shall not cause or permit to be driven nails, hooks, tacks, screws or any similar items into any part of the Facilities, and will neither make nor allow to be made any alterations at any time. Except as otherwise permitted by the Manager or pursuant to this Agreement, Instructor shall not post or exhibit, nor allow to be posted or exhibited, signs, advertisements, posters, or cards of any description, inside, in front of, or on any part of the Facilities. Instructor shall not permit any alterations of or upon any part of the Facilities without the express written permission of District. If the Facilities, or any portion of the Facilities, during the term of this Agreement shall be damaged or altered by the act, default, or negligence of the Instructor or its agents, employees, representatives, volunteers, guests, or any person admitted to the premises by the Instructor, Instructor will pay to District upon demand such sum as shall be necessary to restore the Facilities to its pre-damage condition. Instructor assumes full responsibility for the acts, omissions, and conduct of all persons admitted to the Facilities, premises, or any portion of them by the consent of Instructor, or with the consent of any persons acting for or on behalf of the Instructor.

9. Insurance. Instructor shall maintain at its own expense throughout the Initial Term and any Extension Term, at no cost to District, Comprehensive General Liability Insurance with

minimum combined single limits of at least Two Million Dollars (\$2,000,000.00) covering all claims arising directly or indirectly out of the services outlined by this Agreement, which insurance shall include the District (defined to mean the District, its officers, agents, employees, and representatives) as an additional named insured on a primary and non-contributory basis. Instructor acknowledges that as an independent contractor, Workers' Compensation Insurance is not required, but may be purchased by Instructor at no cost to District, for Instructor's own benefit. All said insurance policies shall be endorsed to provide District with thirty (30) days' prior notice of cancellation and/or restriction. Instructor shall file all required Certificates of Insurance with the Manager for approval prior to commencement of services under this Agreement. Insurance policy(ies), individually or collectively, shall provide coverage for the Instructor named as a party to this Agreement.

10. Indemnification. During the Initial Term and any Extension Term thereof, Instructor agrees to indemnify and hold District harmless from any and all claims, demands, damages, liabilities, losses, and expenses (including reasonable attorneys' fees incurred in the defense of any such claims, demands, etc.) which may arise or be claimed against District for any injuries or damages to the person or property of any person, firm, or corporation, consequent upon, or arising from, the occupancy and operation of the Facilities by Instructor, or consequent upon or arising from Instructor's failure to comply with any other of the laws, statutes, ordinances, or regulations applicable to such occupancy and use of the Facilities or which are consequent upon or arise from District's ownership of the Facilities and any duties derived therefrom. District shall not be liable to Instructor for any damages, losses, or injuries to Instructor's employees, agents, representatives, or volunteer's person or property which are consequent upon or arising from District's ownership of the Facilities or consequent upon Instructor's occupancy and use of the Facilities, or whether such damages, losses, or injuries are caused by acts of neglect, active or passive, or omissions of the District, its agents, servants, employees, or contractors or any other person, firm, or corporation and Instructor hereby agrees to indemnify District and to defend and hold District harmless from any and all claims, demands, damages, liabilities, losses, or expenses (including reasonable attorneys' fees incurred in the defense of any such claims, demands, etc.) which may arise or be claimed against District and be in favor of any person, firm, or corporation, for any injuries or damages to the person or property of any person, firm, or corporation, where said injuries or damages arose about or upon the Facilities. This indemnification provision shall survive the expiration or termination of this Agreement.

11. Waiver. No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of such covenant or condition nor justify or authorize a non-observance on any other occasion of such covenant or condition by the District at any time when the Instructor is in default of any covenant or condition hereof be construed as a waiver of such default. The rights of the parties under this Agreement shall be cumulative, and failure on the part of either party to exercise promptly any rights given hereunder shall not operate to forfeit any of said rights or alternative sets of rights arising under this Agreement or other rights or remedies available at law in equity.

12. Notice. Any notice required or permitted to be given or served by either party to this Agreement shall be made in writing, and sent by EMAIL, certified or registered mail, or overnight delivery by Federal Express, DHL, or other recognized courier, addressed as follows:

District: **River Place on the St. Lucie Community Development District**  
**Attn: District Manager**  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
Attn: District Manager  
Email: info@gmssf.com

with a copy to: **Billing Cochran, P.A.**  
Attn: Michael J. Pawelczyk, District Counsel  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Email: Mpawelczyk@billingcochran.com

Instructor: **Angela Lane**  
161 NE Bracken Road  
Port St. Lucie, Florida 34983  
Email: AmLane1521@gmail.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

13. Assignment. Instructor shall not assign this Agreement in whole or in part without the express written consent of the District Board of Supervisors.

14. Independent Contractor. Instructor and District agree that Instructor is an independent contractor with respect to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. Neither Instructor nor employees or agents of Instructor shall be entitled to any benefits, including but not limited to health and dental insurance, wellness, pension, or workers compensation, accorded District employees by virtue of the services provided under this Agreement. The District shall not be responsible for withholding or otherwise deducting federal income tax or social security, or otherwise assuming the duties of an employer with respect to Instructor or any employee or agent of Instructor.

15. E-Verify. Instructor, on behalf of itself and any subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to its employees. Instructor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Section 14 above, if the District has a good faith belief that Instructor has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment

under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor of Instructor providing services under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Instructor and order Instructor to immediately terminate its subcontract with the subcontractor. Instructor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Instructor's failure to comply with the E-Verify requirements referenced in this subsection.

16. Disputes. The District Manager or other such person designated by the District Manager shall be responsible for the enforcement of this Agreement which shall include, but not be limited to, providing any and all notices required or permitted herein. In the event of any dispute arising hereunder between the parties or in the event any violation is reported to the District Manager or is brought to her or his attention, the District Manager shall investigate the same and shall request information from the Instructor relating to the dispute or violation. Such information shall be provided by the Instructor within a reasonable time. Upon receipt of information requested from the Instructor or in the event the information is not provided within a reasonable time by the Instructor, the District Manager shall take such action and make recommendations as necessary. The decision of the District Manager pursuant to this paragraph shall be final and binding upon the Instructor.

17. No Liability for Personal Property. All personal property placed or moved into the Facilities shall be at the risk of the Instructor or the owner of the personal property, and District shall not be liable for any damage to personal property, or to the Instructor, for damages arising from any act of negligence of any occupants, guests, invitees, or trespassers at the Facilities.

18. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with venue for purposes of any litigation being in St. Lucie County.

19. Severability. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected, but rather, shall be enforced to the extent permitted by law.

20. Construction of Terms. All terms and words used in this Agreement, regardless of the number or gender in which they are used, shall be deemed to include any other number and any other gender as the context may require.

21. Modification. There are no representations, agreements, arrangements or understandings, oral or written, between the parties relating to the subject matter of this Agreement which are not fully expressed in this Agreement. This Agreement cannot be changed or terminated orally or in any manner other than by a written agreement executed by both parties.

22. Attorney's Fees. In connection with any litigation arising under this Agreement, the prevailing party shall be entitled to recover all costs and expenses incurred, including reasonable attorneys' fees for services rendered in connection therewith. This provision extends to appellate proceedings and post judgment proceedings to the extent permitted by Florida law.

23. Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

24. Destruction of Facilities. In case the Facilities or any part of it shall be destroyed by fire, or any other cause, or if any other casualty or unforeseen occurrence shall render the fulfillment of this contract by the District impossible, then this Agreement shall terminate. Instructor waives any claim for damages if the Agreement is so terminated, or if the premises are so damaged as to render the fulfillment of this Agreement impossible.

25. Public Records.

A. Instructor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Instructor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Instructor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Instructor transfers all public records to the District upon completion of the Agreement, the Instructor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Instructor keeps and maintains public records upon completion of the Agreement, the Instructor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Instructor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Instructor, the Instructor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Instructor

acknowledges that should Instructor fail to provide the public records to the District within a reasonable time, Instructor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE INSTRUCTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INSTRUCTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE INSTRUCTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
TELEPHONE: (954) 721-8681  
EMAIL: records@gmssf.com**

26. Responsible Vendor Determination. Instructor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

27. Scrutinized Company Certification. Instructor hereby certifies that as of the date below Instructor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Instructor further certifies that:

- A. Instructor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Instructor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:
  1. Instructor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
    - i. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
    - ii. Have a material business relationship involving the supply of military equipment, or

- iii. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
  - iv. Have been complicit in the genocidal campaign in Darfur.
- 2. Instructor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
  - i. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
  - ii. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
- 3. Instructor is not engaged in business operations in Cuba or Syria.

Instructor understands that this Agreement may be terminated at the option of the District if Instructor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

28. Convicted Vendor List. Instructor hereby certifies that neither Instructor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

29. Anti-Coercion Affidavit. Instructor shall provide the District with an affidavit executed by an officer or a representative of Instructor under penalty of perjury attesting that Instructor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

DocuSigned by:



87D36659F55A4C5...

Print Name: Andressa Hinz Philippi  
Secretary/Assistant Secretary

**RIVER PLACE ON THE ST. LUCIE  
COMMUNITY DEVELOPMENT  
DISTRICT**

Signed by:



5DB1483C3C4440B...

Print Name: Christina Lang Lynch  
Chairperson  
Board of Supervisors

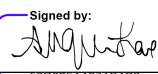
5 day of January, 2025

**INSTRUCTOR**

**ANGELA LANE**, individually

WITNESSES:

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

Signed by:  
By: 

Print Name: Angela Smith

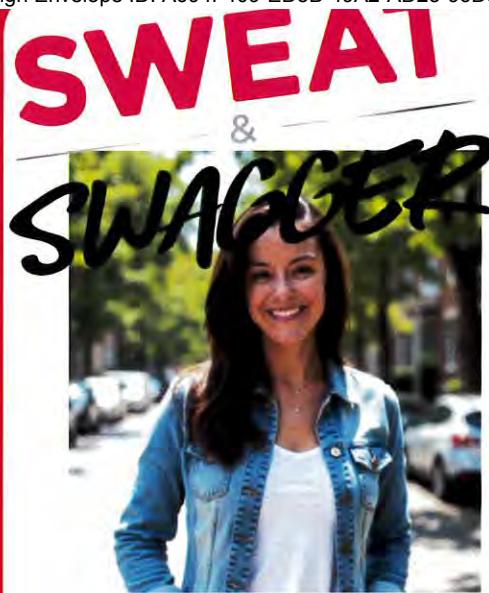
Title: Fitness instructor

7 day of January 2026, 2025

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

**COMPOSITE EXHIBIT A**

**PROPOSAL**



with Angie

# @ River Place Clubhouse

Instructor: Angela Lane

Proposed Start Date:  
January 2026

## Overview

Sweat & Swagger is a high-energy, community-driven dance fitness class designed to uplift mood, improve physical fitness, and build confidence through movement. The class blends easy-to-follow choreography with upbeat music, creating a fun, inclusive atmosphere where participants of all fitness levels can express themselves, break a sweat, and connect with others.

## Why bring this to River Place?

Our mission is to foster wellness, community engagement, and accessible recreation. This opportunity adds a fresh, modern offering that appeals to a wide demographic—including residents who may feel intimidated by traditional gyms but still crave movement and connection.

## Program Format

Duration: 60 minutes

Style: Choreography-based dance fitness with a mix of 80's, 90's and 2000's hip-hop, pop, and high-energy tracks

Vibe: Fun, upbeat, empowering, judgment-free

Intensity: Moderate, with modifications offered for beginners or low-impact needs

### Structure:

- Warm-up
- Guided choreography + follow-along dance sets
- Confidence-building sequences in a HIIT format
- Cool down + stretch

## Proposal

One hour class on Monday evenings. rental of

1. room for two hours, preferably 5-7pm or 6-8pm to offer an after-work group exercise option for residents.
2. Free classes for River Place Residents; minimal drop-in fee for all non-residents.

My goal is to expand my reach throughout the community and network with likeminded people who are looking for fun ways to exercise.

## Conclusion

Sweat & Swagger offers River Place a safe, fun, and community-centered fitness experience that supports both physical and mental well-being. Designed to bring residents together through movement and music, this class is an energizing addition to the clubhouse's wellness programs. I look forward to the opportunity to share this positive, confidence-building experience with your community.

## Additional Info

I carry current group fitness liability insurance to safeguard participants and the facility. CPR Certified.

My background is in Nutrition and Special Diets  
I've been a musician and dancer since childhood.  
Sponsors: Lewis Family (Leaping Frog Wy)

# SWEAT & SWAGGER



*hosted by Angie*

## DANCE FITNESS CLASS

- EASY STEPS
- INCLUSIVE SPACE
- FUN ROUTINES

WHERE EVERY STEP FEELS LIKE A CELEBRATION!



EVERY MONDAY NIGHT  
BEGINNING JAN 2026  
6:30PM-7:30PM

RIVER PLACE CLUBHOUSE,  
450 NE LAZY RIVER PKWY  
\*FREE\* FOR RIVER PLACE  
RESIDENTS WITH ID  
\$8 NON RESIDENT DROP-IN  
& CLASS PACKS AVAILABLE

@Sweat and Swagger Fitness

@SweatSwaggerFitness

YouTube .com/@SweatSwaggerFitness



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/17/2025

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

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

PRODUCER	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919		FAX (A/C, No):
	E-MAIL ADDRESS: support@nextinsurance.com		
INSURED  Angela Lane Angela Lane 161 NE Bracken Rd Port Saint Lucie, FL 34983	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Next Insurance US Company		16285
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES		CERTIFICATE NUMBER: 464056193		REVISION NUMBER:															
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																			
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS													
A	X COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	NXT9PQDHQ7-00-GL	08/17/2025 08/17/2026	<table border="1"> <tr><td>EACH OCCURRENCE</td><td>\$2,000,000.00</td></tr> <tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$100,000.00</td></tr> <tr><td>MED EXP (Any one person)</td><td>\$15,000.00</td></tr> <tr><td>PERSONAL &amp; ADV INJURY</td><td>\$2,000,000.00</td></tr> <tr><td>GENERAL AGGREGATE</td><td>\$4,000,000.00</td></tr> <tr><td>PRODUCTS - COMP/OP AGG</td><td>\$4,000,000.00</td></tr> <tr><td>OTHER:</td><td>\$</td></tr> </table>		EACH OCCURRENCE	\$2,000,000.00	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000.00	MED EXP (Any one person)	\$15,000.00	PERSONAL & ADV INJURY	\$2,000,000.00	GENERAL AGGREGATE	\$4,000,000.00	PRODUCTS - COMP/OP AGG	\$4,000,000.00	OTHER:	\$
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OTHER:																			
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WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	<table border="1"> <tr><td>PER STATUTE</td><td>OTHR</td></tr> <tr><td>E.L. EACH ACCIDENT</td><td>\$</td></tr> <tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$</td></tr> <tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$</td></tr> </table>		PER STATUTE	OTHR	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$								
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E.L. DISEASE - EA EMPLOYEE	\$																		
E.L. DISEASE - POLICY LIMIT	\$																		
A Professional Liability	NXT9PQDHQ7-00-GL	08/17/2025 08/17/2026	Each Occurrence: Aggregate:	\$2,000,000.00 \$4,000,000.00															

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

Proof of Insurance.

## CERTIFICATE HOLDER

Angela Lane  
Angela Lane  
161 NE Bracken Rd  
Port Saint Lucie, FL 34983

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Click or scan to view

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# SWEAT & SWAGGER

**Name:** \_\_\_\_\_

**Cell Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Release of Liability**

I release and hold harmless Sweat & Swagger Fitness®, Angela Lane, & River Place Clubhouse from any and all liability, claims, demands, and causes of action whatsoever, arising out of or related to any loss, damage, or injury, including death, that may be sustained by the participant while in or participating in the Sweat & Swagger Fitness® Class. I agree to assume full responsibility for any risks, injuries, or damage known or unknown which I might incur as a result of participating in the program.

**Video & Photo Waiver**

I give Sweat & Swagger Fitness® and Angela Lane my permission for the public display of pictures and or video of myself for possible advertisement purposes (i.e. brochures, newspaper ads, web site, etc. - no names will be used).

I hereby agree to the above waiver.

\_\_\_\_\_  
**(Name)**

\_\_\_\_\_  
**(Signature)**

\_\_\_\_\_  
**(Date)**

RIVER PLACE ON THE ST. LUCIE  
COMMUNITY DEVELOPMENT DISTRICT  
Guest Participant Release and Waiver of Liability

The undersigned, being over the age of eighteen (18) years, and as a Guest utilizing portions of the Amenity Facilities to participate in the Dance-Fitness Program provided by Angela Lane (the "Activity") hereby acknowledges that I have inspected (1) the area(s) where the Activity is to be conducted, and (2) the Amenity Facilities and surrounding District-owned recreational facilities located at 450 NE Lazy River Parkway, Port. St. Lucie, Florida 34983, which include, but are not limited to, the swimming pool, sidewalks, walkways, restroom facilities, a fitness center, the gathering room/conference room, the activity room, kitchen area, and other recreational facilities, buffer and landscaped areas, road rights-of-way, buffer tracts, and other District-owned property (collectively, the "Amenity Facilities"). I understand and acknowledge that the Activity is an informal activity conducted by a third-party independent service provider unrelated to the River Place on the St. Lucie Community Development District (the "District") for members and guests and that the District does not sponsor, supervise, operate, or provide instruction for the Activity, and that such Activity is conducted independently of the District. In consideration of the permission granted to me to utilize the Amenity Facilities for the purpose of participating in the Activity, I hereby release, waive, indemnify, and hold harmless the District, its supervisors, officers, agents, employees, representatives, and volunteers from any and all liabilities, claims, demands, actions, suits, or judgments for loss, damage, or injury that I or my family may sustain by reason of or arising out of or in connection with my acts or omissions, negligence, participation in the Activity, use of the Amenity Facilities, or the acts, omissions, or negligence of the District, other participants, or third parties. I fully acknowledge and understand that I am fully responsible for my acts, omissions, and negligence.

*I understand that the Activity is a recreational activity and that I am responsible for my own conduct while using the Amenity Facility. I further acknowledge that I am solely responsible for determining whether I am able to participate safely and in accordance with the District's Adopted Rules, Fees, Policies, and Procedures for the River Plantation House Amenity Center, as amended.*

*I further understand that I am financially responsible for any damages incurred by the District and caused, in whole or in part, by my use of the Amenity Facilities.*

Instrument Prepared By and Return to:

Michael J. Pawelczyk, Esq.  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Ft. Lauderdale, Florida 33301

Parcel IDs: 3416-679-0002-000-6, 3417-500-0011-000-4,  
3416-680-0006-000-8, and 3416-680-0012-000-3

**EASEMENT  
(Entrance Features)**

**THIS EASEMENT** (the "Easement"), made this 20<sup>th</sup> day of November, 2025, between **RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is c/o Vesta Property Services, 1860 82<sup>nd</sup> Avenue, Suite 104 & 105, Vero Beach, Florida 32966 ("Grantor") and **RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("CDD" or "Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor is the fee simple owner of certain parcels of real property situate in Port St. Lucie, St. Lucie County, Florida, which property is more particularly described in Exhibit A attached hereto ("Grantor Property"); and

**WHEREAS**, there exists multiple entrance monument features throughout the community, some of which are owned and maintained by the CDD, while others are located on Grantor Property and are owned and maintained by the Grantor; and

**WHEREAS**, Grantor and Grantee have mutually determined that the multiple entrance monument features located throughout the CDD should be maintained, repaired, and installed to promote a uniform appearance; and

**WHEREAS**, the Grantor and the CDD desire that an easement over portions of Grantor Property be granted by the Grantor to the CDD for purposes of the installation, construction, reconstruction, replacements, maintenance, and repair of those certain entrance features, and for purposes of access to said entrance features, which features include the monument sign structure, sign lettering, and appurtenant facilities, excluding lighting, electric, irrigation, landscaping, and hardscaping (collectively, the "Entrance Features"); and

**WHEREAS**, the Grantor and the CDD desire that the easement over the portion of Grantor Property should be limited to the land where the Entrance Features are located and all lands of Grantor Property within four (4) feet of the the footer of each Entrance Feature, to the extent such lands are owned by Grantor (the "Easement Area"); and

**WHEREAS**, Grantor is willing to grant this Easement to CDD over, in, under, and within the Easement Area for the purposes described herein and to provide access to CDD over

such Grantor Property to effectuate the purposes of this Easement, subject to the terms and conditions hereof;

**NOW, THEREFORE**, for and in consideration of the mutual covenants each to the other running and other good and valuable considerations:

1. Grantor does hereby grant unto the CDD an easement over Easement Area for purposes of the installation, construction, reconstruction, replacement, repair and maintenance of the Entrance Features. For purposes of this Easement, the Entrance Features do NOT include any appurtenant lighting, electrical facilities, irrigation facilities, landscaping or hardscaping.
2. CDD shall ensure that any and all construction, reconstruction, repairs, improvements, and services associated directly or indirectly with the Entrance Features shall be completed as quickly as reasonably possible upon commencement of the same in accordance with applicable laws and in a manner so as to not adversely affect the operation or use of Grantor's Property. Ingress and egress to from the Easement Area from the public or CDD rights-of-way through the Grantor Property located within the Easement Area shall be provided to the CDD at all times.
3. CDD shall be responsible to maintain the Entrance Features within the Easement Area at its sole cost and expense in a manner consistent with its maintenance of similar improvements throughout the CDD and the overall appearance of such CDD improvements located within the boundaries of the CDD. To the extent permitted by Florida law, CDD shall defend, indemnify and hold Grantor and its representatives, agents and members, harmless from and against any loss, liability, damages, injuries and claims, including, but not limited to, attorney's fees, whether as to person or property, arising from the use of the Easement Area by the CDD, the breach of this Easement by CDD, or the acts and omissions of CDD or anyone directly or indirectly employed or controlled by it, or anyone for whose acts any of them may be liable on and with respect to the Easement Area.
4. CDD shall have the authority to modify, change, add to, or remove any Entrance Features or portions thereof within the Easement Area, provided such action is not inconsistent with the intent of this Easement or inconsistent with the overall appearance of the CDD improvements within the boundaries of the CDD.
5. This Easement shall be perpetual and shall and constitute a covenant running with the land, fully binding upon, inure to the benefit of and be enforceable against both parties and their respective successors, successors-in-title, and assigns.
6. This Easement may be terminated, in whole or in part, upon the mutual consent of the Grantor and the CDD. This Easement may be amended as to land area, but only effected by a written amendment to this Easement executed by the Grantor and the CDD, or their respective successors and assigns.
7. Each of Grantor and CDD does hereby warrant that this document has been duly executed by authorized representatives of Grantor and CDD, respectively.

8. Miscellaneous.

- a. CDD's use of the Easement Area shall be in conformity with safe practices and shall at all times be in compliance with all local, state and federal laws, statutes, rules and regulations, including, without limitation, as to environmental matters.
- b. The Easement granted hereunder is subject to all matters of record and those matters that a personal inspection or an accurate survey of the Easement Area would reveal. Grantor does not make any representation or warranty, express or implied, with respect to the Easement Area, including, without limitation, as to fitness for a particular purpose, design or conditions, compliance with laws, absence of defect, whether patent or latent, or the existence of any hazardous substance or status of title, and subject to all existing maintenance and utility easements. CDD acknowledges that it has inspected the Easement Area to the extent it deems necessary and has found the Easement Area satisfactory in all respects and accepts the Easement Area in its existing "AS IS" condition..
- c. CDD shall not commit or suffer to be committed any waste or nuisance upon the Easement Area and shall take such action necessary to terminate any nuisance or waste, except CDD shall not be liable to take such action to terminate any nuisance or waste to the extent an act or omission of Grantor is the causation of such nuisance or waste.
- d. This Easement shall be governed by the laws of the State of Florida without giving effect to its conflict of laws principles.
- e. Notices from one party to another shall be sent to the party's address provided in the initial paragraph to this Easement, unless either party notifies the other, in writing, of a change of address.
- f. If either party shall seek legal action to enforce the terms and conditions of this Easement, or to settle any claims, disputes, or other matters in question arising out of or relating to the Easement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs, at trial and for any appeal, from the other party. Venue shall lie in St. Lucie County, Florida.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Easement and further agree that it shall take effect as of the date first above written.

RIVER PLACE ON THE ST. LUCIE  
OWNERS ASSOCIATION, INC., a Florida  
not-for-profit corporation

By: Andy M. Roman  
Name: ANTHONY M. PRESIDENT  
Title: PRESIDENT

Date: 11/20, 2025

Signed, sealed and delivered  
In the presence of:

Mike Roman

Witness  
Michael J. Pawelcak

Print Name

Address: 515 E. Las Olas Blvd Ste 600  
Fort Lauderdale, FL 33301

Mark Hins

Print Name

Address: 1610 20th St SW  
Vero Beach, FL 32903

STATE OF FLORIDA )

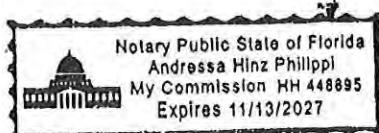
COUNTY OF ST. LUCIE )

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, by Anthony Roman, as President of RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation. She/He is  personally known to me, or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal in the County and State aforesaid this 20 day of November, 2025.

Andressa Hinz Phillipi  
Notary Public

My commission expires:



**RIVER PLACE ON THE ST. LUCIE  
COMMUNITY DEVELOPMENT**

**DISTRICT**, a local unit of special purpose  
government established pursuant to Chapter 190,  
Florida Statutes

Signed, sealed and delivered  
In the Presence of:



Witness  
Michael J. Powell, Jr.

Print Name

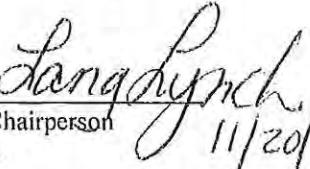
Address: 515 E. Las Olas Blvd.

Suite 600

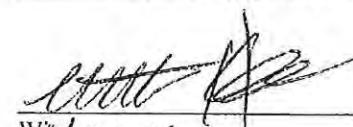
FT Lauderdale, FL 33301

By:

Christina Lang Lynch, Chairperson  
Board of Supervisors

  
11/20/25

Witness

  
Michael J. Powell, Jr.

Print Name

Address: 1640 20th Ct. SW

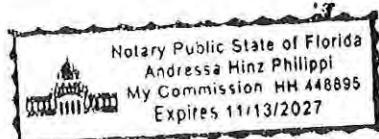
Varo Beach, FL 32962

STATE OF FLORIDA )

COUNTY OF ST. LUCIE )

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by Christina Lang Lynch, Chairperson of the Board of Supervisors **RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose of government established pursuant to Chapter 190, Florida Statutes. She is \_\_\_\_\_ personally known to me, or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal in the County and State aforesaid this 20 day of November, 2025.

  
Notary Public

**EXHIBIT "A"**

**Grantor Property**

Hawks Ridge: Tract CA-1, RIVER PLACE ON THE ST. LUCIE PLAT NO. 8, as recorded at Plat Book 72, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-679-0002-000-6); and

Bent Paddle: Sign Easement 1 within Tract C.A. Number 5, RIVER PLACE ON THE ST. LUCIE PLAT NO. 5, as recorded at Plat Book 41, Page 25 in the Public Records of St. Lucie County, Florida (Parcel ID:3417-500-0011-000-4); and

Little Turtle 2: Tract CA TR-2, RIVER PLACE ON THE ST. LUCIE PLAT NO. 10 1<sup>ST</sup> REPLAT, as recorded at Plat Book 77, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-680-0006-000-8); and

Little Turtle 1: Tract CA TR-8, RIVER PLACE ON THE ST. LUCIE PLAT NO. 10 1<sup>ST</sup> REPLAT, as recorded at Plat Book 77, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-680-0012-000-3).

**SMALL PROJECT AGREEMENT**  
**(Pressure Cleaning 2025)**

**THIS SMALL PROJECT AGREEMENT** is made and entered into this 12 day of December, 2025, with an effective date of 12/15/25, 2025 ("Effective Date") by and between:

**RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Port St. Lucie, St. Lucie County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

**PRESSURE PERFECTION LLC**, a Florida limited liability company, with a principal address of 601 SE Chapman Avenue, Port St. Lucie, Florida 34984 (hereinafter "Contractor").

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District desires to hire a service provider to provide pressure cleaning and associated services to the sidewalks and curbs along Lazy River Parkway within the boundaries of the District; and

**WHEREAS**, the pressure cleaning services (the "Work") are described with particularity in the attached Estimate #9216 for pressure cleaning services (the "Proposal"), a copy of said Proposal being attached hereto and made a part hereof as Exhibit A; and

**WHEREAS**, the project areas described in the Proposal are more particularly identified in the Proposal; and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

## SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Work in accordance herewith and with the conditions and prices as stated herein and in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the Work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the Work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the Work.

H. Contractor will be held responsible for the care, protection and condition of all Work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Work shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2008 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all Work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. The pressure cleaning services identified in the Specifications, as amended from time to time, shall be performed between the hours of 7:00 a.m. to 6:00 p.m. on Monday through Friday, unless otherwise approved by the District in writing.

**SECTION 3. COMPENSATION.** Upon Contractor's completion of the Work described in this Agreement, District agrees to compensate the Contractor in the lump sum amount of **SIX THOUSAND AND 00/100 (\$6,000.00) DOLLARS** payable as set forth below:

<b>Description</b>	<b>Amount</b>	<b>Payment Due Date</b>
Final Completion of Work	\$ 6,000.00	Due within 10 days of completion of work
<b>TOTAL:</b>	<b>\$6,000.00</b>	

It is further understood that District shall be responsible, at cost, for any permit fees required by St. Lucie County, the City of Port St. Lucie, or other governing entity or agency having jurisdiction thereof (if any).

Payment of the Final Payment will be made upon completion of the Work and after the Work has passed final inspection by the District and applicable permitting agencies, if any. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made. This provision supersedes any payment schedule or plan set forth in Exhibit A.

**SECTION 4. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Contract shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

**SECTION 5. TERM.** This Agreement shall commence on the Effective Date and shall continue the Work is completed. The Work over the project areas as identified in the Proposal and further described herein, shall be performed in accordance with a schedule approved by the District Manager of the District, but shall be completed no later than 20 days from the

Effective Date.

\*The Contractor understands and acknowledges that the Project, as defined herein, is essential to use and enjoyment of the District facilities by the residents, property owners within the District, and the general public. Therefore, Contractor agrees that the sum of \$50.00 per day may be deducted from the amount due to Contractor, as liquidated damages and not as a penalty, for failure to achieve completion of the Project within seven (7) days of the Scheduled Completion Date (regardless of weather conditions), which deduction shall begin on the eighth day after the Scheduled Completion Date. The District shall have the right to deduct such liquidated damages from any amount due, or that may become due the Contractor, or to otherwise collect such liquidated damages from the Contractor.

#### **SECTION 6. INDEMNIFICATION.**

A. Contractor shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Contractor, its agents, servants or employees arising from this Agreement or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

C. The Contractor acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statutes, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

D. This indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

**SECTION 7. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 8. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 9. CANCELLATION/TERMINATION.** The District shall also have the right to cancel/terminate this Agreement (1) for convenience at anytime and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at anytime upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure to cure the non-compliance.

**SECTION 10. RESERVED.**

**SECTION 11. INSURANCE.**

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage;

5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein;
6. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **River Place on the St. Lucie Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives), and the City of Port St. Lucie, if applicable, is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

If checked here, the Work or a portion thereof is to be performed within the right-of-way or property of the City of Port St. Lucie (the "City").

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

## **SECTION 12. CHANGES IN WORK.**

A. District may further order extra work or make changes by altering, adding to or deducting from the Work, the Agreement sum being adjusted accordingly. All such Work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

## **SECTION 13. REMEDY FOR DELAY.**

A. In the event of any delay in the Work caused by any act or omission of the District, its agents or employees, by delays in the permitting/approval of the Work by the responsible government entity, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Work.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE COMPLETION OR PROSECUTION OF THE WORK.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the Work within the time allocated by this Agreement.

D. All requests by Contractor for extension of time to complete the Work shall be made in writing to the District.

**SECTION 14. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. **If to the District:** River Place on the St. Lucie CDD  
5385 N. Nob Hill Road  
Sunrise, Florida 33351  
Attn: District Manager

<b>With a copy to:</b>	Billing Cochran, P.A. 515 East Las Olas Boulevard, Suite 600 Fort Lauderdale, Florida 33301 Attn: Michael J. Pawelczyk, Esq.
<b>B. If to Contractor:</b>	Pressure Perfection LLC 601 SE Chapman Avenue Port St. Lucie, Florida 34984 Attn: John D. Moreno, Authorized Member

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

## **SECTION 15. PUBLIC RECORDS.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon

completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC  
5385 N. NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 721-8681  
EMAIL: RECORDS@GMSSF.COM**

**SECTION 16. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall

retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 18. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 19. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 20. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 21. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 22. CONFLICTS.** In the event of a conflict between any provision of this main Agreement instrument and the terms and conditions of Exhibit A, then this main Agreement instrument shall control.

**SECTION 23. ACCEPTANCE OF PROPOSAL.** District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Work over the project areas described in Exhibit A.

**SECTION 24. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be St. Lucie County, Florida.

**SECTION 25. SCRUTINIZED COMPANY CERTIFICATION.** Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to

Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:
  1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
    - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
    - b. Have a material business relationship involving the supply of military equipment, or
    - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
    - d. Have been complicit in the genocidal campaign in Darfur.
  2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
    - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
    - b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
  3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Pressure Cleaning 2025

Rev. 12-03-2025

Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**SECTION 26. RESPONSIBLE VENDOR DETERMINATION.** Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

**SECTION 27. CONVICTED VENDOR LIST.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

**SECTION 28. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall provide the District with an affidavit executed by an officer or a representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**ATTEST:**

DocuSigned by:



87D36659F55A4C5...

Print name: Andressa Hinz Philippi

Secretary/Assistant Secretary

**RIVER PLACE ON THE ST. LUCIE  
COMMUNITY DEVELOPMENT  
DISTRICT**

Signed by:



5DB1483C3C4440B...

Print name: Christina Lang Lynch

Chairman/Vice-Chairman  
Board of Supervisors

this 11 day of December, 2025

**WITNESSES:**

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

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

**PRESSURE PERFECTION LLC, a  
Florida limited liability company**

Signed by:



76DB2362F17940B...

Print name: John Moreno

Authorized Member

this 11 day of December, 2025

**EXHIBIT A**  
**PROPOSAL**

# Estimate #9216


**River Place on The Saint Lucie**

450 Northeast Lazy River Parkway  
Port St. Lucie, FL 34983  
United States

Mhans@gmssf.com

**Primary Contact:**  
Matt Hans  
+19545129580

**River Place on The Saint Lucie**

450 Northeast Lazy River Parkway  
Port St. Lucie, FL 34983  
United States

Mhans@gmssf.com

**Primary Contact:**  
Matt Hans  
+19545129580

**Pressure Perfection**

601 Southeast Chapman Avenue  
Port St. Lucie, FL 34984  
United States of America

+15617220957

<b>Estimate</b>	9216
<b>Date</b>	
<b>Total</b>	\$6,000.00
<b>Payments</b>	\$0.00
<b>Balance Remaining</b>	\$6,000.00

## Charges

Item	Description	Price
Pressure Clean Sidewalks.	Clean all 8ft sidewalks and rinse dirt off concrete.	\$3,440.00
Pressure Clean Sidewalks.	Clean all 6ft sidewalks and rinse dirt off concrete.	\$2,560.00
	Subtotal	\$6,000.00
	Tax	\$0.00
	<b>Total</b>	<b>\$6,000.00</b>
	Payments	\$0.00
	Balance Remaining	\$6,000.00

Customer Signature

Date

---

Pool equipment  
Pool deck  
Sidewalk repairs  
Monument  
Front deck  
Monument landscape upgrades  
Gym signs  
Bathroom remodel  
Spa leaks  
Pressure washing side walk  
Hoggs report  
Bike racks  
Little library

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## River Place Pending Projects

Work scheduled (waiting on equipment

Work Scheduled (pending start of pool

Engineer is working on quotes, will also

Monument stickers ordered, installation

Work scheduled ( expected start date is

Proposed plan to be presented at the b

Ordered and expected to arrive Monday

Work completed

Work completed

Work completed

20

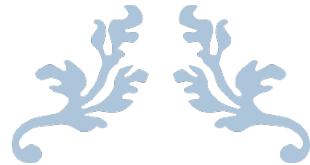
delivered will be instaled week of Jan 1

ordered

---

to arrive)  
equipment work)  
be bringing separate quotes to the me  
n scheduled for final week of January  
s the final week of the month)  
od meeting  
y 1/12

eting



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# RIVER PLACE ON THE ST LUCIE CDD

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## FIELD REPORT



JANUARY 15, 2026

Governmental Management Services-South Florida, LLC  
5385 N. Nob Hill Road Sunrise, FL 33351

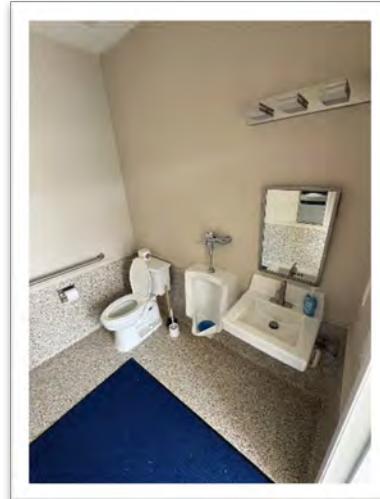
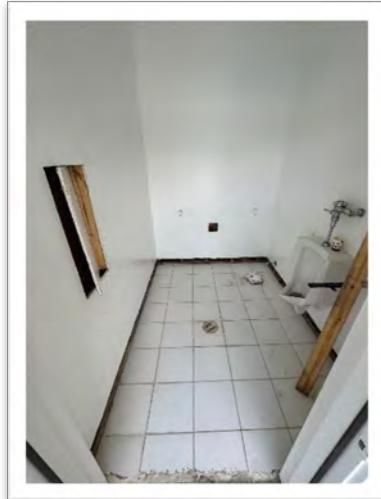
## *RIVER PLACE ON THE ST. LUCIE CDD*

### **LANSCAPING**

- Meet with Hugo and Karen day to work on landscape upgrade plans for the community and sub-division entrances
- Hugo has been on top of his landscaping responsibilities, he has replaced some of the struggling blue daze at the clubhouse and has been working on getting all the weeds removed and or treated during the cold season.

### **COMMON AREAS**

- Bathroom remodel
  - The bathroom remodel project has been completed both bathrooms are now in action
  - As a note we have received a ton of compliments on how much nicer the bathrooms are now

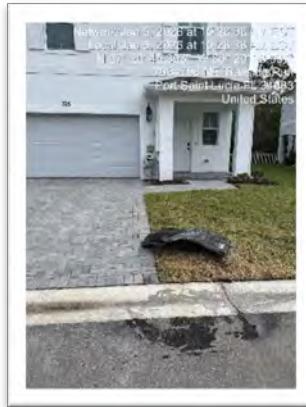


- Sidewalk pressure washing
  - The pressure washing of lazy river was completed the project took place on December 23<sup>rd</sup> & 24<sup>th</sup>



- Gym equipment repairs
  - All gym equipment repairs have been completed
  - Both treadmills had belts replaced
  - One had the internal control panel replaced
  - The row machine had its interface panel replaced to repair missing buttons
- Hammock Creek & Moss Rose Place Monument logo's
  - The monument logos have been ordered from design a sign
  - Design a sign is scheduling the installation of the new monument decals the final week of january
- Fire alarm system
  - Since our previous meeting pye barker has sent tech out twice to try to program the fire alarm in the men's restroom
  - After the second visit they were able to determine the system was not compatible with the new nepco fire alarms.
  - Pye-barker was able to find the model smoke detector's which are compatible with our system, manufacture of these smoke detectors has been discontinued. There was a limited stock available, I had them order a couple extra smoke detectors so if this arises again we will have back ups in stock.
  - The order for the smoke detectors was completed on December 17<sup>th</sup>, the smoke detector's have still not arrived to pye-barkers office I have been reaching out regularly to follow up on the status of this order
- HOA office door access pad
  - The battery pack in the access pad had failed, the door automatically stays in the unlocked position.
  - Thankfully the door failed when I was on site and was able to replace the battery pack immediately

- New years eve road damage
  - The homeowners at 725 Ne trailside run set off fireworks which led to the fire department and police departments being called and ultimately resulted in damage to our asphalt
  - A letter has been send and quotes have been gotten for the repairs of the road which will be charged to the homeowner responsible.

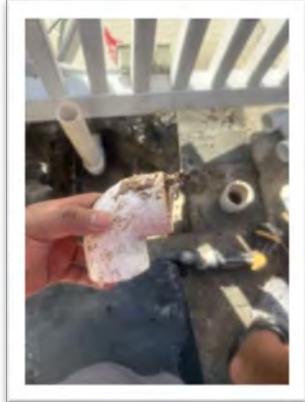


## POOL

- The spa leak – Red Rhino was able to identify 2 separate leaks in the spa
  - The skimmer throat where the plastic skimmer butts up to the cement pool shell was leaking, it appeared at one point someone had tried to seal it with epoxy



- The spa jet line was also found to have a break under the deck



- Repairs to both items were completed December 11<sup>th</sup>



- Spa heater
  - The thermostat on the spa's heat pump had gone bad causing the spa to heat the desired temperature
  - A warranty claim has been made and the heat pump manufacturer will be sending out certified tech to complete the repairs. (the repairs and visit is fully covered under the warranty)

## LAKES & WETLANDS

- All lakes are currently in good condition with no algae growth observed.
- All violations that were mentioned at our previous meeting have been resolved



FIELD SUPERVISOR REPORT  
Matt Hans/ Andressa Hinz-Philippi  
[Mhans@gmssf.com](mailto:Mhans@gmssf.com)/[ahphilippi@gmssf.com](mailto:ahphilippi@gmssf.com)  
Phone# 954 512-9580/ 954 560-1858

## **CLUBHOUSE RENTALS**

- Upcoming Rentals
  - No up-coming rentals scheduled yet
- Completed Rentals
  - 12/6 – rental cancelled
  - 12/7 - rental cancelled
  - 12/13 – rental completed/ full deposit refunded

River Place: Boat Storage Rentals					Outstanding 11/30/25			Prepayments
<u>Sp#</u>	<u>Address - Name</u>	<u>Renter Name</u>	<u>contract commencement</u>	<u>TOTAL</u>	30 days	60 days	90+ days	
1T	VACANT	VACANT	VACANT	\$0.00				
2T	641 NE Musrat Run	COURTNEY, BRIAN	12/4/2022	\$55.00	\$55.00			
3T	673 Little Kayak	BERNHARDT, S & M	8/1/2021	\$55.00	\$55.00			
4T	674 Snooks Fin	SPERRY, RONALD	2/1/2007	\$55.00	\$55.00			
5T	464 NE Bluefish	ANTONY M ROMANO	4/1/2024	\$0.00				
6T	667 ne Turtle Back Trl	SERGIO CISNEROS	2/24/2024	\$55.00	\$55.00			
7T	443 Canoe Park	WILLIAMS, DON	4/1/2015	\$155.00	\$55.00	\$55.00	\$45.00	
8T	450 NE Canoe Park Circle	HODSON, JOHN	6/1/2025	\$275.00	\$55.00	\$55.00	\$165.00	
9T	656 NE Little Kayak Point	FUSS, RICHARD	8/14/2025	\$55.00	\$55.00			
10T	798 NE Trail Side Run	FREUNDT, ANTONY	7/1/2025	\$220.00	\$55.00	\$55.00	\$110.00	
11T	636 NE Muskrat Run	HILLES, PAMELA L	8/1/2022	\$55.00	\$55.00			
12T	441 NE Canoe Park Cir	STATEMA, DUANE K	9/1/2022	\$220.00	\$55.00	\$55.00	\$110.00	
13T	837 NE Whistling Duck Way	BURTON, KIMBERLY	7/1/2025	\$0.00				
14T	VACANT	VACANT	VACANT	\$0.00				
15T	1001 NE Trailside Run	MCCLOYNE, KATHLEEN	7/1/2025	\$220.00	\$55.00	\$55.00	\$110.00	
16T	613 Turtlebank	ARGUELLES, MARIO	3/1/2021	\$355.00	\$55.00	\$55.00	\$245.00	
17T	462 NE BLUEFISH PT	BYRANT, NEAL	12/1/2025	\$0.00				
18T	680 NE Turtlebook Trail	SIDNEY & TOYA FLORENCE	3/1/2024	\$110.00	\$55.00	\$55.00		
19T	716 NE Turtleback Tr	MAYNER, CARLYNNE	7/1/2025	\$220.00	\$55.00	\$55.00	\$110.00	
20T	443 NE Little Mullet Ct	PETER, PIZZARELLO	4/1/2023	\$55.00	\$55.00			
21T	488 Stillwater	COLEIANNE, NICK	10/1/2020	\$65.00	\$65.00			
22T	625 NE Moss Rose Pl	BRITTANY I BROWN/WILLIAM CHAPMAN	3/1/2024	\$110.00	\$55.00	\$55.00		
23T	875 NE Trailside Run	DRAKE, SOM	6/1/2025	\$275.00	\$55.00	\$55.00	\$165.00	
24T	483 ne Stillwater Cove	SKAGGS, JORDAN	7/1/2025	\$0.00				
25T	438 Leaping Frog Way	WORCESTER, ROBERT	3/15/2022	\$55.00	\$55.00			
26T	475 Stillwater Cove	STIDHAM, STEVE	5/1/2019	\$155.00	\$55.00	\$55.00	\$45.00	
27T	644 Muskrat - Vidal	VIDAL, STEVEN	3/1/2020	\$150.00	\$55.00	\$55.00	\$40.00	
28T	614 NE Muskrat Run	ORSINI, HECTOR	4/1/2022	\$0.00				
29T	658 NE Little Kayak Point	LEDO, TONY AND JANET	7/1/2023	\$0.00				
30T	658 NE Little Kayak Point	LEDO, TONY AND JANET	11/1/2022	\$0.00				
31T	571 NE Canoe Park Circle -	SONNY CANADY	7/1/2021	\$0.00				\$6.00
32T	640 Muskrat Run - Calhoun	CALHOUN, ROBERT	11/1/2018	\$0.00				
33T	649 NE Muskrat Run	MANNING, MICHAEL	4/1/2024	\$0.00				\$44.00
	Total Outstanding 11/30/25			\$2,970.00	\$1,165.00	\$660.00	\$1,145.00	\$50.00



NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Matt Hans  
Governmental Management Services South of Florida  
5385 North Nob Hill Road  
Sunrise, FL 33351  
mhans@gmssf.com  
954-512-9580

#### PROJECT INFORMATION:

River Place Club House BR  
450 NE Lazy River Pkwy  
Port St. Lucie, FL 34983  
01 / 06 / 2026  
PROPOSAL NUMBER: 2026-812762

#### SCOPE OF WORK:

##### BOLLARD REMOVAL AND PATCH BACK: In (2) location(s)

1. Saw cut and remove the asphalt to expose the voided areas of the bollard.
2. Remove (31) existing bollards and haul away to the dump.
3. Compact the exposed base materials.
4. Install new compactable base material as required.
5. Roll and compact exposed base material.
6. Tack areas with primer tack.
7. Install 2" thick hot plant mixed asphalt type SIII over 911 SF.
8. Roll and compact areas with a steel drum roller.
9. Remove any job-related debris.

\*This contractor will not be responsible for future settling in the area of repair. If additional repair is needed beyond the scope of work detailed above, a change order will be required. Contractor is not responsible for any plumbing / utility repair of any kind.

\$8,107.00

#### PRE-JOB PHOTOS & SITE MAPS

LINK TO PRE-JOB PHOTOS: [https://allcountypaving-my.sharepoint.com/:p/jsgarcia/lgAnjLNV1nrtSbhih\\_Lc04rXAZyry1HL1psSHQO-1pONHks?e=lyr1Dc](https://allcountypaving-my.sharepoint.com/:p/jsgarcia/lgAnjLNV1nrtSbhih_Lc04rXAZyry1HL1psSHQO-1pONHks?e=lyr1Dc)

LINK TO SITE MAP: [https://allcountypaving-my.sharepoint.com/:p/jsgarcia/lgAW8Wv5h8FeS5SgYrlkresqAcAaSRlcBcj\\_HdM9ldz8P5s?e=1iPqc1](https://allcountypaving-my.sharepoint.com/:p/jsgarcia/lgAW8Wv5h8FeS5SgYrlkresqAcAaSRlcBcj_HdM9ldz8P5s?e=1iPqc1)



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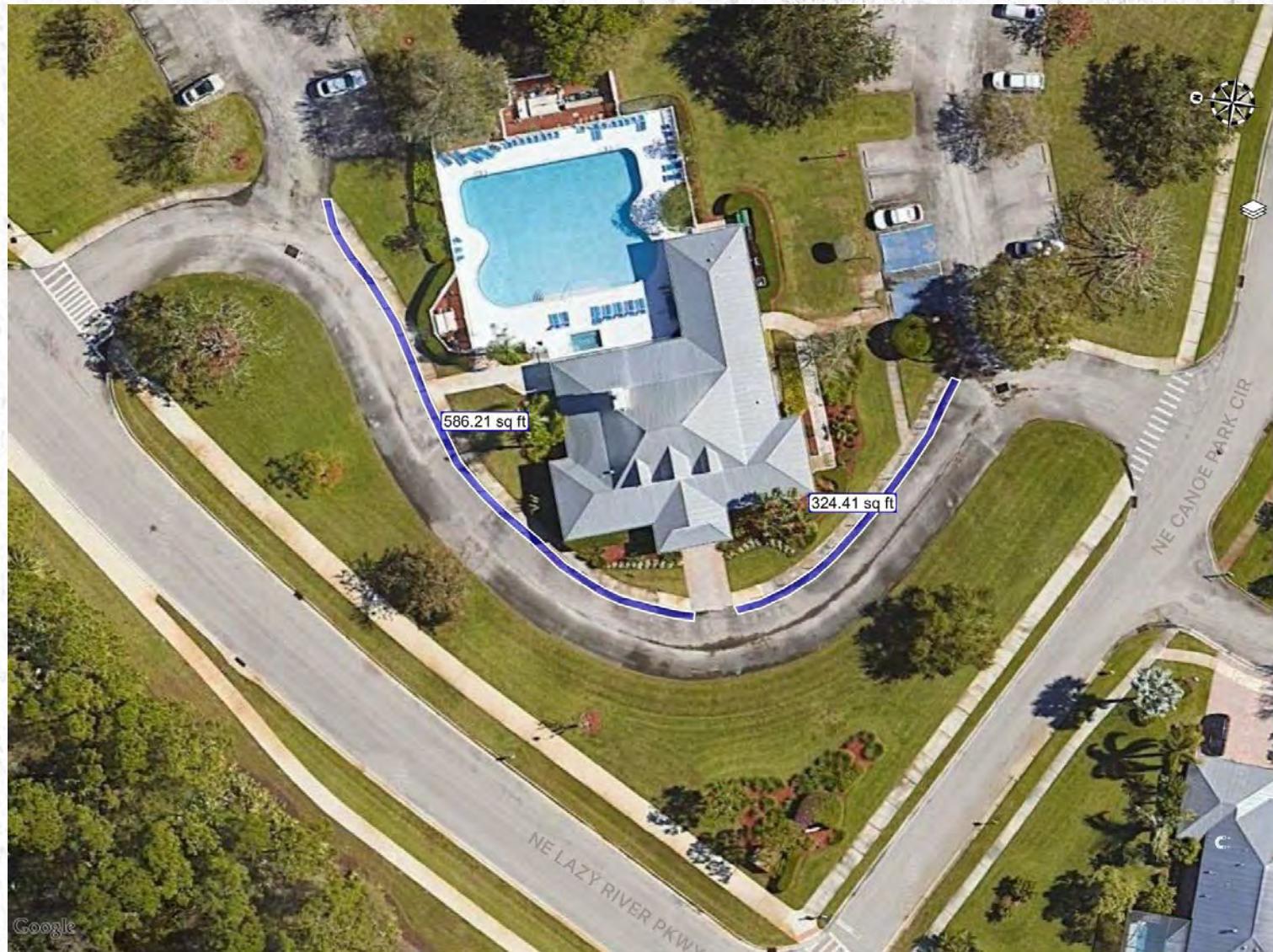
Paving Advisor  
Samuel Garcia  
T: (561) 531-9534  
E: [jsgarcia@allcountypaving.com](mailto:jsgarcia@allcountypaving.com)

# ALL COUNTY

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Matt Hans  
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5385 North Nob Hill Road  
Sunrise, FL 33351  
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## SITE MAPS



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**PROPOSAL TOTAL:**

All County Paving proposes to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to the terms and conditions stated herein for the sum of:

**\$ 8,107.00**

\* this price excludes any options.

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

**AUTHORIZATION TO PROCEED & CONTRACT:**

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Thursday, Friday 7:00 AM – 12:00 PM excluding holidays, nights and weekends. Additional fees will apply if work is required to be completed on holidays, at night or on the weekends. Please contact your sales representative for details.

**ACCEPTED:** Prices, specifications, terms and conditions are hereby accepted and agreed to by the customer. You are authorized to do the work as specified. Customer agrees to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below. When signed, this proposal becomes a legally binding contract between All County Paving and the Customer. E&OE

A signed proposal and deposit are required prior to the scheduling of the work.

**PAYMENT TERMS:**

Payment Due Upon Completion

M&M ASPHALT MAINTENANCE, INC.  
D/B/A ALL COUNTY PAVING

Governmental Management Services South of Florida

*Samuel Garcia*

\_\_\_\_\_  
Signature of Approval by Customer

Samuel Garcia

Paving Advisor Printed Name

01 / 06 / 2026  
Date

\_\_\_\_\_  
Printed Name & Title/Position

\_\_\_\_\_  
Date



Please select if billing information differs  
from above.



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## TERMS AND CONDITIONS

1. Our proposals are limited to included items only, anything not specifically included is excluded from the contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract.
2. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
3. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities
4. For projects requiring city or county permits, All County Paving will coordinate the process and charge Procurement Fees \$795.00 per application, plus cost of permit(s). Any additional work required by the permit(s) will be a change order to the contract. If the Owner / Authorized Agent / Customer directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner / Authorized Agent / Customer.
5. Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by authorized representative.
6. It is understood and agreed that all work is performed "weather permitting".
7. Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is responsible for towing services and any created delays. If any cars are left in the area of work, All County Paving cannot be held responsible for any damage to the vehicle.
8. The customer is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
9. All County Paving cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.
10. If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the customer's responsibility to inform All County Paving if this is desired prior to commencement of the project.
11. Any broken car stops will be replaced at an additional cost of \$85.00 each.
12. Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of \$10.00 each to the contract amount.
13. Asphalt Repairs/Paving: If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, All County Paving will provide photo documentation showing the additional depth and a change order will be sent to customer the additional material.
14. Additional mobilization(s) to be billed at \$2,000.00 each for **Asphalt Repairs**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
15. Additional mobilization(s) to be billed at \$2,000.00 each for **Sealcoating**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
16. Additional mobilization(s) to be billed at \$2,400.00 each for **Concrete Services**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
17. Additional mobilization(s) to be billed at \$7,200.00 each for **Paving**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. All County Paving will provide a schedule to be approved by Customer prior to any additional mobilizations.
18. If All County Paving is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.
19. All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
20. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
21. This Proposal does not include asphalt leveling or asphalt overruns unless stated otherwise in the original scope of work. Customer agrees to pay to leveling and overruns at \$205.00 per ton.
22. Crack Sealing: Hairline cracks, alligatorated or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
23. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the customer and not All County Paving. If All County Paving needs to repair damages, the costs will be billed to the owner as a change order.
24. All County Paving will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
25. All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that existing or ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
26. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
27. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
28. There will be a charge of \$47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.
29. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge
30. All accounts past due will incur a finance charge of 1.5% per month.

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# ALL COUNTY

## NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Matt Hans  
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Sunrise, FL 33351  
mhans@gmssf.com  
954-512-9580

### TERMS AND CONDITIONS CONTINUED

#### SEALCOATING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. Our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$2,000.00.
2. Cleaning: Customer is responsible for any "heavy cleaning"; otherwise, All County Paving will bill for this additional cleaning.
3. Cracking: cracks in pavement will still be noticeable after Sealcoating
4. Lawn Fertilization: should not be installed seven days before or after service.
5. Rain: If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. Newly sealcoated areas will be barricaded for 24-48 hours after each project phase completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
8. Sealer: will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
9. Driving on Surface: Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. Understand when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, in time they will blend in with surrounding surface.
10. Overspray on Grass: where grass meets your pavement, you may expect a small spray of sealer. This is normal and will disappear generally after the next mowing.
11. Weeds: It is important to note that we have proposed all work at the time of the assessment. If you decide to do work months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

#### PAVING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$7,200.00.
2. Site Services: The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. Rain: If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict accurately.
4. Sprinklers should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
5. Drainage: All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
7. De-mucking and removal of unsuitable materials not included.
8. Driving on Surface: Once you start driving on the paved surface, avoid turning your wheels unless your car is moving. Understand that when wheels are turned on a freshly paved asphalt surface, scuffing and turn marks will be evident, and will blend in over time.

#### LINE STRIPING & ADA | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$995.00.
2. Line striping will match all existing pavement markings unless changes are approved by the customer and municipality.
3. All County Paving is not responsible for any tracking of paint caused by any vehicles and/or pedestrians if the barricades are moved prematurely or without authorization. The project manager will remove the barricades once the material has cured properly.
4. If existing curbs are flaking, it is not recommended to re-paint them without sand-blasting or power-washing them first. All County Paving will not be held responsible for flaking if proper procedure is not taken prior to painting.

#### WARRANTY AND CONDITIONS

1. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
2. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
3. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply.
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, engineering and testing are excluded.
8. In the event of undesirable sub-base or base course conditions, if the customer or authorized agent insists on the installation of any part of the pavement without authorizing corrective action, All County Paving will not be responsible for any subsequent pavement failures and will be paid as stated in the contract. All County Paving shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. The existing surface will be expected to support the weight of all required construction equipment. If due to poor sub-grade conditions sinking may occur when we drive onto your site, All County Paving will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
10. All County Paving cannot guarantee elimination of standing water.
11. All County Paving assumes no liability for damage to any utilities such as, but not limited to, gas, electric, plumbing, phone, cable, dog fencing, sprinklers and culvert pipes.
12. There will be a charge of \$47.50 above the contract amount to dispose of used materials at an approved environmentally compliant waste facility.
13. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
14. All County Paving will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty. No warranties will be honored unless payment is made in full.

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Paving Advisor  
Samuel Garcia  
T: (561) 531-9534  
E: [jsgarcia@allcountypaving.com](mailto:jsgarcia@allcountypaving.com)



**Date:** Tuesday, December 5, 2025

Proposal # 2025-0467

**Submitted To:**

Matt Hans  
Governmental Management Services-South Florida, LLC  
5385 N Nob Hill Rd  
Sunrise, FL 33351  
**Contact Information:**  
Phone: (954) 721-8681  
Mobile:  
E-mail: mhans@gmssf.com

**Site Description:** # S123728

Clubhouse  
450 Ne Lazy River Pkwy  
Port St. Lucie, FL 341983

Site Contact:  
Site Phone:  
Site Email:

**Prepared By:**

Stefano Colatosti  
**Contact Information:**  
Mobile: 772-349-4669  
Office: (772) 349-4669  
E-mail: Stefano@truelinesinc.com  
**Project Manager:**  
Stefano Colatosti  
Mobile: 772-349-4669  
Email: Stefano@truelinesinc.com

True Lines proposes the work only as described below. All extras or change orders must be approved in writing

Qty	Proposed Service(s) & Description(s)	Depth
Lump Sum	Ballard Removal & Asphalt Patching	\$9,275.00

**Service Description**

*We propose to remove the existing ballards and repair the asphalt after temoval. We will sawcut existing asphalt for a smooth edge, remove the damaged asphalt, and replace with new hot mix asphalt then compact at a depth not to exceed 2". The proposed repairs are an cost effective attempt to negate some liabilities. Due to overall conditions and variables the repairs will not cover all liabilities. Owner or property manager can make changes to sizes or locations of repairs at anytime. All extra work must be approved & could require an additional mobilization!*

*remove 31 existing ballards  
install new base material as needed  
install 2" thick hot plant mixed asphalt (911 SF)*

*Equip: Dump Trailer  
Equip: Roller  
Mobilization*



**Date:** Tuesday, December 5, 2025

Proposal # 2025-0467

**Submitted To:**

Matt Hans  
Governmental Management Services-South Florida, LLC  
5385 N Nob Hill Rd  
Sunrise, FL 33351  
**Contact Information:**  
Phone: (954) 721-8681  
Mobile:  
E-mail: mhans@gmssf.com

**Site Description:** # S123728

Clubhouse  
C450 Ne Lazy River Pkwy  
Port St. Lucie, FL 341983

Site Contact:

Site Phone:  
Site Email:

**Prepared By:**

Stefano Colatosti

**Contact Information:**

Mobile: 772-349-4669  
Office: (772) 349-4669  
E-mail: Stefano@truelinesinc.com

**Project Manager:**

Stefano Colatosti  
Mobile: 772-349-4669  
Email: Stefano@truelinesinc.com

**PAYMENT TERMS** 0 Down, Balance Net 30

**SERVICE TERMS** Please refer to the attached Terms and Conditions page to review all conditions pertaining to the project. Upon your approval of price and conditions please sign and return contract.

---

This proposal may be withdrawn at our option if not accepted within **15 days of Dec 5, 2026**

**Pavement Consultant Stefano Colatosti**

**Accepted Authorized Signature**

**Date**

# True Lines Inc

## Terms & Conditions

Proposal does not include the following unless otherwise noted: Slip Base for Signs, Maintenance of Traffic, Project Phasing, Nights and Weekends, Permits and Fees, Sealcoating, Removal of Markings (Paint or Thermoplastic), Reflectivity Readings, Thermoplastic Markings. No items are assumed to be included unless specifically listed on proposal. This quote reflects only those items listed. Any additional work requested will be a change order & charged accordingly. All change order work must be approved prior to starting.

True Lines will not be held responsible for any fines, fees or liabilities resulting from customer not choosing to select the permit option.

When project is noted on bid to be completed in phases, schedule must follow these phases. All changes to phasing a project must be done in writing. Additional phases will be \$400 per phase and will be billed on final invoice.

All automobiles, boats, Rvs, stored material, etc must not be located within a minimum of 25-50ft of our work area to avoid overspray. Failure to comply with this notice will result in our inability to perform our work and charging to return to job!

**Weekend Work:** If proposal does not state project is to be completed on a weekend and customer requests to be scheduled on a weekend then True Lines can charge up to \$400.00 for each weekend.

All irrigation must be off 12 hours prior to True Line's schedule dates(s) & remain off for the duration of the work.

All work areas must be cleared of stored material, vehicles, delays, etc. prior to True Lines arrival. A charge of \$125 per hour will be charged for circumstances that stop our crew from performing services. A fee of \$800 will be charged if the agreed work area is not ready in 2 hours and our team is forced to leave job. All work is discussed, planned, & scheduled to avoid these issues and True Lines will not take on the financial burden as a result.

True Lines will not be held responsible for situations that arise from striping fresh asphalt which includes but is not limited to cracking, lifting, transparency etc. A rubber tire roller should be used on all paving projects to help prevent curling of paint. New Asphalt surfaces are required to cure for 45-60 days to help prevent issues stated.

True Lines will not warranty any striping on new concrete until the concrete has cured for a minimum of 45-60 days. The new concrete will cause adhesion problems if striped to early.

True Lines does not warranty any thermoplastic striping on concrete.

A fee of \$500 will be applied to invoice for cancellation of work within 24 hours of agreed schedule date.

The quoted prices are valid for the time specified on contract/proposal.

True Lines will not be held responsible for damages to roads, driveways, curbs or persons created by trespassing in designated work areas, vehicles parked too closely, vehicles driving in designated work area, by acts of weather, tire & foot tracking from sealer onto driveways or any other surfaces.

Landscape preparation to be completed prior to our arrival (by others) including, but not limited to: mowing, edging, shrub trimming etc.

True Lines shall not be responsible for any water ponding in new pavement as a result of existing slope that is less than 1% positive fall or as a result of matching existing tie in elevations.

True Lines shall not be responsible for any spider cracking of the new asphalt due to deficiencies in existing asphalt.

Owner, Property Manager, Contractor etc. is solely responsible for all communication to residents, tenants, maintenance workers, etc.

All areas blocked off shall remain free & clear of all traffic until barricades & cones are removed.

True Lines assumes no responsibility to manage traffic when lanes are shut down to complete our scope. True Lines will utilize cones and barricades to block our work area.

Martin County License # MCASC4174 & Occupational License # 2004-275-0224

**Warranty:** TL, Inc. warrants the quality and performance of its services for a period of six months after the date of completion. Customer agrees that TL, Inc.'s obligation and liability under its warranty is expressly limited to the replacement of defective or non-conforming good or services at no cost to the consumer. Customer agrees that TL, Inc. does not extend any warranties, expressed, implied, including any implied warranty of merchantability or fitness for a particular purpose, in connection with its services other than those expressly set forth herein. Customer further agrees that TL, Inc. does not warrant the quality and performance of its services to the extent any damage thereto is caused by heavy equipment, garbage trucks, deliveries, or other sub-contractors.

**Binding Nature of Contract:** By executing this Contract, Customer hereby binds him, her, or itself, his co-owners, heirs, partners, affiliates, subsidiaries, agents, officers, successors, assignees, & legal representatives to the terms, recitals, covenants, agreements, & obligations contained here within. Both parties (contractor & customer) agree by binding this contract, that True Lines, Inc. is not responsible for injuries as a result of asphalt sealer, paint or any other products used for this project.

**Collection and Interest:** Customer agrees to reimburse True Lines, Inc. (TL, Inc) for all reasonable costs incurred in enforcing the terms of this contract, regardless of whether suit is instituted, including, but not limited to, reasonable attorney fees, cost of suit, cost of depositions and discovery, cost for investigation, and expert witness fees. Customer further agrees TL, Inc. shall be entitled to collect interest at the rate of 2.5% per month on all amounts due and owing to it from the date of billing for the same in the event any such amounts owed and owing are not paid within 30 days of TL, Inc.'s invoice.

**Cooperation In Scheduling:** Customer agrees to cooperate with TL, Inc. in the scheduling and performance of TL, Inc.'s services to avoid delays. Customer agrees to adhere to and follow TL, Inc.'s reasonable directions and requests regarding scheduling. Customer further acknowledges that events outside of TL, Inc.'s control, including, but not limited to, strikes, material supplier delays, weather, labor disputes, & government actions, will extend the time for TL, Inc.'s performance under this contract.

**NO Waiver:** Any failure by TL, Inc. to insist upon customers' strict performance of terms, covenants, & agreements of this contract shall not be construed as a waiver of TL, Inc.'s right to declare a breach under this contract for any such breach or such breach or later breaches. TL, Inc.'s failure to enforce any term, condition, or agreement contained in this contract shall not be construed as a waiver of any rights it may have hereunder.

**Bankruptcy and Receivership:** In the event: (1)Customer files a voluntary petition in bankruptcy; (2)Customer has an involuntary petition in bankruptcy filed against it; or (3) Customer has a receiver appointed to conduct its operations or perform this contract, TL, Inc. in its sole discretion may terminate this contract or insist on such additional terms to provide it with reasonable assurance that customer will still be able to timely perform the terms of this contract.

**Dispute Resolution:** Should customer, not TL, Inc., raise any controversy, claim or other disagreement arising out of this contract that cannot be settled to the satisfaction of True Lines and customer, the parties agree to seek outside mediation to resolve the customer's controversy or other disagreement. The parties shall share the cost of mediation equally. Nothing herein shall be construed to limit TL, Inc.'s right to seek immediate court intervention or file a mechanic's lien to collect any costs paid in connection w/mediation.

**Partial Invalidity:** The un-enforceability or invalidity of any terms, covenant or agreement contained herein shall not affect, impair or modify any other terms of this contract. In the event that any term of this contract is declared invalid, the parties agree to substitution of a comparable enforceable term or, if that is not possible, the excision of such invalid term with the remaining enforceable terms being unaffected by such excision.

**Customer Termination:** In the event customer terminates this contract prior to the date True Lines completes the services provided for herein, TL, Inc. shall be entitled to retain any amounts previously paid to it by the customer, & recover the fair market value of its services, the actual costs of its expenses at that time, and other amounts due and owing under this contract to the extent such costs exceed the amount deposited by customer.

**Changes or Additions to Contract:** All changes or additions to contract will be in writing and will be at an agreed amount before work will be performed.

**Miscellaneous:** This contract is entered into and shall be performed by True Lines, Inc. in Martin, St. Lucie, Palm Beach or Indian River County, Florida. The customer acknowledges that he, she, or it has authority to execute this contract. Customer acknowledges that this contract represents the parties' entire agreement and that it has not relied on any representations, promises, or assurances by TL, Inc. other than those set forth herein. This contract may be executed in multiple counterparts but is not effective until True Lines receipt of customer's signature on this contract and customer's deposit.



NATIONAL PAVEMENT MANAGEMENT SOLUTIONS

Matt Hans  
Governmental Management Services South of Florida  
5385 North Nob Hill Road  
Sunrise, FL 33351  
mhans@gmssf.com  
954-512-9580

#### PROJECT INFORMATION:

725 Trailside Run  
725 NE Trailside Run  
Port Saint Lucie, FL 34983  
01 / 06 / 2026  
PROPOSAL NUMBER: 2026-812761

#### SCOPE OF WORK:

##### DAMAGED ASPHALT REPAIR:

1. Sawcut and/or Mill where required and clean areas to be patched.
2. Tack areas with DOT approved primer tack.
3. Install hot plant mixed asphalt, Type S-III
4. Roll and compact areas with a steeldrum roller.
5. Haul away any job related debris.

\*This proposal includes up to 2" inch thick asphalt.

\$1,800.00

#### PRE-JOB PHOTOS & SITE MAPS

LINK TO PRE-JOB PHOTOS: [https://allcountypaving-my.sharepoint.com/:f/p/jsgarcia/IgBgMvvLIRrKS5ql\\_mV29lZ0Aejb0Lfx4aPmGQwfvVpjzo?e=uJEXE6](https://allcountypaving-my.sharepoint.com/:f/p/jsgarcia/IgBgMvvLIRrKS5ql_mV29lZ0Aejb0Lfx4aPmGQwfvVpjzo?e=uJEXE6)

LINK TO SITE MAP: [https://allcountypaving-my.sharepoint.com/:f/p/jsgarcia/IgDqX2jlvBGUQL8evOvLky6kAVHA\\_czHbtm9BGICUjJDHYA?e=hnhav7](https://allcountypaving-my.sharepoint.com/:f/p/jsgarcia/IgDqX2jlvBGUQL8evOvLky6kAVHA_czHbtm9BGICUjJDHYA?e=hnhav7)



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E: [jsgarcia@allcountypaving.com](mailto:jsgarcia@allcountypaving.com)

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# ALL COUNTY

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## SITE MAPS



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**PROPOSAL TOTAL:**

All County Paving proposes to furnish the material and perform the labor necessary for the completion of project in accordance to specifications, and subject to the terms and conditions stated herein for the sum of:

**\$ 1,800.00**

\* this price excludes any options.

Checks payable to M&M ASPHALT MAINTENANCE, INC. D/B/A ALL COUNTY PAVING

**AUTHORIZATION TO PROCEED & CONTRACT:**

All Prices quoted are subject to change based on market conditions. This proposal price is based on work being completed during the hours of 7:00 AM and 6:00 PM, Monday-Thursday, Friday 7:00 AM – 12:00 PM excluding holidays, nights and weekends. Additional fees will apply if work is required to be completed on holidays, at night or on the weekends. Please contact your sales representative for details.

**ACCEPTED:** Prices, specifications, terms and conditions are hereby accepted and agreed to by the customer. You are authorized to do the work as specified. Customer agrees to pay the total sum or balance in full upon completion of this project. Payment will be made as outlined below. When signed, this proposal becomes a legally binding contract between All County Paving and the Customer. E&OE

A signed proposal and deposit are required prior to the scheduling of the work.

**PAYMENT TERMS:**

Payment Due Upon Completion

M&M ASPHALT MAINTENANCE, INC.  
D/B/A ALL COUNTY PAVING

Governmental Management Services South of Florida

*Samuel Garcia*

\_\_\_\_\_  
Signature of Approval by Customer

Samuel Garcia

\_\_\_\_\_  
Paving Advisor Printed Name

01 / 06 / 2026  
Date

\_\_\_\_\_  
Printed Name & Title/Position

\_\_\_\_\_  
Date



Please select if billing information differs  
from above.



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## TERMS AND CONDITIONS

1. Our proposals are limited to included items only, anything not specifically included is excluded from the contract. Any alteration or deviation from proposal specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the contract.
2. The proposal or contract provided, including all stated terms and conditions, shall become a legally binding attachment to any contract entered between All County Paving and the financially responsible company for which the work will be performed.
3. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities
4. For projects requiring city or county permits, All County Paving will coordinate the process and charge Procurement Fees \$795.00 per application, plus cost of permit(s). Any additional work required by the permit(s) will be a change order to the contract. If the Owner / Authorized Agent / Customer directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner / Authorized Agent / Customer.
5. Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by authorized representative.
6. It is understood and agreed that all work is performed "weather permitting".
7. Tow Trucks need to be arranged 5 days prior to the start of work and must be on call to remove cars from the scheduled work zone as necessary. The Customer is responsible for towing services and any created delays. If any cars are left in the area of work, All County Paving cannot be held responsible for any damage to the vehicle.
8. The customer is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
9. All County Paving cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.
10. If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the customer's responsibility to inform All County Paving if this is desired prior to commencement of the project.
11. Any broken car stops will be replaced at an additional cost of \$85.00 each.
12. Reflective Pavement Markers are excluded from the warranty. Any additional reflective pavement markers that are required by the city code will be an additional charge of \$10.00 each to the contract amount.
13. Asphalt Repairs/Paving: If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, All County Paving will provide photo documentation showing the additional depth and a change order will be sent to customer the additional material.
14. Additional mobilization(s) to be billed at \$2,000.00 each for **Asphalt Repairs**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
15. Additional mobilization(s) to be billed at \$2,000.00 each for **Sealcoating**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
16. Additional mobilization(s) to be billed at \$2,400.00 each for **Concrete Services**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Customer /Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
17. Additional mobilization(s) to be billed at \$7,200.00 each for **Paving**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. All County Paving will provide a schedule to be approved by Customer prior to any additional mobilizations.
18. If All County Paving is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.
19. All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
20. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
21. This Proposal does not include asphalt leveling or asphalt overruns unless stated otherwise in the original scope of work. Customer agrees to pay to leveling and overruns at \$205.00 per ton.
22. Crack Sealing: Hairline cracks, alligatorated or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
23. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the customer and not All County Paving. If All County Paving needs to repair damages, the costs will be billed to the owner as a change order.
24. All County Paving will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
25. All County Paving recommends a Civil Engineer be retained for ADA upgrades. As such All County Paving makes no claim that existing or ADA upgrades will meet any/all local, state and federal guidelines on ADA compliance.
26. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
27. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorneys' fees and all costs of litigation from the other party, including appellate attorneys' fees.
28. There will be a charge of \$47.50 above the Contract amount to dispose of used materials at an approved environmentally compliant waste facility.
29. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge
30. All accounts past due will incur a finance charge of 1.5% per month.

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### TERMS AND CONDITIONS CONTINUED

#### SEALCOATING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. Our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$2,000.00.
2. Cleaning: Customer is responsible for any "heavy cleaning"; otherwise, All County Paving will bill for this additional cleaning.
3. Cracking: cracks in pavement will still be noticeable after Sealcoating
4. Lawn Fertilization: should not be installed seven days before or after service.
5. Rain: If it's raining the day of scheduled service, assume we aren't coming, and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. If an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. The sprinkler system should be off 24 hours prior to the commencement of your project and stay off 48 hours after completion of project. The surface must be dry for our arrival as areas where the newly sealed pavement is wet may wear prematurely.
7. Newly sealcoated areas will be barricaded for 24-48 hours after each project phase completion. It is the responsibility of the customer to keep the area clear to allow proper curing of the material. Failure to do so will void any warranty.
8. Sealer: will take a minimum of 30 days to fully cure and is sensitive to animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings during this time. This is normal, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
9. Driving on Surface: Once you start driving on sealed surface, avoid turning your wheels unless your car is moving. Understand when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, in time they will blend in with surrounding surface.
10. Overspray on Grass: where grass meets your pavement, you may expect a small spray of sealer. This is normal and will disappear generally after the next mowing.
11. Weeds: It is important to note that we have proposed all work at the time of the assessment. If you decide to do work months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

#### PAVING | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$7,200.00.
2. Site Services: The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. Rain: If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict accurately.
4. Sprinklers should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
5. Drainage: All County Paving cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. All County Paving will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement.
7. De-mucking and removal of unsuitable materials not included.
8. Driving on Surface: Once you start driving on the paved surface, avoid turning your wheels unless your car is moving. Understand that when wheels are turned on a freshly paved asphalt surface, scuffing and turn marks will be evident, and will blend in over time.

#### LINE STRIPING & ADA | CUSTOMER INSTRUCTIONS AND INFORMATION

1. Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of \$995.00.
2. Line striping will match all existing pavement markings unless changes are approved by the customer and municipality.
3. All County Paving is not responsible for any tracking of paint caused by any vehicles and/or pedestrians if the barricades are moved prematurely or without authorization. The project manager will remove the barricades once the material has cured properly.
4. If existing curbs are flaking, it is not recommended to re-paint them without sand-blasting or power-washing them first. All County Paving will not be held responsible for flaking if proper procedure is not taken prior to painting.

#### WARRANTY AND CONDITIONS

1. This proposal is based on the price of the liquid asphalt index as per FDOT. If there is an increase from the date of this proposal additional costs will be incurred.
2. This proposal is good for 30 days. If work is unable to start based upon permit requirements or weather additional cost will be charged for the increase of FDOT by Bituminous index, based upon proposal date above and the stated published index prior to mobilization a change order will be presented prior to mobilization.
3. Due to aggregate shortages, this proposal is based on FOB asphalt prices. If the price increases from the date of this proposal, additional costs will apply.
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. All County Paving reserves the right to withdraw the contract at any time prior to the commencement of work should material price fluctuations rise significantly.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, engineering and testing are excluded.
8. In the event of undesirable sub-base or base course conditions, if the customer or authorized agent insists on the installation of any part of the pavement without authorizing corrective action, All County Paving will not be responsible for any subsequent pavement failures and will be paid as stated in the contract. All County Paving shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. The existing surface will be expected to support the weight of all required construction equipment. If due to poor sub-grade conditions sinking may occur when we drive onto your site, All County Paving will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.
10. All County Paving cannot guarantee elimination of standing water.
11. All County Paving assumes no liability for damage to any utilities such as, but not limited to, gas, electric, plumbing, phone, cable, dog fencing, sprinklers and culvert pipes.
12. There will be a charge of \$47.50 above the contract amount to dispose of used materials at an approved environmentally compliant waste facility.
13. Due to the fluctuations in the petroleum markets, All County Paving will impose a fuel surcharge.
14. All County Paving will provide a one (1) year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered by this warranty. No warranties will be honored unless payment is made in full.

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## SERVICE AGREEMENT / 3.5HP LAKE FOUNTAIN INSTALLATION

RIVER PLACE  
C/o GOVERNMENTAL MANAGEMENT SERVICES  
2160 RESERVE PARK TRACE  
PORT ST. LUCIE, FL. 34986

DATE: 1-7-26

TERMS: 50% DEPOSIT/ NET 30

**SUPPLY AND INSTALLATION OF A 3.5HP AQUAMASTER CROWN GEYSER LAKE FOUNTAIN AT CENTER LAKE.**  
**INCLUDES SINGLE PHASE 230 VOLT VERTICAL MOTOR, FLOAT, NOZZLE, CONTROL PANEL, 2 TIMERS, 4 LED LIGHTS**  
**AND 250 FEET OF 8/4 MOTOR CABLE AND 250 FEET OF 14/3 LIGHT CABLE.**  
**5 YEAR MANUFACTURERS WARRANTY ON FOUNTAIN PARTS AND LABOR, 3 YEARS MANUFACTURERS**  
**WARRANTY ON LIGHTS AND CONTROL PANEL.**  
**SPRAY PATTERN IS 20 FEET HIGH AND 42 FEET WIDE.**  
**NOTE: DOES NOT INCLUDE ELECTRICAL WORK NEEDED FOR THE FOUNTAIN. ELECTRICIAN NEEDS TO EXTEND 230**  
**VOLT SINGLE PHASE POWER TO THE NW CORNER OF THE CENTER LAKE ABOUT 25 FEET FROM THE WATER. AT**  
**THIS LOCATION A POWER RACK NEEDS TO BE INSTALLED FOR MOUNTING OF THE CONTROL PANEL BY THE**  
**ELECTRICIAN. ELECTRICIAN WILL THEN TRENCH FROM RACK/PANEL TO THE LAKE AND INSTALL 2 INCH CONDUIT**  
**PIPING.**

EQUIPMENT	\$11,834.00
LABOR	\$ 750.00
TAX	\$ 805.04
EST FREIGHT	\$ 400.00
<b>TOTAL</b>	<b>\$13,789.04</b>

**THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above  
prices, specifications and conditions are  
satisfactory and are hereby accepted.

By: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

## MASTERS SERIES

### CROWN & GEYSER

#### BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

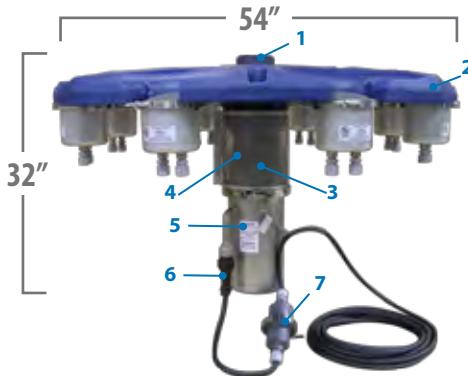
INCHES

ZINCH

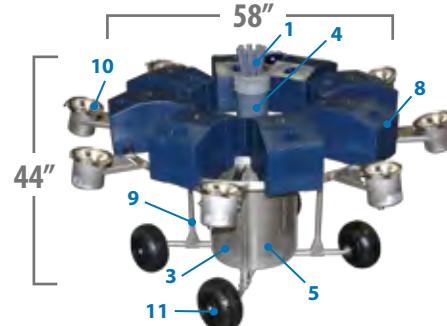
HORSEPOWER	1	2	3 & 3½	5	7½	10
HT ft UPPER	12	15	20	22	27	31
HT x DIA ft LOWER	5 x 35	6 x 40	6 x 42	7 x 50	9 x 52	10 x 54
ELECTRICAL RATING Ph   VOLTAGE   AMPS	1   120   19 1   208-240   9.6 3   208-240   5.4 3   440-480   2.7	1   208-240   12.6 3   208-240   6.3 3   440-480   3.1 3   440-480   2.7	1 (3½HP)   208-240   15.2 3 (3HP)   208-240   10.1 3 (3HP)   440-480   5.1	1   208-240   27.1 3   208-240   18 3   440-480   9	1   220-240   42 3   208-240   60 3   440-480   18	1   220-240   60 3   208-240   36 3   440-480   18
HT m UPPER	3.5	4.3	5.2	6.7	8.2	10.4
HT x DIA m LOWER	1.8 x 9.1	1.7 x 10.6	2.1 x 9.7	3.1 x 15.2	2.7 x 15.8	3 x 16.5
ELECTRICAL RATING Ph   VOLTAGE   AMPS	1   220-230   8 3   380-415   2.6	1   208-230   10.5 3   380-415   3.7	1   220-230   19 3   380-415   5	1   208-230   24 3   380-415   8	3   380-415   12 3   380-415   18	3   380-415   18



## MASTERS SERIES® DESIGN TYPES



**1 - 5 HP Masters Series  
Vertical Design**  
(Min. Operating Depth - 3ft.)



**7.5 - 10 HP Masters Series  
Cart Design**  
(Min. Operating Depth - 4ft.)

**1** - Interchangeable nozzles

**2** - Low profile float design with recessed pockets for LED & RGBW Lighting

**3** - Stainless steel intake screen

**4** - Patented, high-efficiency molded composite impeller system

**5** - Exclusive custom-designed oil-cooled energy efficient motors with stainless steel motor housing and top plate

**6** - AquaLock Connector (ALC) electrical quick disconnect

**7** - Exclusive underwater cable disconnect

**8** - Individual high density polyethylene floats are in-water adjustable

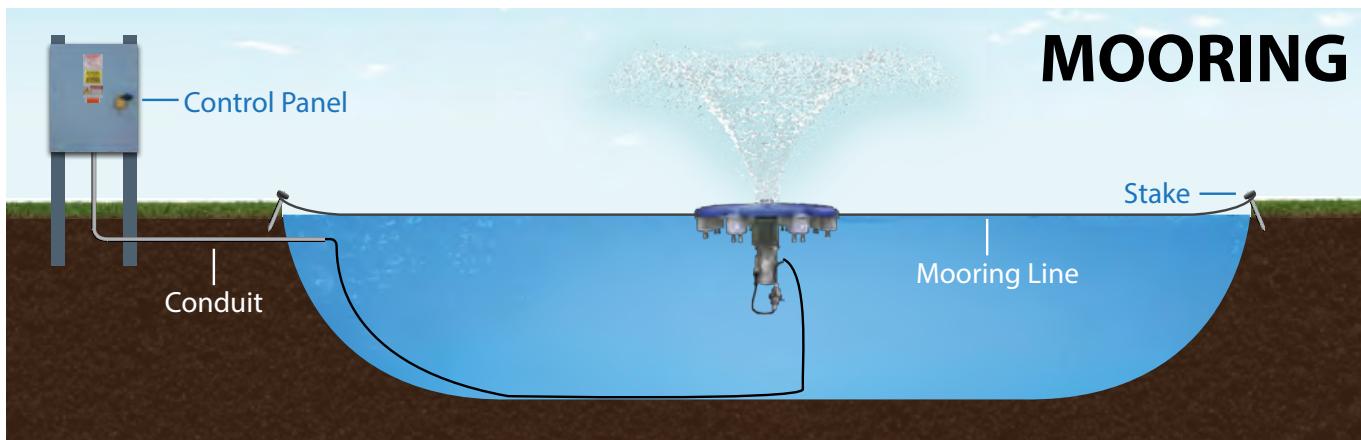
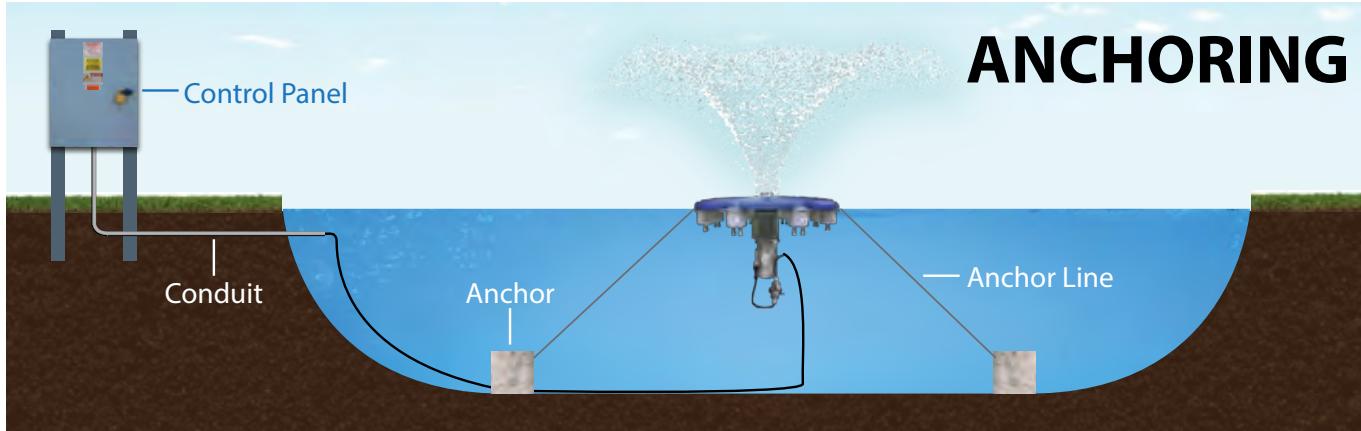
**9** - Rugged stainless steel compact cart design

**10** - Adjustable Night Glow LED or RGBW Lighting

**11** - Oversized floatation type tires for ease of launching

## MASTERS SERIES

### INSTALLATION



### CONTROL PANEL



#### CONTROL PANEL COMPONENTS

- Outdoor rated, lockable enclosure constructed of galvanized steel powder coated gray
- Standard enclosure size 16" x 16" x 6" for 1-5HP and 24" x 20" x 6" for 7.5-10HP
- Overcurrent protection
- Ground fault protection
- Motor contactor and overload
- Capacitors (single phase only)
- Digital timers with battery backup
- LED lighting circuit included in all control panels
- Custom Control Panels for multiple units and options available



**River Place on the St. Lucie  
COMMUNITY DEVELOPMENT DISTRICT**

**Check Register**

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
10/1 - 10/31/25	7208-7224	\$71,845.06
11/1 - 11/30/25	7225-7238	\$51,570.47

<b>TOTAL CHECKS</b>	<b>\$123,415.53</b>
---------------------	---------------------

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
10/1 - 10/31/25	80005-80006	\$2,973.78
11/1 - 11/30/25	80007-80008	\$2,594.26
<b>TOTAL ACH</b>		<b>\$5,568.04</b>
<b>TOTAL</b>		<b>\$128,983.57</b>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/06/25 PAGE 1  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

RPLC RIVER PLACE TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/06/25 PAGE 2  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
		10/01/25	273	202510	310-51300-42000				*	37.38		
			OCT 25	-	POSTAGE							
		10/01/25	274	202510	320-53800-34000				*	2,410.25		
			OCT 25	-	FIELD SERVICES							
		10/01/25	274	202510	320-57200-45300				*	87.17		
			ALL CNTY-STORAGE	LOT KEYS								
		10/01/25	274	202510	320-57200-45300				*	873.43		
			ALL CNTY-CLUBH	DOOR CLOSR								
		10/01/25	274	202510	320-57200-45300				*	221.48		
			AMAZON-BATTERY	BACKUP								
		10/01/25	274	202510	320-57200-45300				*	51.57		
			HOME DEPT-AC	AIR FILTERS								
		10/01/25	274	202510	320-57200-45300				*	114.44		
			HOME DEPT-ELECTRICAL	WIRE								
		10/01/25	274	202510	320-57200-45300				*	113.09		
			AMAZON-LANDSC	LIGHTING								
					GMS-SF, LLC					8,289.56	007215	
10/22/25	00345	10/15/25	279	202510	320-57200-45300				*	1,700.00		
			50% DEP	CLUBH BATHROOM								
					CUSTOM SURFACE SOLUTIONS	FL	LL			1,700.00	007216	
10/22/25	00311	10/15/25	2235	202510	320-57200-45200				*	1,400.00		
			OCT 25-	POOL SV								
					DYNAMIC POOL PROS CORP					1,400.00	007217	
10/22/25	00043	10/01/25	92514	202510	310-51300-54000				*	175.00		
			SPECIAL DISTRICT	FEES								
					FLORIDACOMMERCE					175.00	007218	
10/22/25	00299	9/30/25	7353210	202509	310-51300-48000				*	119.60		
			NOTICE MEETING	DATES								
					GANNETT FLORIDA LOCALIQ					119.60	007219	
10/28/25	00311	10/27/25	2240	202510	320-57200-45250				*	150.00		
			FILTER FOR SPA									
					DYNAMIC POOL PROS CORP					150.00	007220	
10/28/25	00228	10/27/25	24701127	202510	320-53800-46200				*	480.00		
			HOLE REP/SOIL&GRASS	INST								
		10/27/25	24701128	202510	320-53800-46200				*	7,100.00		
			OCT 25-	LANDSCAPE MAINT								
		10/27/25	24701128	202510	320-53800-46400				*	900.00		
			OCT 25-	IRRIG MAINT								
					HUGO'S LAWN CARE, LLC					8,480.00	007221	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/06/25 PAGE 3  
\*\*\* CHECK DATES 10/01/2025 - 10/31/2025 \*\*\* RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL.

RPLC RIVER PLACE TCESSNA

RPLC RIVER PLACE TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/11/25 PAGE 1  
\*\*\* CHECK DATES 11/01/2025 - 11/30/2025 \*\*\* RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

RPLC RIVER PLACE TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/11/25 PAGE 2  
\*\*\* CHECK DATES 11/01/2025 - 11/30/2025 \*\*\* RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/11/25 PAGE 3  
\*\*\* CHECK DATES 11/01/2025 - 11/30/2025 \*\*\* RIVERPLACE - GENERAL FUND  
RANK A RIVER PLACE GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/18/25	00025	11/10/25	16036	202511 320-53800-46300							*	910.00		
				NOV 25-	AQUATIC MAINT									
										WETLANDS MANAGEMENT SF, LLC			910.00	007238
												TOTAL FOR BANK A	51,570.47	

RPLC RIVER PLACE TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/11/25 PAGE 4  
\*\*\* CHECK DATES 11/01/2025 - 11/30/2025 \*\*\* RIVERPLACE - GENERAL FUND  
BANK Z RIVER PLACE AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/05/25	00008	10/14/25	SEPTEMBE	202509	320-57200-43100					*	103.71		
			WATER	8/26-9/25/25									
		10/14/25	SEPTEMBE	202509	320-57200-43100					*	175.36		
			SEWER	8/26-9/25/25									
		10/14/25	SEPTEMBE	202509	320-53800-43100					*	17.70		
			IRRIG	8/26-9/25/25									
		10/14/25	SEPTEMBE	202509	320-53800-43100					*	221.80		
			IRRIG	8/26-9/25/25									
									CITY OF PORT ST. LUCIE (AUTO PAY)			518.57	080007
11/05/25	00014	10/16/25	OCT 25	202510	320-57200-43000					*	1,233.20		
			LAZY RV PKWY	9/16-10/16									
		10/16/25	OCT 25	202510	320-53800-43000					*	291.65		
			IRRIGATION	9/16-10/16									
		10/16/25	OCT 25	202510	320-53800-43000					*	198.82		
			IRRIGATION	9/16-10/16									
		10/16/25	OCT 25	202510	320-53800-43000					*	178.38		
			IRRIGATION	9/16-10/16									
		10/16/25	OCT 25	202510	320-53800-43000					*	66.35		
			IRRIGATION	9/16-10/16									
		10/16/25	OCT 25	202510	320-53800-43000					*	28.81		
			PUMP	9/16-10/16									
		10/16/25	OCT 25	202510	320-53800-43000					*	78.48		
			IRRIGATION	9/16-10/16									
									FPL (AUTO PAY)			2,075.69	080008
										TOTAL FOR BANK Z	2,594.26		
										TOTAL FOR REGISTER	54,164.73		

RPLC RIVER PLACE TCESSNA

***River Place on the St. Lucie***  
*Community Development District*

***Unaudited Financial Reporting***  
*November 30, 2025*



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Allocation of Fund Balances</u>
5	<u>Debt Service Fund Series 2001</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>
10	<u>Boat/RV Outstanding Balances</u>

**River Place on the St. Lucie**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 73,951	\$ -	\$ -	\$ 73,951
Due from RV/Boat Rental	2,970	-	-	2,970
Due from General Fund	-	16,608	-	16,608
<u>Investments:</u>				
State Board of Administration (SBA)	218,433	-	288,873	507,305
<u>Series 2001AB</u>				
Revenue A	-	62,650	-	62,650
Revenue B	-	1	-	1
Interest B	-	1	-	1
Redemption A	-	19	-	19
<b>Total Assets</b>	<b>\$ 295,354</b>	<b>\$ 79,278</b>	<b>\$ 288,873</b>	<b>\$ 663,504</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 35,660	\$ -	\$ -	\$ 35,660
Due to Debt Service	16,608	-	-	16,608
Prepaid-Boat/RV Rents	50	-	-	50
Deposits-Boat/RV Storage	3,000	-	-	3,000
Deposits-Launch Key	225	-	-	225
Matured Bonds Payable - 2001B	-	35,000	-	35,000
<b>Total Liabilities</b>	<b>\$ 55,542</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 90,542</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service	\$ -	\$ 44,278	\$ -	\$ 44,278
Assigned for:				
Capital Reserve Fund	-	-	288,873	288,873
Unassigned	239,811	-	-	239,811
<b>Total Fund Balances</b>	<b>\$ 239,811</b>	<b>\$ 44,278</b>	<b>\$ 288,873</b>	<b>\$ 572,962</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 295,354</b>	<b>\$ 79,278</b>	<b>\$ 288,873</b>	<b>\$ 663,504</b>

**River Place on the St. Lucie**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - Tax Roll	\$ 517,267	\$ 47,332	\$ 47,332	\$ -
Stormwater Fees	69,656	-	-	-
Rental Fees - Boat Storage	16,368	2,728	3,556	828
Rental Fees - Clubhouse	4,800	800	150	(650)
Revenue Fobs	-	-	50	50
Interest Income	10,020	1,670	1,665	(5)
<b>Total Revenues</b>	<b>\$ 618,111</b>	<b>\$ 52,530</b>	<b>\$ 52,753</b>	<b>\$ 223</b>
<b><u>Expenditures:</u></b>				
<i><b>General &amp; Administrative:</b></i>				
Supervisor Fees	\$ 5,000	\$ -	\$ -	\$ -
PR-FICA	383	-	-	-
Engineering	15,000	15,000	15,163	(163)
Attorney	28,000	4,667	2,588	2,079
Annual Audit	4,000	-	-	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	2,679	446	447	(0)
Trustee Fees	4,180	-	-	-
Management Fees	46,419	7,736	7,737	(0)
Property Appraiser	11,006	-	-	-
Website Maintenance	1,071	179	179	0
Telephone	100	17	-	17
Postage & Delivery	1,000	167	46	120
Insurance General Liability	11,028	11,028	11,201	(173)
Rentals & Leases	2,400	400	400	-
Printing & Binding	200	33	2	31
Legal Advertising	1,000	167	-	167
Other Current Charges	1,090	182	231	(50)
Office Supplies	100	17	-	17
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 135,430</b>	<b>\$ 40,213</b>	<b>\$ 38,168</b>	<b>\$ 2,045</b>

**River Place on the St. Lucie**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 28,923	\$ 4,821	\$ 4,821	\$ 0
Utility - Electric Irrigation	13,200	2,200	1,759	441
Water/Wastewater	3,000	500	224	276
Preserve Maintenance	20,000	5,000	5,000	-
Aquatic Maintenance	13,220	2,203	2,395	(192)
Landscape Maintenance	85,200	14,200	14,200	-
Other Landscape Maintenance	12,800	2,133	480	1,653
Fertilization/Weed and Pest Control	1,688	281	198	83
Irrigation Maintenance	10,800	1,800	1,960	(160)
Fountain Maintenance	1,800	300	-	300
Repairs & Maintenance	13,000	2,167	4,664	(2,497)
Signage Maintenance	5,000	833	-	833
Operating Supplies	1,000	167	-	167
PSL Interlocal Agreement	25,000	4,167	-	4,167
Contingency	11,860	1,977	-	1,977
<b>Subtotal Field Expenditures</b>	<b>\$ 246,491</b>	<b>\$ 42,749</b>	<b>\$ 35,701</b>	<b>\$ 7,047</b>
<b>Clubhouse Expenditures</b>				
Security Monitoring	\$ 4,000	\$ 667	\$ -	\$ 667
Utility - Electric	22,000	3,667	2,766	901
Water/Wastewater	4,500	750	192	558
Telephone	1,440	240	150	90
Property Insurance/Workers Comp	25,542	25,542	23,606	1,936
Clubhouse Cleaning	18,000	3,000	2,505	495
Clubhouse Maintenance and Repairs	20,000	3,333	4,528	(1,195)
Pool & Spa Maintenance	16,800	2,800	2,800	-
Pool & Spa Repairs	10,000	1,667	4,868	(3,201)
Trash	300	50	-	50
Capital Outlay	19,168	3,195	-	3,195
<b>Subtotal Clubhouse Expenditures</b>	<b>\$ 141,750</b>	<b>\$ 44,910</b>	<b>\$ 41,414</b>	<b>\$ 3,496</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 388,241</b>	<b>\$ 87,659</b>	<b>\$ 77,115</b>	<b>\$ 10,543</b>
<b>Total Expenditures</b>	<b>\$ 523,671</b>	<b>\$ 127,871</b>	<b>\$ 115,283</b>	<b>\$ 12,588</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 94,440</b>	<b>\$ (75,341)</b>	<b>\$ (62,530)</b>	<b>\$ 12,811</b>

**Other Financing Sources/(Uses):**

Transfer In/(Out)	\$ (100,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (100,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (5,560)</b>	<b>\$ (75,341)</b>	<b>\$ (62,530)</b>	<b>\$ 12,811</b>
<b>Fund Balance - Beginning</b>	<b>\$ 5,560</b>		<b>\$ 302,342</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 239,811</b>	

**River Place on the St. Lucie**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ 5,000	\$ 833	\$ 2,174	\$ 1,341
<b>Total Revenues</b>	<b>\$ 5,000</b>	<b>\$ 833</b>	<b>\$ 2,174</b>	<b>\$ 1,341</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ 100,000	\$ 16,667	\$ -	\$ 16,667
Pool Equipment	-	-	31,915	(31,915)
<b>Total Expenditures</b>	<b>\$ 100,000</b>	<b>\$ 16,667</b>	<b>\$ 31,915</b>	<b>\$ (15,248)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (95,000)</b>	<b>\$ (15,833)</b>	<b>\$ (29,741)</b>	<b>\$ (13,908)</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 100,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,000.00</b>	<b>\$ (15,833)</b>	<b>\$ (29,741)</b>	<b>\$ (13,908)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 319,195</b>		<b>\$ 318,614</b>	
<b>Fund Balance - Ending</b>	<b>\$ 324,195</b>		<b>\$ 288,873</b>	

**River Place on the St. Lucie**  
**Community Development District**  
**Debt Service Fund Series 2001 A & B**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll A	\$ 181,947	\$ 16,608	\$ 16,608	\$ -
Special Assessments - Tax Roll B	72,607	-	-	-
Interest Income	3,500	583	633	50
<b>Total Revenues</b>	<b>\$ 258,055</b>	<b>\$ 17,191</b>	<b>\$ 17,241</b>	<b>\$ 50</b>
<b>Expenditures:</b>				
<b>Series 2001 A</b>				
Interest - 11/1	\$ 26,497	\$ 26,497	\$ 26,497	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	26,497	-	-	-
Principal - 5/1	120,000	-	-	-
<b>Series 2001 B</b>				
Interest - 5/1	37,607	-	-	-
Principal - 5/1	35,000	-	-	-
Property Appraiser	3,871	-	-	-
<b>Total Expenditures</b>	<b>\$ 249,472</b>	<b>\$ 26,497</b>	<b>\$ 31,497</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,583</b>	<b>\$ (9,306)</b>	<b>\$ (14,256)</b>	<b>\$ (4,950)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,583</b>	<b>\$ (9,306)</b>	<b>\$ (14,256)</b>	<b>\$ (4,950)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 56,869</b>		<b>\$ 58,534</b>	
<b>Fund Balance - Ending</b>	<b>\$ 65,452</b>		<b>\$ 44,278</b>	

## River Place on the St. Lucie

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Revenues:</u></b>													
Special Assessments - Tax Roll	\$ -	\$ 47,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,332
Stormwater Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental Fees - Boat Storage	1,705	1,851	-	-	-	-	-	-	-	-	-	-	3,556
Rental Fees - Clubhouse	150	-	-	-	-	-	-	-	-	-	-	-	150
Revenue Fobs	50	-	-	-	-	-	-	-	-	-	-	-	50
Interest Income	911	753	-	-	-	-	-	-	-	-	-	-	1,665
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 2,816</b>	<b>\$ 49,937</b>	<b>\$ -</b>	<b>\$ 52,753</b>									
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	15,163	-	-	-	-	-	-	-	-	-	-	15,163
Attorney	2,588	-	-	-	-	-	-	-	-	-	-	-	2,588
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	223	223	-	-	-	-	-	-	-	-	-	-	447
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,868	3,868	-	-	-	-	-	-	-	-	-	-	7,737
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	89	89	-	-	-	-	-	-	-	-	-	-	179
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	37	9	-	-	-	-	-	-	-	-	-	-	46
Insurance General Liability	11,201	-	-	-	-	-	-	-	-	-	-	-	11,201
Rentals & Leases	200	200	-	-	-	-	-	-	-	-	-	-	400
Printing & Binding	-	2	-	-	-	-	-	-	-	-	-	-	2
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	119	112	-	-	-	-	-	-	-	-	-	-	231
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 18,501</b>	<b>\$ 19,667</b>	<b>\$ -</b>	<b>\$ 38,168</b>									

## River Place on the St. Lucie

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management	\$ 2,410	\$ 2,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,821
Utility - Electric Irrigation	842	917	-	-	-	-	-	-	-	-	-	-	1,759
Water/Wastewater	224	-	-	-	-	-	-	-	-	-	-	-	224
Preserve Maintenance	-	5,000	-	-	-	-	-	-	-	-	-	-	5,000
Aquatic Maintenance	1,485	910	-	-	-	-	-	-	-	-	-	-	2,395
Landscape Maintenance	7,100	7,100	-	-	-	-	-	-	-	-	-	-	14,200
Other Landscape Maintenance	480	-	-	-	-	-	-	-	-	-	-	-	480
Fertilization/Weed and Pest Control	99	99	-	-	-	-	-	-	-	-	-	-	198
Irrigation Maintenance	900	1,060	-	-	-	-	-	-	-	-	-	-	1,960
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	1,415	3,249	-	-	-	-	-	-	-	-	-	-	4,664
Signage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
PSL Interlocal Agreement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ 14,956</b>	<b>\$ 20,745</b>	<b>\$ -</b>	<b>\$ 35,701</b>									
<b>Clubhouse Expenditures</b>													
Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility - Electric	1,233	1,533	-	-	-	-	-	-	-	-	-	-	2,766
Water/Wastewater	192	-	-	-	-	-	-	-	-	-	-	-	192
Telephone	75	75	-	-	-	-	-	-	-	-	-	-	150
Property Insurance/Workers Comp	23,606	-	-	-	-	-	-	-	-	-	-	-	23,606
Clubhouse Cleaning	1,560	945	-	-	-	-	-	-	-	-	-	-	2,505
Clubhouse Maintenance and Repairs	3,376	1,152	-	-	-	-	-	-	-	-	-	-	4,528
Pool & Spa Maintenance	1,400	1,400	-	-	-	-	-	-	-	-	-	-	2,800
Pool & Spa Repairs	4,868	-	-	-	-	-	-	-	-	-	-	-	4,868
Trash	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 36,310</b>	<b>\$ 5,104</b>	<b>\$ -</b>	<b>\$ 41,414</b>									
<b>Total Operations &amp; Maintenance</b>	<b>\$ 51,266</b>	<b>\$ 25,849</b>	<b>\$ -</b>	<b>\$ 77,115</b>									
<b>Total Expenditures</b>	<b>\$ 69,767</b>	<b>\$ 45,517</b>	<b>\$ -</b>	<b>\$ 115,283</b>									
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (66,950)</b>	<b>\$ 4,420</b>	<b>\$ -</b>	<b>\$ (62,530)</b>									
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (66,950)</b>	<b>\$ 4,420</b>	<b>\$ -</b>	<b>\$ (62,530)</b>									

# River Place on the St. Lucie

## Community Development District

### Long Term Debt Report

#### Series 2001A, Special Assessment Bonds (Restructured)

Interest Rate:	7.625%
Maturity Date:	5/1/2030
Reserve Fund Definition	n/a
Reserve Fund Requirement	\$0
Reserve Fund Balance	\$0
 Bonds Outstanding - 9/10/20	\$1,190,000
Less: Principal Payment - 5/1/21	(\$85,000)
Less: Principal Payment - 5/1/22	(\$100,000)
Less: Principal Payment - 5/1/23	(\$95,000)
Less: Principal Payment - 5/1/24	(\$100,000)
Less: Principal Payment - 5/1/25	(\$110,000)
Less: Special Call - 5/1/25	(\$5,000)
Less: Special Call - 11/1/25	(\$5,000)
 <b>Current Bonds Outstanding</b>	<b>\$690,000</b>

#### Series 2001B, Special Assessment Bonds (Restructured)

Interest Rate:	7.250%
Maturity Date:	n/a
Reserve Fund Definition	n/a
Reserve Fund Requirement	\$0
Reserve Fund Balance	\$0
 Bonds Outstanding - 9/10/20	\$35,000
 <b>Current Bonds Outstanding</b>	<b>\$35,000</b>

**River Place on the St. Lucie**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - St. Lucie County**  
**Fiscal Year 2026**

							Gross Assessments	\$ 550,287.54	\$ 193,082.07	\$ 72,607.00	\$ 815,976.61
							Net Assessments	\$ 517,270.29	\$ 181,497.15	\$ 68,250.58	\$ 767,018.01
<b>ON ROLL ASSESSMENTS</b>											
allocation in %											
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2001A Debt Service</i>	<i>2001B Debt Service</i>	<i>Total</i>	
11/07/25	11/07-02/28/25	\$ 3,671.30	\$ 192.75	\$ 69.57	\$ -	\$ 3,408.98	\$ 2,523.53	\$ 885.45	\$ -	\$ 3,408.98	
11/17/25	11/01-11/06/25	23,008.93	920.35	441.78	-	21,646.80	16,024.28	5,622.52	-	21,646.80	
11/24/25	11/07-11/13/25	41,330.86	1,653.17	793.55	-	38,884.14	28,784.41	10,099.73	-	38,884.14	
<b>TOTAL</b>		<b>\$ 68,011.09</b>	<b>\$ 2,766.27</b>	<b>\$ 1,304.90</b>	<b>\$ -</b>	<b>\$ 63,939.92</b>	<b>\$ 47,332.22</b>	<b>\$ 16,607.70</b>		<b>\$ 63,939.92</b>	
8.33% \$ 747,965.52											
Percent Collected Balance Remaining to Collect											