# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING FEBRUARY 20, 2019

#### PARK PLACE COMMUNITY DEVELOPMENT DISTRICT AGENDA WEDNESDAY, FEBRUARY 20, 2019

**4:00 p.m.**The Lake House

Located at 11740 Casa Lago Lane, Tampa, FL 33626

District Board of Supervisors Chair Doris Cockerell

Vice ChairDarren BoothSupervisorAndrea JacksonSupervisorCathy Kinser-Powell

Supervisor Erica Lavina

**District Manager** Meritus Brian Howell

**District Attorney** Straley Robin Vericker John Vericker

**District Engineer** Johnson Engineering Phil Chang

#### All cellular phones and pagers must be turned off while in the meeting room

#### The District Agenda is comprised of four different sections:

The meeting will begin at 4:00 p.m. The Business Items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The ninth section is called Administrative Matters. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called Staff Reports. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called Board Members Comments and Public Comments. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

#### **Board of Supervisors**

#### **Park Place Community Development District**

Call In Number: 1-866-906-9330

Dear Board Members:

The Regular Meeting of the Park Place Community Development District will be held on **February 20, 2019 at 4:00 p.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. Following is the Agenda for the Meeting:

**Access Code: 4863181** 

1. CALL TO ORDER/ROLL CALL 2. PUBLIC COMMENT ON AGENDA ITEMS 3. VENDOR/STAFF REPORTS A. District Counsel i. Sidewalk Trip Hazard Repair ii. Property Limits/Location for Potential Dog Park iii. Land Surveying Proposal 4. BUSINESS ITEMS A. Discussion on Ally Way Entry onto Canopy Drive i. Parking Issues D. Discussion on Towing 5. CONSENT AGENDA C. Consideration of Operations and Maintenance Expenditures (HP) January 2019 ...... Tab 06 D. Consideration of Operations and Maintenance Expenditures (M/W) January 2019 ...... Tab 07 6. MANAGEMENT REPORTS i. Action Item List ii. Aquatics Service Reports iii. OLM Inspection Reports iv. Speed Data Under Separate Cover v. Community Inspection Reports 7. SUPERVISOR REQUESTS 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM 9. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Howell District Manager





**Brian Howell** 

TO:

Park Place CDD District Manager

Phil Chang, P.E.

FROM: Park Place CDD District Engineer

DATE: **February 5, 2019** 

Sidewalk Trip Hazard
Repair Quote Update

As previously requested, Johnson Engineering had completed a sidewalk trip hazard analysis of constructed concrete sidewalk within the Mandolin Estates and Reserve sections of Park Place CDD in mid-October 2018. Quotes were obtained from three contractors and were provided to the Board for their consideration.

The Board further requested that we obtain updated quotes (from the two lowest proposers) related to the additional cost for washed gravel to be placed under the sidewalk replacement slabs. The purpose of the washed gravel is to decrease the amount of tree root growth within the gravel area which reduces the amount of sidewalk upheaval due to tree root growth thereby reducing future overall costs.

Based on our previous site observations, there are several locations in both Mandolin Estates and Mandolin Reserve which will require trip hazards to be addressed as follows:

	Number of Grinds	Sidewalk Replacement (SF)
Mandolin Estates	55	1,251
Mandolin Reserve	27	25
Total	82	1,276

The original responses of the two lowest respondents were as follows:

- 1. Spearem Enterprises, LLC \$15,699.00
- 2. Parking Lot Services \$19,236.00

To add the work to excavate an additional 6 inches below the sidewalk replacement slab and to fill with washed gravel, the resultant quotes were as follows:

- 1. Spearem Enterprises, LLC \$23,993.00
- 2. Parking Lot Services \$31,394.00

Based on our review of the updated quotes submitted, we would recommend to the Board that the lowest quote submitted by Spearem Enterprises, LLC be selected to undertake the project.





Spearem Enterprises, LLC 18865 State Rd. 54 Suite122 Lutz, FL 33558 (727) 237-2316 spearem.jmb@gmail.com

**ADDRESS** 

Park Place CDD Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

DATE 11/09/2018 TOTAL \$23,993.00

ACTIVITY	QTY	RATE	AMOUNT
LABOR Mandolin Estates and Mandolin Reserve: Remove and Replace 1,276 sq. ft of lifted sidewalk sections as	1	15,699.00	15,699.00

Remove and Replace 1,276 sq. ft of lifted sidewalk sections as indiacted on map provided by Johnson Engineering . Procedure includes removal and disposal of damaged concrete and pretruding roots below concrete. Leveling soil, forming, and pouring new sidewalk sections. Sidewalk replacement cost includes restoration of disturbed areas to pre-construction condition (including sod and damage irrigation head replacement), mobilization and maintenance of traffic/barricades, disposal of surplus material, debris and or removed concrete off site, labor and machine time.

Sidewalk Grinds will be ground flush using rotary grinder, grinding sections not exceeding 3/4 inch flush.

Toatl of 82 Sidewalk Grinds as indicated on map provided by Johnson Engineering.

Sidewalk replacment locations may require tree root trimming, if roots exceed 4 inchs, will require an Arborists Evaluation bfore we can proceed. Concrete sidewalk to be a min. 4 inchs thick and 3000 psi at 28 days and comply with section 522 of FDOT specifications (unless otherwise noted)

**LABOR** 1 8,294.00 8,294.00

Installation of 6 inchches and filled with washed gravel (compacted) prior to placement of concrete for new sidewalk Addtionsl \$6.50 SF to remove required amount of soil, replace soil with 6 inches of washed, crushed gravel to installing new sidewalk sections

Association must have ALL UNDERGROUND UTILITIES, CABLE AND PHONE LINES in affected areas marked prior to start of project

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

TOTAL \$23,993.00

THANK YOU.

Accepted By Accepted Date



GO GREEN WITH PLS!

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P.O. Box 23125 Tampa, Florida 33623 Phone: 813.964.6800 Fax: 813.888.8868 www.plsofflorida.com

Proposal Submitted To

Mr. Phil Chang Johnson Engineering Inc. 17900 Hunting Bow Circle, Suite 101 Lutz, FL 33558 December 7, 2018 (813) 751-2656 Park Place CDD 11236 Blacksmith Drive Tampa, FL 33626

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

#### SIDEWALK REMOVAL & REPLACEMENT

- 1) Saw cut and remove 32 areas of concrete sidewalk totaling approximately 1,301 square feet.
- 2) Root removals at the source of upwell prior to placement of new sidewalk.
- 3) Remove sub base and compact sub base.
- 4) Install 6" of washed gravel as base material and compact sub base.
- 5) Set forms and pour 1,301 square feet of 4" thick concrete sidewalk.
- 6) New concrete to be 3000 PSI with control joints to match existing pattern.
- 7) Grind 82 areas flush with existing sidewalk to eliminate trip hazards.
- 8) Clean up job site.

CONCRETE REPAIR	\$31,394.00
OVERALL TOTAL INVESTMENT	\$31,394.00

#### **BID BREAKDOWN**

- 1,301 SQUARE FEET @ \$20.00 = \$26,020.00
- GRIND 82 AREAS @ \$65.54 EACH = \$5,374.00
- TOTAL \$6,374.00 \$31,394.00

CONTRACT	INVALID UNLESS	EVERY PAGE IS	SIGNED AND	RETURNED

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Page	of	

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving	Authorized Chad Madrid / cell (813) 748-5506
extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.	Note: This proposal may be withdrawn by us if not accepted within days.
Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized	Date of Acceptance:
to do the work as specified. Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at	Signature:
18% per annum.	Signature:



GO GREEN WITH PLS!

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#### **SPECIAL NOTES**



- The price does not include permit fees, if necessary.
- The total investment is based on 1 mobilization. Each additional mobilization will be \$1,250.00.
- Parking Lot Services will provide traffic cones as needed to assure the safety of all.
- Any asphalt or concrete mix required on a Saturday or Sunday will require a \$1,500.00 plant opening fee per day.
- Parking Lot Services is not responsible for damage to trees due to saw cutting and excavating of tree roots.
- Please notify Parking Lot Services if any underground utility or irrigation lines exist.
   Parking Lot Services is not responsible for any lines buried underground.
- Parking Lot Services is not responsible for any damage to, or replacement of, underground pipe, above or underground utilities, irrigation, landscaping, sod, or any other unforeseen items.
- Parking Lot Services cannot guarantee against reflective cracking.
- Customer is responsible for any towing charges incurred, if vehicles need to be towed so that we can complete our work.
- Parking Lot Services provides a 12 month warranty on all work unless otherwise stated.

#### CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

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Page	10	

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Signature:



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After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

#### NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL

#### SUBSTANTIAL COMPLETION

Project is largely complete based upon above specified work, excluding warranty or punch out list.

#### CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

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Date of Acceptance:

Signature:

Page 3 of

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#### GO GREEN WITH PLS!

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We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

#### Item I:

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

#### Item II:

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

#### Item III:

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

#### Item IV:

Contact your grounds maintenance service and request that they <u>do not cut the grass</u> on the days that work is being performed. Also, <u>do not water surrounding areas</u> prior to or during the execution of this project.

#### Item V:

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

I have fully read the above items and will execute any items that pertain to my project accordingly.

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

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All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and	Authorized Chad Madrid / cell (813) 748-5506	
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#### **PAYMENT TERMS**

PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT AND FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION – UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND AGREED UPON IN WRITING

	NAME		DATE
		Request a Certificate of Insurance	<b>.</b>
		(All signed proposals must ha	ve a sample certificate of insurance included)
		Request a W-9	
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Jeff Copeland Surveying, Inc. Land Surveying Services (352) 596-4111 Ph. ∇ (352) 596-0011 Fax 4300 Lake in the Woods Drive Spring Hill, Florida 34607 www.jcsurveying.com jeff@jcsurveying.com

Phil Chang, P.E. 17900 Hunting Bow Circle, Suite 101 Lutz,Fl. 33558 727-534-4852 Cell 813-751-2656 Direct 236-334-3661 Fax Johnson Engineering pchang@johnsoneng.com

#### RE: Tract "B-5" Common Area, Highland Park Phase 1

Mr. Chang,

We are please to provide this proposal for land surveying services on the above referenced properties:

#### **SCOPE:**

Stake CDD property lines in the areas outlined in your sketch received via email on 2/1/19. A 3 foot wooden lathe or stake will be set at all corners and bends, every 50 feet along curves and every 100 feet along straight lines within the site areas.

FEE: \$900.00

We will require vehicular access to all areas of the site.

All work will be supervised by a Florida Licensed Land Surveyor and will be completed in a timely manner.

Thank you,

Jeff Copeland, PLS







**Brian Howell** 

TO:

Park Place CDD District Manager

Phil Chang, P.E.

FROM: Park Place CDD District Engineer

DATE: **February 5, 2019** 

Property Limits / Location for Potential Dog Park

As requested, following the January monthly CDD meeting, I met with Supervisor Booth in the area where he has discussed placement of a dog park within the community on CDD owned property. Generally, the area is circled below and is adjacent to the roadway into the horseback riding facility (beyond the gate) at Whisper Lake Trail:

RE:



The limits of this area, however, are not visibly obvious and, therefore, Supervisor Booth requested that a quote be obtained for a surveyor to place temporary wood stakes delineating the property limits.

Attached is a quote to undertake the property line delineation work in the amount of \$900. This fee is reasonable. Should the Board wish to proceed with the staking of the limits as generally shown above, we recommend that the Board accept this quote from the Surveyor and for the Board to direct that this work proceed as quoted.



Jeff Copeland Surveying, Inc. Land Surveying Services (352) 596-4111 Ph. ∇ (352) 596-0011 Fax 4300 Lake in the Woods Drive Spring Hill, Florida 34607 www.jcsurveying.com jeff@icsurveying.com

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Thank you,

Jeff Copeland, PLS

Date: 2-06-19



"Indoor to Outdoor and so much more!"

### <u>Street Sign Project</u> <u>Proposal Info Packet:</u>





Remove Old Street Signs
Remove Old Sign Posts
Install New Street Signs
Install New Decorative Posts

#### Table of contents



Page 1: Cover

Page 2: Table of contents

Page 3: Street Name Sign Color Options

Page 4: Package "A" Specs - "Simple Design"

Page 5: Package "B" Specs - "Decorative Design"

Page 6: Package "C" Specs - "Sophisticated Design"

Page 7: Package "A" Sign Mock-up

Page 8: Package "B" Sign Mock-up

Page 9: Package "C" Sign Mock-up

Page 10: Aerial Map "Mandolin Reserve"

Pages 11-18: Current "Mandolin Reserve" signs

Page 19: Aerial Map "Mandolin Estates"

Pages 20-22: Current "Mandolin Estates" signs

### Street Name Signs: Color Options

**Various Coloring Options** 

All materials are MUTCD compliant.



**GREEN** 

MINARET DR

**GREEN FILL** 

MINARET DR

**BLACK** 

MINARET DR

**BLACK FILL** 

MINARET DR

**BLACK + BROWN** 

MINARET DR

**BROWN FILL** 

MINARET DR

### Sign Specs: Package "A"

#### Simple Design

All materials are MUTCD compliant.

#### MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514

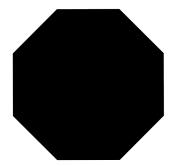
#### Includes the following materials:

- (1) 30x30 STOP Sign
- Black Vinyl Applied to STOP Sign Back
- (2) Round Post Sign Clamps
- (2) Street Name Signs (Double Faced)
- (1) 3" Round 14' Black Fluted Post
- (2) Street Name Sign Crosses
- Stainless Hex Bolts
- Decorative Black Base





30x30 STOP Sign



Black Vinyl on Back









**Street Name Sign Crosses** 

### STREET NAME SIGN



### Sign Specs: Package "B"

**Decorative Design** 

All materials are MUTCD compliant.

#### MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514

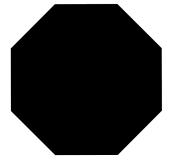
#### Includes the following materials:

- (1) 30x30 STOP Sign
- (1) 33x33 STOP Sign Black Backer
- (2) Round Post Sign Clamps
- (2) Street Name Sign "L" Brackets
- (2) Street Name Signs (Double Faced)
- (1) 3" Round 14' Black Fluted Post
- (1) 3" Round Ball Finial Top
- Stainless Hex Bolts
- Decorative Black Base





30x30 STOP Sign



33x33 Sign Backer



**Ball Finial Cap** 



22inch "L" Bracket

STREET NAME SIGN



29inch "L" Bracket Extension







### Sign Specs: Package "C"

#### **Sophisticated Design**

All materials are MUTCD compliant.

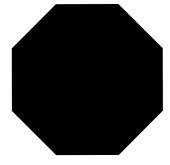
#### Includes the following materials:

- (1) 30x30 STOP Sign
- (1) 33x33 STOP Sign Black Backer
- (2) Round Post Sign Clamps
- (2) Decorative "Scroll" Sign Name Brackets
- (2) Street Name Signs (Double Faced)
- (1) 3" Round 14' Black Fluted Post
- (1) 3" Round Ball Finial Top
- Stainless Hex Bolts
- Decorative Black Base





30x30 STOP Sign



33x33 Sign Backer



**Ball Finial Cap** 





30" Base

22inch Scroll "L" Bracket



29inch Scroll "L" Bracket



### STREET NAME SIGN



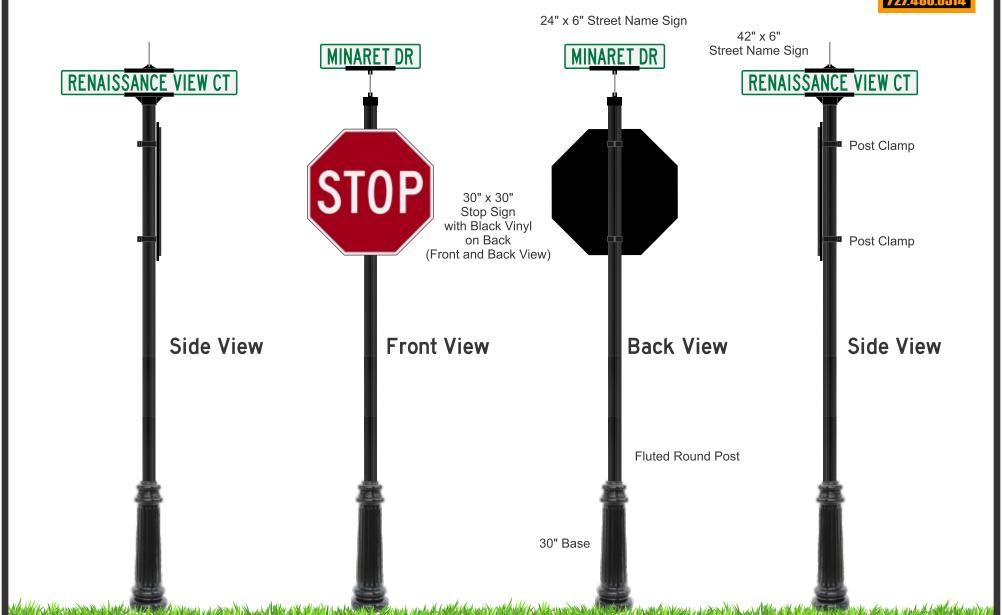


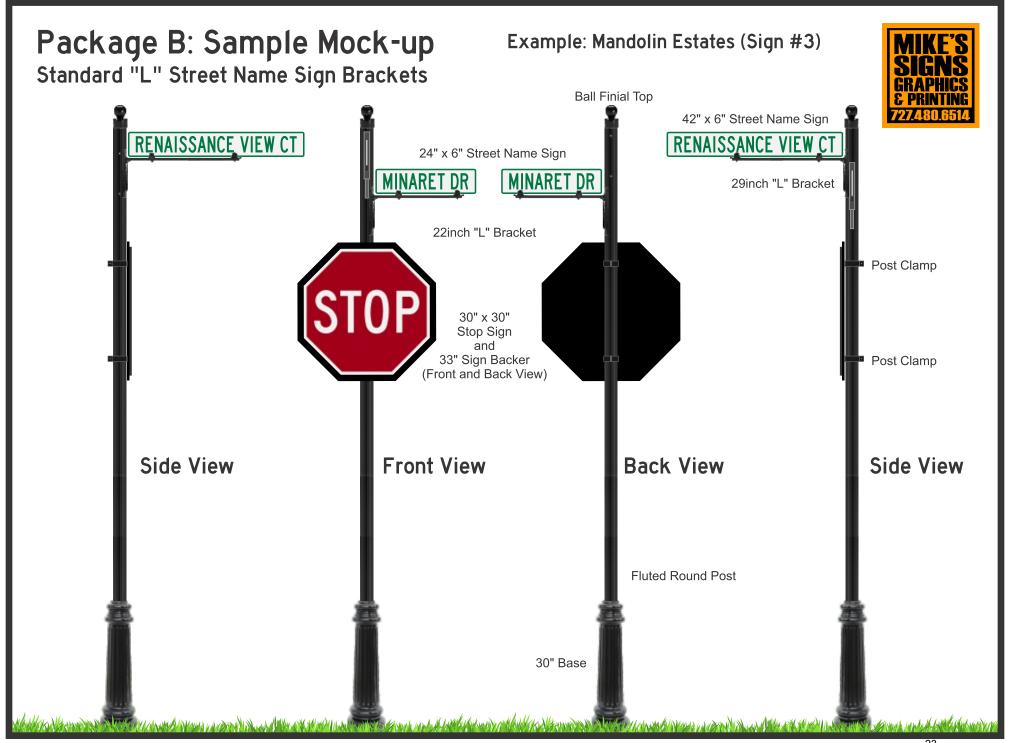
### Package A: Sample Mock-up

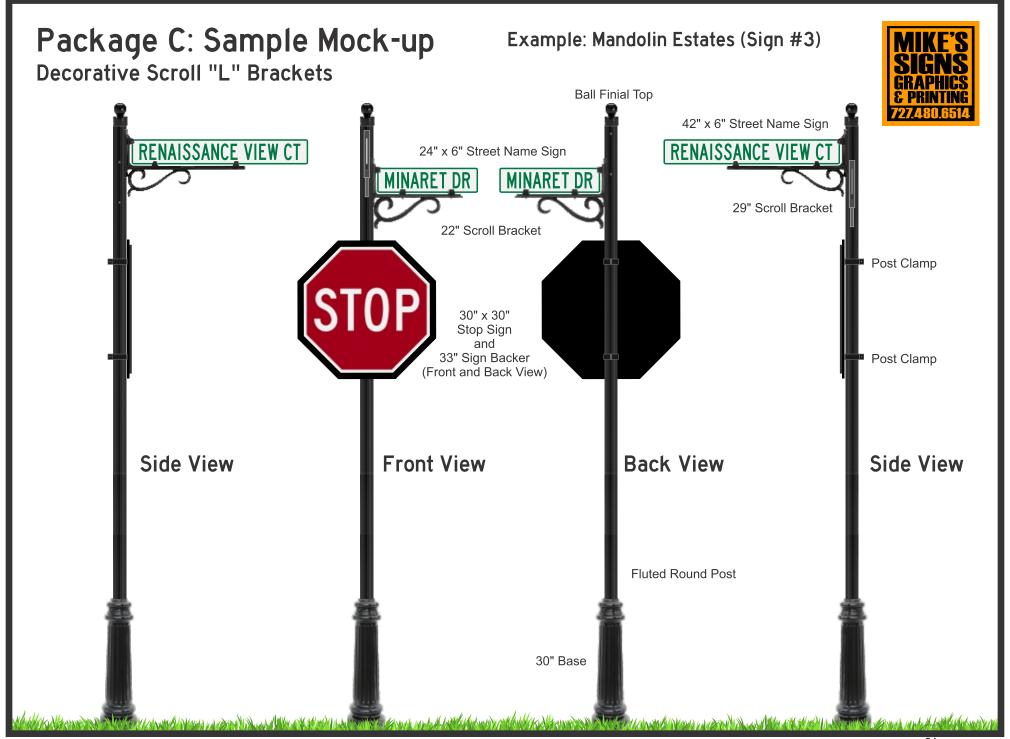
Street Name Signs with Cross Tops



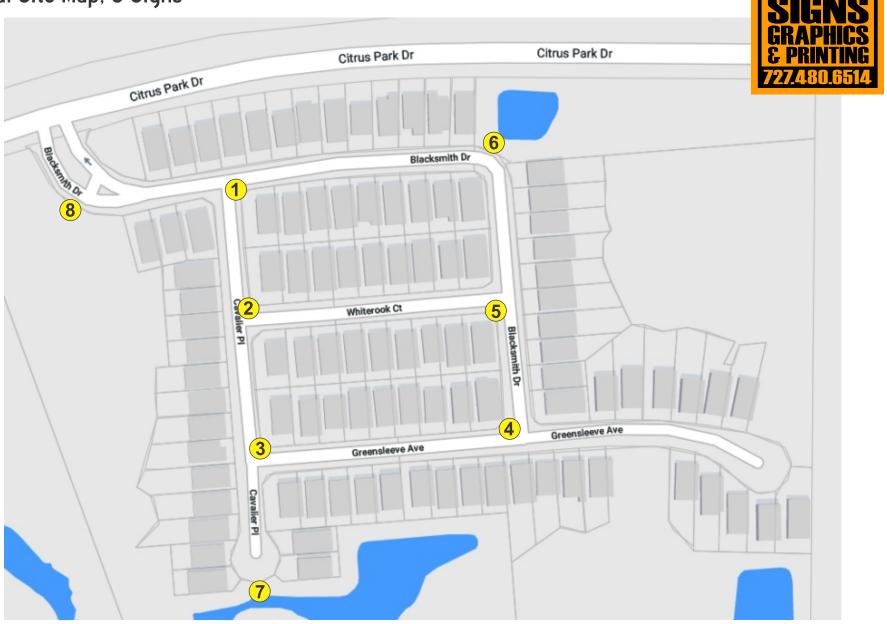








Aerial Site Map, 8 Signs



8

#### Phase: Mandolin Reserve

**Update Post for Main Entrance** 





Use existing signs:
"TOW AWAY"
and
"WATCH"

### New Post and Top Material Specs:

- (1) 3" Round 6' Post (4' Exposed)
- (1) 3" Round Ball Finial Top
- (4) 4inch Stainless Hex Bolts
- No base





**Update Signs and Post** 



### "Cavalier PI" + "Blacksmith Dr"





**Update Signs and Post** 



### "Whiterook Ct" + "Cavalier Pl"





**Update Signs and Post** 



### "Greensleeve Ave" + "Cavalier P1"





**Update Signs and Post** 



### "Blacksmith Dr" + "Greensleeve Ave"





**Update Signs and Post** 



"Whiterook Ct" + "Blacksmith Dr"

**NO PIC** 



Update Post and add Ball Finial Top



#### "Blacksmith Dr" + "Blacksmith Dr"



Reuse the existing signs



Update Post and add Ball Finial Top



### End of "Cavalier PI"



Reuse the existing sign

# **Phase: Mandolin Estates** Aerial Site Map, 3 signs Deer Park Park Elementary School Citrus Park Dr Citrus Park Dr Citrus Park Dr Citrus Park Dr



### **Phase: Mandolin Estates**

**Update Signs and Post** 



### "Gothic Ln" + "Minaret Dr"





### **Phase: Mandolin Estates**

**Update Signs and Post** 



### "Gothic Ln" + "Minaret Dr"





## **Phase: Mandolin Estates**

**Update Signs and Post** 



## "Minaret Dr" + "Renaissance View Ct"





11749 Crestridge Loop Trinity, FL 34655

MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514
---

E	stimate
Date	Estimate #
2/7/2010	520

Name / Address
Meritus Park Place CDD Attn: Gene Roberts 2005 Pan Am Circle #120 Tampa, FL 33607

Р	roject	

Description	Qty	Rate	Total
"Mandolin Estates" (Package A) Remove existing street name signs and posts. Update with the installation of "Package A" new signs and posts. Total number of posts: 3	1	1,750.00	1,750.00
		Subtotal	\$1,750.00
		Sales Tax (7.0%	(a) \$0.00

Total

Phone #	Fax#	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

\$1,750.00



11749 Crestridge Loop Trinity, FL 34655

MIKE'S
SIGNS GRAPHICS
& PRINTING 727.480.6514

## **Estimate**

Project

Date	Estimate #
2/7/2019	530

Name / Address	
Meritus	
Park Place CDD	
Attn: Gene Roberts	
2005 Pan Am Circle #120	
Tampa, FL 33607	
_	

Description	Qty	Rate	Total
"Mandolin Estates" (Package B) Remove existing street name signs and posts. Update with the installation of "Package B" new signs and posts. Total number of posts: 3	1	1,850.00	1,850.00
		Subtotal	\$1,850.00
		Sales Tax (7.0%)	\$0.00
		Total	\$1,850.00

Phone # Fax #		E-mail	
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com	



11749 Crestridge Loop Trinity, FL 34655

MIKE'S SIGNS GRAPHICS & PRINTING
727.480.6514

Date	Estimate #		
2/7/2019	531		

**Estimate** 

#### Name / Address Meritus Park Place CDD Attn: Gene Roberts 2005 Pan Am Circle #120 Tampa, FL 33607

			Project
Description	Qty	Rate	Total
"Mandolin Estates" (Package C) Remove existing street name signs and posts. Update with the installation of "Package C" new signs and posts. Total number of posts: 3	3	900.00	2,700.00
		Subtotal	\$2,700.00
		Sales Tax (7.0%	\$0.00
		Total	\$2,700.00

Phone #	Fax#	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com



11749 Crestridge Loop Trinity, FL 34655

MIKE'S
SIGNS   GRAPHICS
& PRINTING 727.480.6514

## **Estimate**

Date	Estimate #	
2/7/2019	532	

Name / Address
Meritus
Park Place CDD
Attn: Gene Roberts
2005 Pan Am Circle #120
Tampa, FL 33607

			Project
	1		
Description	Qty	Rate	Total
"Mandolin Reserve" (Package A) Remove existing street name signs and posts. Update with the installation of "Package A" new signs and posts. Total number of posts: 8		3,500.00	3,500.00
		Subtotal	\$3,500.00
		Sales Tax (7.0%	\$0.00
		Total	\$3,500.00

Phone #	Fax#	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com



11749 Crestridge Loop Trinity, FL 34655

MIKE'S
GRAPHICS
& PRINTING 727.480.6514

## **Estimate**

Date	Estimate #	
2/7/2019	533	

Name / Address	
Meritus	
Park Place CDD	
Attn: Gene Roberts	
2005 Pan Am Circle #120	
Tampa, FL 33607	

			Project
Description	Qty	Rate	Total
"Mandolin Reserve" (Package B) Remove existing street name signs and posts. Update with the installation of "Package B" new signs and posts. Total number of posts: 8		3,850.00	3,850.00
		Subtotal	\$3,850.00
		Sales Tax (7.0%	\$0.00
		Total	\$3,850.00

Phone #	Fax#	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com



11749 Crestridge Loop Trinity, FL 34655

	MIKE'S
	SIGNS
	& PRINTING
Ш	727.480.6514

## **Estimate**

Date	Estimate #
2/7/2019	534

Name / Address	
Meritus Park Place CDD Attn: Gene Roberts 2005 Pan Am Circle #120 Tampa, FL 33607	

			Project
Description	Qty	Rate	Total
"Mandolin Reserve" (Package C) Remove existing street name signs and posts. Update with the installation of "Package C" new signs and posts. Total number of posts: 8		5,250.00	5,250.00
		Subtotal	\$5,250.00
		Sales Tax (7.0%	\$0.00
		Total	\$5,250.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

101 E. Kennedy Boulevard, Suite 1400 Tampa, FL 33602

November 15, 2018

Mr. Brian Howell, Director of Services c/o Meritus Associations Park Place Community Development District 2005 Pan Am Circle, Suite 120 Tampa, FL 33607



Dear Mr. Howell:

Thank you for the opportunity to present Park Place Community Development District with a proposal for a Reserve Study Update, with Site-Visit. At Reserve Advisors, we're dedicated to providing peace of mind to boards, and districts by delivering a custom-comprehensive reserve study.

Our easy-to-use reserve study system provides a more effective way to manage your property. You will receive...

- An Executive Summary highlighting near-term projects and funding recommendations at a glance.
- Property-specific recommendations that prioritize the most effective use of reserve funds for you.
- Spreadsheets with formulas to easily evaluate what-if replacement schedules and reserve contributions.
- Free Support Our engineers are dedicated to making your experience of using the reserve study
  exceptional with ongoing assistance.
- Independent and Objective Recommendations Having only your best interest in mind, we don't profit from follow-on replacement projects.

The following pages provide insight and the distinct reasons why communities rely on Reserve Advisors for their reserve study needs.

Please sign and return the Confirmation of Services page to get started.

Sincerely,

Matt Kuisle PE, PRA, RS

Southeast Regional Executive Director

at lum

Matt@reserveadvisors.com

See our report overview

P.S. Our knowledge of your property and ability to observe the rate of deterioration, as well as preventative maintenance steps implemented since your last reserve study ensures the most accurate replacement schedule and funding needs.



#### Reserve Study Benefits

#### For Boards

- Fulfills fiduciary responsibility with expert advice
- Supports board decisions on replacement projects
- Saves hours in budget meetings for replacements
- Excel spreadsheets with formulas provide ability to create what-if scenarios for budgeting purposes

#### For Homeowners

- Ensures fair reserve contributions
- More consistent household budgeting
- Reduces long-term cost of maintaining the common property
- Curb appeal increases demand for



#### Distinct Reasons Communities Choose Reserve Advisors

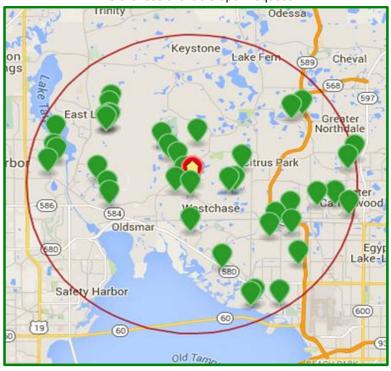
- The History of Your Property is well documented in our last reserve study. We observe the rate of deterioration and preventative maintenance steps implemented between studies to ensure your reserve study update includes the most accurate timing of capital projects. We will recommend appropriate funding levels based on our updated property condition analysis and updated replacement costs.
- Dedication and Commitment to You with an exceptional experience during and after the study. We listen to you and create a custom reserve study with your objectives in mind. Our staff of multi-disciplined engineers is dedicated to ensuring your satisfaction. We're always available with free support after the study is complete.
- **Comprehensive Reports** solve problems before they escalate. We include:
  - Thorough condition assessments that prioritize your near-term projects
  - Best practices and technical illustrations to better understand project scope and compare contractor bids
- Knowledge of Local Replacement Costs is the basis for adequate, not excessive, reserve budgets.
- Multi-disciplined Engineers With more than 30 engineers, we match our expertise with your community rather than a "one size fits all" engineer.
- ✓ **Unbiased Recommendations** Your best interest is our only goal. We don't provide design or project management services, nor do we profit from your capital projects.
- Unmatched Local Experience We know the local costs and conditions that affect your community. Visit our map of our experience near your community on the following page.

Download our report overview



Long-term thinking. Everyday commitment.

Red represents your property, Green represents our past clients. References available upon request.



Name	City
Westchester of Hillsborough Homeowners Association, Inc.	Tampa
Berkeley Square Homeowners Association, Inc.	Tampa
Villas at Aston Gardens Owners Association	Tampa
Hampton Chase Town Homes Association, Inc.	Tampa
The Homeowners Association at Westwood Lakes, Inc.	Tampa
Tree Tops Neighborhood Association, Inc.	Tampa (Westchase)
Waterchase Master Property Owners Association, Inc.	Tampa
Lake Chase Condominium Association, Inc.	Tampa
Canterbury Village Homeowners Association, Inc.	Odessa
Fawn Lake Homeowners Association, Inc.	Tampa
Country Chase Townhomes Property Owners Association, Inc.	Tampa
Bay Arbor Property Owners Association, Inc.	Oldsmar
Little Creek Townhome Homeowners Association, Inc.	New Port Richey
Preserve Homeowners Association, Inc.	Palm Harbor
Meridian Luxury Condominium Association, Inc.	Tampa
Edgewater Place Homeowners Association, Inc.	Tampa
Gallery at Bayport Condominium Association, Inc.	Tampa
One Farrell Park Condominium Association, Inc.	Palm Harbor
Wescott Square Homeowners Association, Inc.	Palm Harbor
Farrell Park / Brookhaven/ Tealwood Community Association, Inc.	Palm Harbor
Ridgemoor Master Association, Inc.	Palm Harbor
Westpark Preserve Homeowners Association, Inc.	Tampa
Salem Square Homeowners Association, Inc.	Palm Harbor
Water Mill Village Homeowners Association, Inc.	Tampa



#### Using Your Reserve Advisors Study Has Never Been Easier

We listened and responded to our clients with three tools to quickly access and use your custom-comprehensive reserve study.

- ▼ The Report Comprehensive and Customized to Your Community
  - · One-Click to read online
  - Executive Summary communicates key findings and recommendations at a glance
  - Flip through your report copy which includes panoramic 11" x 17" spreadsheets
  - Helps board planning with a prioritized capital project schedule
- ▼ The Numbers Always Quick and Easy
  - One-Click to open your Expenditures & Funding Plan spreadsheets
  - Print your spreadsheets on any printer in panoramic multi-page format
- **Easy Planning –** Your reserve study includes:
  - 1. Excel™ spreadsheets with formulas for what-if scenarios
  - 2. ForeSite™ a cloud-based software solution
    - a. Store your photos and project documents
    - b. Record comments and costs of your <u>actual</u> capital projects
    - c. Optionally, subscribe to <u>ForeSite™ Plus</u> for multiple users to collaborate online, creating unlimited replacement and funding scenarios
    - d. Full support with Webinars and Tutorials

ForeSite™ brings everything together as individual board members can collaborate, comment, make changes and plan for the future in one place from anywhere.







#### Our Commitment to You



John Poehlmann and Theodore Salgado are the strategic leaders of Reserve Advisors. They've provided tens of thousands of comprehensive reserve studies for communities across America and abroad for over 25 years.

Collectively, John and Ted have lived in and served community associations for decades. They've served on CAI's (Community Associations Institute) national Board of Trustees and as a past President of APRA (the Association of Professional Reserve Analysts), respectively. Both were instrumental in establishing CAI's National Standards for Reserve Study providers.



Matt Kuisle PE, PRA, RS Southeast Regional Executive Director

We deliver. In all we do, we go the extra mile for you. Our core values are integrity, customer service, professionalism, accountability and technical quality. Our employees are hard-working individuals who value their client relationships and put great effort and dedication into providing the highest level of satisfaction to our clients.

As we have since 1991, Reserve Advisors will continue to use our values, people and services to provide reserve studies that help secure the financial health of communities and peace of mind to their homeowners.

Page 5



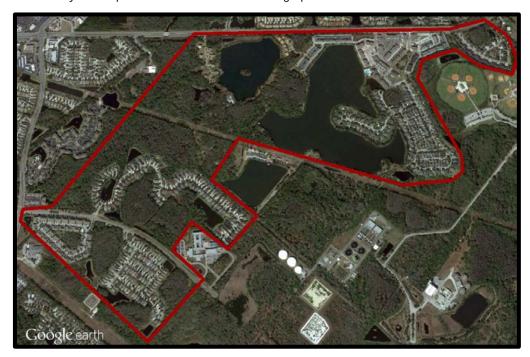
Park Place Community Development District comprises 969 units in Tampa. The specific property to be included in your custom-comprehensive reserve study includes:

#### **Site Components**

- Playgrounds (2)
- Streets & Curbs
- Parking Areas
- Pavers
- Catch Basins
- Post or Pole Lights
- Sidewalks
- Ponds (15)
- Irrigation System

- Docks (2)
- Perimeter Walls
- Fences
- Gates
- Monuments
- Signage
- Fountain
- Clock Tower
- Boardwalks
- Restroom Buildings

Park Place Community Development District Reference Photograph:



Page 6



RESERVE AL	#2 HOUSORS, INC.	#3	RESERVE STUDY PROVIDER CHECKLIST
	0000	0000	YOUR REPORT INCLUDES:  Executive summary of key findings and list of prioritized near-term projects  30-Year expenditure forecast derived from actual local costs, not standardized information  Project-specific best practices that provide in-depth information to support board decisions
	0 0	0 0 0	Element-specific opportunities to save money through cost-effective alternative replacement options  Detailed photographs documenting the condition of every reserve element  Condition assessments that identify elements in need of repair vs replacement
	0 0	0	EASE OF USE  Easily print expenditure and funding plan spreadsheets in panoramic multi-page format  Quickly create what-if scenarios with Excel spreadsheets that contain built-in formulas  Cloud-based software, allowing for easy remote collaboration among your board members
	0 0 0	0	STAFF'S QUALIFICATIONS  Only uses engineers who are committed to the highest industry standards, as shown by their Reserve Specialist (RS) and/or Professional Reserve Analyst (PRA) designations  Specializes in prioritizing capital projects and funding needs based on your individual goals Always available to discuss your reserve study anytime in the future at no additional cost
	<u> </u>	0	FIRM'S QUALIFICATIONS  Offers local experience, utilizing actual project costs to provide a basis for realistic reserve budgets
			Comprises over 30 engineers from multiple engineering disciplines to ensure matching the appropriate background and expertise with your community association needs  With over 25 years of expertise in the community association industry, has the knowledge to
	<u> </u>	0	identify any common element issue and make recommendations for best practices  No real or perceived conflict of interest – An independent consultant that does not manage or profit from your replacement projects
			All reports are reviewed by a team of senior engineers to ensure the utmost quality Provides high client satisfaction

(800) 980-9881 **www.reserveadvisors.com** Fax: (813) 254-5474



## COLLABORATE. CREATE. STORE & SHARE.





#### All our reserve studies now include ForeSite Basic.





RESERVE STUDY YOUR MODEL -

- ✓ Secure, 24/7 online access to your original reserve study for 7 years.
- Export and print your study.
- Add notes and comments.
- Store project bids, contracts and photos.
- ✓ Receive unlimited support for 10 registered users.
- ✓ Get 60 days of free access to ForeSite Plus. Each user can create and print multiple "what if" scenarios.

#### Upgrade to ForeSite Plus...

All the features of **Basic and** MORE!

- Answer all your questions with the ability to create unlimited "what if" scenarios.
  - Change replacement timing, costs or quantities.
  - Reduce reserve contributions.
  - Raise the interest rate.
- ✓ Designate an approved model to guide your community.
  - · Facilitate budgeting and reserve expenditure discussions.
  - Track actual capital projects.
  - Improve communication and streamline meetings.
  - Easily share information with new board members.

The benefits of ForeSite Plus add up.

(800) 980-9881 www.reserveadvisors.com

Page 8

101 E. Kennedy Boulevard, Suite 1400 Tampa, FL 33602

#### Confirmation of Services for Park Place Community Development District

Reserve Study Update, with Site-Visit for	an investment of \$4,050 (includes all expenses)
Report (See our report overview)	
<ul> <li><u>Electronic PDF Report</u> with 30-year Re</li> </ul>	eserve Expenditure and Funding Plan tables for printing in 8 ½" x 11"
panoramic multi-page format on any p	rinter
<ul> <li><u>Excel® spreadsheet</u> of Reserve Exper</li> </ul>	nditures and Funding Plans (3) with formulas for "what-if" alternative scenarios
Support	
<ul> <li>We listen and respond to your question</li> </ul>	ns and suggestions to create a custom report
<ul> <li>Meeting with our engineer on the day of</li> </ul>	of our visual property inspection
<ul> <li>Unlimited video/teleconference suppor</li> </ul>	t with our engineer during and after reserve study delivery

ForeSite™ Basic – Access your reserve study and Excel spreadsheets online, store photos and project

documents, record comments and project costs. Also receive a free 60-day trial to <a href="ForeSite Plus">ForeSite Plus</a>.

One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. (indicate quantity \_\_\_\_\_)

ForeSite™ Plus 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for \$405 per year

#### Sign and Send to Get Started:

Email: Matt@reserveadvisors.com or

Fax: (813) 254-5474

by: Matt Kuisle, Southeast Regional Executive Director for Reserve Advisors, Inc.,

on November 15, 2018

Ref. 151788

Mail \$2,025 retainer to: Reserve Advisors, Inc. 735 N. Water Street, Suite 175 Milwaukee, WI 53202

Signature:	Date:
(Print Name)	
Title	

for Park Place Community Development District

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal is valid for 45 days.

Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Any outstanding balance after 30 days of the final invoice date is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

Page 9



#### PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, Inc. (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, ureaformaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part *is not and cannot be used as a design specification for design engineering purposes or as an appraisal.* You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. *The Report* contains intellectual property developed by RA and *shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.* 

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

101 E. Kennedy Boulevard, Suite 1400 Tampa, FL 33602

November 15, 2018

Park Place Community Development District c/o 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

**RETAINER INVOICE #** 

1868424R

**Amount Due Now:** 

\$2,025

**PROPERTY:** 

Park Place Community Development District Tampa, Florida

Contract Number: 151788
RETAINER DUE: \$2,025

Terms: Retainer Due Upon Receipt of Authorized Contract and Prior to Inspection

Mail retainer to:

Reserve Advisors, Inc. 735 N. Water Street, Suite 175 Milwaukee, WI 53202 <u>OR</u>

CONTACT US FOR CREDIT CARD PAYMENT

Payment Terms: Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Following receipt of balance due, you may request one set of complimentary changes within six months of the report shipment. Any outstanding balance after 30 days of the final invoice date is subject to an interest charge of 1.5% per month. This agreement is subject to our Professional Services Conditions.

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#### PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 16, 2018 Minutes of Regular Meeting 1 2 3 4 Minutes of the Regular Meeting 5 6 The Regular Meeting of the Board of Supervisors for Park Place Community Development 7 District was held on Wednesday, January 16, 2018 at 4:00 p.m. at the Lake House located at 8 11740 Casa Lago Lane, Tampa, FL 33626. 9 10 11 1. CALL TO ORDER/ROLL CALL 12 13 Gene Roberts called the Regular Meeting of the Board of Supervisors of the Park Place 14 Community Development District to order on Wednesday, January 16, 2018 at 4:00 p.m. 15 16 **Board Members Present and Constituting a Quorum:** 17 **Doris Cockerell** Chair Darren Booth Vice Chair 18 19 Cathy Kinser-Powell Supervisor 20 Andrea Jackson Supervisor 21 Erica Lavina Supervisor 22 23 **Staff Members Present:** 24 Meritus Gene Roberts 25 John Vericker **District Counsel** 26 Phil Chang District Engineer 27 28 Paul Woods **OLM** via conference call 29 There were two representatives from Millennium in attendance. 30 31 32 There were approximately 10 audience members in attendance. 33 34 35 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS 36 37 There were no audience questions or comments on agenda items. 38 39 40 3. VENDOR/STAFF REPORTS 41 A. Discussion with OLM and Millennium on Landscape Maintenance Contract 42 Millennium updated the Board on the first two weeks of service. Paul Woods called in and was 43 44 on speaker phone. 45 46 Supervisor Cockerell stated that when the bushes were trimmed recently, they left the debris in 47 the beds. She asked that they do a more thorough job of picking up trash.

Supervisor Kinser-Powell questioned why the cost of mulch was so high. Millennium called James Slayton on the phone, and he explained the high cost. Paul Woods also discussed the mulch.

The Board also asked that they service the dog stations more frequently.

#### **B.** District Counsel

#### i. Discussion on Mandolin/Windsor Assessments

Mr. Vericker discussed the Mandolin/Windsor Assessments in detail.

The full discussion is available on audio recording.

A resident asked if a separate fund can be created for Windsor to be used for capital improvements. The Board did not think that would be a feasible option, but Supervisor Jackson suggested that if Windsor has projects they would like to see completed, they should ask the Board for financial assistance.

Mr. Vericker discussed withholding some of Brightview's last check for services not performed. Mr. Vericker said the Board would have to provide photo documentation with associated costs. Supervisor Booth and Supervisor Cockerell said they have pictures they can provide.

#### C. District Engineer

#### i. Memo on Pond 15 Littoral Zone

 Mr. Chang went over the memo on the Pond 15 littoral zone. He said it would be in the range of \$1,000 for Johnson Engineering to modify the permit.

MOTION TO:	Have Johnson Engineering apply for minor modifications for a permit change with SWFWMD.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

#### ii. Memo on Dog Park Potential Costs

Mr. Chang discussed the location where the proposed dog park would be. The Board had concerns with the area remaining wet, especially in the summer months. They would also like to know if there is money in the budget for it. The Board asked Mr. Chang to stake and flag the proposed area so the Board can review.

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#### iii. Asphalt Repair Quotes

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Mr. Chang explained in detail the proposals he received to re-pave the streets in the alleys. He went over the different options with the Board.

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MOTION TO: Accept Driveway Maintenance for total asphalt

repairs at the cost of \$31,920.

MADE BY: Supervisor Cockerell SECONDED BY: Supervisor Lavina

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

5/0 – Motion passed unanimously

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The Board asked Mr. Chang if the work can be scheduled in March before the rainy season. They also asked that a letter be sent to residents prior to the start of the project.

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#### 4. BUSINESS ITEMS

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#### A. Ratification of Landscape Maintenance Contract

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The Board and Mr. Vericker discussed the cost of the mulch. Mr. Vericker said that unless they wanted to go back out for bid, the contract would have to be signed as is since it was approved at the last meeting.

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117 MADE BY: 118 SECONDED BY:

: Supervisor Jackson
D BY: Supervisor Cockerell

DISCUSSION:

MOTION TO:

None further

RESULT:

SULT: Called to Vote: Motion PASSED

5/0 – Motion passed unanimously

Accept the Landscape Maintenance Contract.

122123

#### **B.** Reserve Study Update Proposal

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Mr. Roberts went over the proposal from Reserve Advisors to do the study. The Board discussed the proposal and wanted to know where it is budgeted. They decided to put it on hold until the next meeting to further discuss the proposal and budget with Mr. Howell.

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#### C. General Matters of the District

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133 5. CONSENT AGENDA 134 A. Consideration of Minutes of the Board of Supervisors Meeting Nov. 28, 2018 135 136 The Board reviewed the minutes. 137 138 MOTION TO: Approve the November 28, 2018 meeting minutes. 139 MADE BY: Supervisor Cockerell 140 SECONDED BY: Supervisor Jackson None further 141 DISCUSSION: 142 **RESULT:** Called to Vote: Motion PASSED 143 5/0 - Motion passed unanimously 144 B. Consideration of Operations and Maintenance Expenditures (Admin) November 145 146 2018 147 148 The Board went over the Admin O&Ms. 149 150 MOTION TO: Approve the November 2018 Admin O&Ms. 151 MADE BY: Supervisor Kinser-Powell 152 SECONDED BY: Supervisor Cockerell 153 **DISCUSSION:** None further 154 **RESULT:** Called to Vote: Motion PASSED 155 5/0 - Motion passed unanimously 156 157 Supervisor Jackson said she is very happy with Mr. Chang as the District Engineer but asked that 158 Meritus monitor the budget relating to engineering fees. 159 160 C. Consideration of Operations and Maintenance Expenditures (HP) November 161 2018 162 163 The Board went over the Highland Park O&Ms. 164 165 MOTION TO: Approve the Highland Park November 2018 O&Ms 166 MADE BY: Supervisor Cockerell SECONDED BY: 167 Supervisor Jackson **DISCUSSION:** 168 None further 169 **RESULT:** Called to Vote: Motion PASSED 170 5/0 - Motion passed unanimously

172 D. Consideration of Operations and Maintenance Expenditures (M/W) November 173 2018 174 175 The Board went over the Mandolin/Winsor O&Ms. 176 MOTION TO: 177 Approve the Mandolin/Windsor November 2018 178 O&Ms. 179 MADE BY: Supervisor Lavina SECONDED BY: 180 Supervisor Cockerell 181 DISCUSSION: None further 182 **RESULT:** Called to Vote: Motion PASSED 183 5/0 - Motion passed unanimously 184 185 E. Consideration of Operations and Maintenance Expenditures (Admin) December 186 2018 187 188 The Board went over the Admin O&Ms. 189 190 MOTION TO: Approve the December 2018 Admin O&Ms. 191 MADE BY: Supervisor Jackson 192 SECONDED BY: Supervisor Cockerell 193 DISCUSSION: None further 194 **RESULT:** Called to Vote: Motion PASSED 195 5/0 - Motion passed unanimously 196 197 F. Consideration of Operations and Maintenance Expenditures (HP) December 198 2018 199 200 The Board went over the Highland Park O&Ms. 201 202 MOTION TO: Approve the Highland Park December 2018 O&Ms 203 MADE BY: Supervisor Booth 204 SECONDED BY: Supervisor Cockerell 205 DISCUSSION: None further 206 **RESULT:** Called to Vote: Motion PASSED 207 5/0 - Motion passed unanimously 208

210 G. Consideration of Operations and Maintenance Expenditures (M/W) December 211 2018 212 213 The Board went over the Mandolin/Winsor O&Ms. 214 215 MOTION TO: Approve the Mandolin/Windsor December 2018 O&Ms. 216 217 MADE BY: Supervisor Cockerell SECONDED BY: 218 Supervisor Kinser-Powell 219 DISCUSSION: None further 220 **RESULT:** Called to Vote: Motion PASSED 221 5/0 - Motion passed unanimously 222 223 H. Review of Financial Statements Month Ending December 31, 2018 224 225 The financials were reviewed and accepted. 226 227 228 6. MANAGEMENT REPORTS 229 A. District Manager's Report 230 **Action Item List** i. 231 ii. **Community Inspection Reports** 232 **Speed Data** iii. 233 234 Mr. Roberts went over the reports with the Board. 235 236 237 7. SUPERVISOR REQUESTS 238 239 Supervisor Lavina asked for the towing in Mandolin Estates to be discontinued, and if not, to 240 limit the hours to 2:00 a.m. to 6:00 a.m. and on week days only. She also said she would like 241 improve curb appeal in the community and suggested replacing all of the street signs with the 242 black fluted poles and changing the letter fonts on the entrance sign. 243 244 Supervisor Booth asked that the irrigation timers be set to run at night in the areas where they hit the sidewalks or parks. 245 246 247 248 8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS 249 250 A resident from Windsor stated that one of the sprinklers is shooting onto Countryway Blvd. and 251 that trees on the back side of the pond in Windsor need to be trimmed. Resident Kim Mattis asked 252 if she can meet with Millennium to discuss areas that are not being maintained.

	MOTION TO:	Adjourn at 6:09 p.m.
	MADE BY:	Supervisor Booth
	SECONDED BY:	Supervisor Cockerell
	DISCUSSION:	None further
	RESULT:	Called to Vote: Motion PASSED
		5/0 - Motion passed unanimously
*These min	utes were done in sumn	nary format.
*A copy of i	the audio recording is a	ivailable on request.
onsidered		ed that person may need to ensure that a verbatim i
considered he proceed pased.	ings is made, including	g the testimony and evidence upon which such appear
considered he proceed based. <b>Meeting mi</b>	ings is made, including	
considered he proceed based. <b>Meeting mi</b>	ings is made, including nutes were approved a	g the testimony and evidence upon which such appear
considered the proceed based. Meeting mi noticed med	ings is made, including nutes were approved a	g the testimony and evidence upon which such appear
considered he proceed based. Meeting mi noticed med	ings is made, including nutes were approved a eting held on	at a meeting by vote of the Board of Supervisors at a
considered the proceed toased.  Meeting minoticed mee	ings is made, including nutes were approved a eting held on	sthe testimony and evidence upon which such appearant a meeting by vote of the Board of Supervisors at a Signature  Printed Name
considered the proceed based.  Meeting minoticed mee  Signature  Printed Nat	ings is made, including nutes were approved a eting held on  me	the testimony and evidence upon which such appearant a meeting by vote of the Board of Supervisors at a Signature
considered he proceed based. Meeting mi noticed med Signature Printed Nat	nutes were approved a eting held on	sthe testimony and evidence upon which such appearant a meeting by vote of the Board of Supervisors at a Signature  Printed Name  Title:
considered the proceed to ased.  Meeting minoticed med Signature  Printed Nat	nutes were approved a eting held on	Signature  Printed Name  Title:  Secretary  Assistant Secretary
the proceed based. Meeting mi	nutes were approved a eting held on	sthe testimony and evidence upon which such appearant a meeting by vote of the Board of Supervisors at a  Signature  Printed Name  Title:  Secretary
considered the proceed to ased.  Meeting minoticed med Signature  Printed Nat	nutes were approved a eting held on	Signature  Printed Name  Title:  Secretary  Assistant Secretary  Recorded by Records Administrator
considered he proceed based. Meeting mi noticed med Signature Printed Nat	nutes were approved a eting held on	Signature  Printed Name  Title:  Secretary  Assistant Secretary
considered he proceed based. Meeting mi noticed med Signature Printed Nat	nutes were approved a eting held on	Signature  Printed Name  Title:  Secretary  Assistant Secretary  Recorded by Records Administrator

### Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Meritus Districts	8855	\$ 6,627.43			Management Services - January
Monthly Contract Sub-Total		\$ 6,627.43			
Variable Contract					
Straley Robin Vericker	16626	\$ 830.00			Professional Services - General - thru 01/15/19
Variable Contract Sub-Total		\$ 830.00			
Utilities					
Utilities Sub-Total		\$ 0.00			
Regular Services					
Regular Services Sub-Total		\$ 0.00			
Additional Services					
Additional Services Sub-Total		\$ 0.00			
TOTAL:		\$ 7,457.43			
Approved (with any necessary revi	sions noted):				
Signature		Printed Nar	ne		

Admin

### Park Place Community Development District Summary of Operations and Maintenance Invoices

	Invoice/Account		Vendor	Monthly	
Vendor	Number	Amount	Total	Budget	Comments/Description

Title (check one):

<sup>[]</sup> Chairman [] Vice Chairman [] Assistant Secretary

#### **Meritus Districts**

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070

Bill To:

INVOICE

Invoice Number: 8855

Invoice Date:

Jan 1, 2019

Page:

1

2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Customer ID Park Place CDD	Customer PO		nyment Terms Net Due		
T dik Flade OBB	Shipping Method	Ship Date	Due Date		
	Best Way		1/1/19		

Ship to:

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		4,033.34
- 1		Accounting Services		2,583.34
		Postage - November		10.75
1				
				9
1				
				(

Subtotal	6,627.43
Sales Tax	
Total Invoice Amount	6,627.43
Payment/Credit Applied	
TOTAL	6,627.43

### **Straley Robin Vericker**

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 \* Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Park Place Community Development c/o MERITUS DISTRICTS 2005 PAN AM CIRCLE, SUITE 120 TAMPA, FL 33607 January 23, 2019

Client: Matter: 001365 000001

Invoice #:

16626

Page:

1

RE: General

For Professional Services Rendered Through January 15, 2019

#### SERVICES

Date	Person	Description of Services	Hours	
12/21/2018	JMV	REVIEW EMAIL FROM B. HOWELL; DRAFT EMAILS TO B. HOWELL.	0.3	
12/26/2018	VKB	REVIEW EMAILS, PROPOSAL, AND DOCUMENTS RELATED TO LANDSCAPING RFP; REVIEW AND REVISE LANDSCAPE CONTRACT WITH MILLENNIUM.	1.1	
12/27/2018	VKB	FINALIZE LANDSCAPE CONTRACT WITH MILLENNIUM; DRAFT EMAIL RE: SAME.	0.9	
1/3/2019	JMV	REVIEW CDD ASSESSMENT METHODOLOGY WITH B. HOWELL.	0.3	
1/9/2019	JMV	REVIEW EMAIL FROM L. ELLIOT; REVIEW LEGAL NOTICE.	0.2	
1/15/2019	JMV	REVIEW EMAIL FROM B. HOWELL; REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING; DRAFT EMAIL TO B. HOWELL.	0.4	
		Total Professional Services	3.2	\$830.00

#### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.2	\$330.00
VKB	Vivek K. Babbar	2.0	\$500.00

January 23, 2019

Client: 001365 Matter: 000001

Matter: 000001 Invoice #: 16626

Page: 2

Total Services \$830.00 Total Disbursements \$0.00

Total Current Charges \$830.00

PAY THIS AMOUNT \$830.00

Please Include Invoice Number on all Correspondence

# Park Place Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/ Contract Highland Park	Monthly Budget/ Contract Mixed Use	Comments/Description
Monthly Contract								
Bella Pool Service	4751	\$ 112.50	\$ 37.50	\$ 150.00				HP - Fountain Service - January
Millennium Lawn and Landscape Inc.	12964	7,018.75	2,339.58	9,358.33				HP - Lawn Maintenance- January
OLM, Inc.	34117	375.00	125.00	500.00				Landscape Inspection - January
Yellowstone	244859	1,683.75	561.25	2,245.00				HP - Aquatic Service - January
Monthly Contract Sub-Total				\$12,253.33				
						•		
Variable Contract								
Variable Contract Sub-Total				\$0.00				
Utilities								
Tampa Electric	311000010091 120518	\$ 476.72	\$ 158.91	\$ 635.63				Electric Service - thru 11/26/18
Utilities Sub-Total				\$ 635.63				
Regular Services								
Spearem Enterprises	3704	\$ 180.00	\$ 60.00	\$ 240.00				HP - Clean Playground - December
Regular Services Sub-Total	3704	\$ 180.00	\$ 00.00	\$ 240.00				TIF - Clean Flayground - December
regular Services Sub-Total				Ş 240.00				
Additional Services								
Dean's Electrical Service	4461	\$ 166.50	\$ 55.50	\$ 222.00				HP - Repair Lights - 12/27/18
Millennium Lawn and Landscape Inc.	12986	675.00	225.00	900.00				HP - Irrigation Repairs - 01/16/19
Millennium Lawn and Landscape Inc.	12997	585.75	195.25	781.00				HP - Irrigation Repairs - 01/18/19
Millennium Lawn and Landscape Inc.	13001	900.00	300.00	1,200.00	\$ 2,881.00			HP - Remove Cedars - 01/23/19
Additional Services Sub-Total				\$ 3,103.00				
Total				\$16,231.96				

Approved (with any necessary revisions noted):

# Park Place Community Development District Summary of Operations and Maintenance Invoices

						Monthly	Monthly	
						Budget/	Budget/	
		Highland	Mixed			Contract	Contract	
	Invoice/Account	Park	Use	Invoice	Vendor	Highland	Mixed	
Vendor	Number	Amount	Amount	Total	Total	Park	Use	Comments/Description

Signature Printed Name

Title (check one):

[] Chairman [] Vice Chairman [] Assistant Secretary

Rella	Pool	Service	LLC
DVIII	I OOI	DOL A LOC	

1324 Seven Springs Blvd Ste 188 Trinity, FL 34655

Phone #

727-656-7285

## Invoice

Date	Invoice #
1/15/2019	4751

Bill To	
Park Place CDD Highland Park	
2005 Pan Am Circle Ste. 120	
Tampa, FL. 33607	

Ship To			

P.O. Number	Terms	Rep	Ship	Via	F.O.B.		Project
	Net 30		1/15/2019				
Quantity	Item Code		Description Price Each			Amount	
	Fountain Service	JANUARY operation	; Maintain fountain w	ater and equipment	5.	150,00	150.00
Pr	none#		E-r	nail	☐ Tota		\$150.00

bellapoolservice@verizon.net

Millennium Lawn and Landscape Inc.

3471 Rackley Rd Brooksville, FL 34604

### Invoice

Date	Invoice #		
1/1/2019	12964		

Park Place CDD
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Ship To

11740 Caso Lago Lane
(Clubhouse address)
Westchase, FL

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/1/2019			
Quantity		Desc	ription		Price Each	Amount
	Lawn Maintenan	ce			9,358.33	9,358.33
uary Maintenance					Total	\$9,358.33
Payments will be o	applied to outstand	ling balance pr	ior to current invo	rices	Payments/Credits	\$0.00
istomer is responsible may occur during the	for the cost of repair	s to irrigation or	other unforeseen cos		Balance Due	\$9,358.33
				THE PARTY COLOR		

OLM, Inc.

975 Cobb Place Blvd. Suite 304 Kennesaw, GA 30144 Phone 770.420.0900



## **Invoice**

Date	Invoice #		
1/7/2019	34117		

Bill To	
PARK PLACE CDD	
2005 Panam Circle	
Suite 120	
Tampa, FL 33607	
-	

P.O. No.	Terms	Due Date
	Net 30	2/6/2019

Description	Amount	
MONTHLY LANDSCAPE INSPECTION CONDUCTED AT PARK PLACE CDD ON 1/3/19 WOODS	BY PAUL	1,000.00
	gu baj	safirati
Social Social Social Association of the soci		
PLEASE INCLUDE INVOICE NUMBER ON YOUR CHECK	Total	\$1,000.00





#### **Landscape Professionals**

Post Office Box 849 || Bunnell, FL 32110 Tel 386.437.6211 || Fax 386.586.1285

11811

### **Invoice**

Invoice: INV-0000244859 **Invoice Date:** January 1, 2019

Bill To:

Park Place CDD c/o Meritus Communities 5680 W. Cypress Street Ste A Tampa, FL 33607

**Project Number:** 10141056.101 PP Highland Pk Aq. **Property Name:** 

NET 30 Terms:

Account:

PO Number:

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

**Invoice Due Date:** January 31, 2019 **Invoice Amount:** \$2,245.00 Month of Service: January 2019

Current Amount Description 2,245.00 Aquatic Service

F1 72001

**Invoice Total** 

2,245.00



peoplesgas.com tampaelectric.com



Statement Date: 12/05/18 Account: 311000010091

Current month's charges: \$3,885.28
Total amount due: \$3,885.28
Payment Due By: 12/19/18



PARK PLACE CDD C/O DISTRICT MANAGEMENT SVC 2005 PAN AM CIR, STE 120 TAMPA, FL 33607-2529



illotte offen go wife with additional aspection



## More options for you.

Visit **tecoaccount.com** to view and pay your bill, manage your infimation and more, 24/7 from any device. #2249.69 476 159°

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



mail phone online pay agent

See reverse side for more information

Account: 311000010091

Current month's charges: \$3,885.28

Total amount due: \$3,885.28

Payment Due By: 12/19/18

Amount Enclosed

700500000686 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/19/18

MAIL PAYMENT TO TECO P.O. BOX 31318 TAMPA, FL 33631-3318

PARK PLACE CDD C/O DISTRICT MANAGEMENT SVC 2005 PAN AM CIR, STE 120 TAMPA, FL 33607-2529



## **Contact Information**

Residential Customer Care

813-223-0800 (Hillsborough County) 863-299-0800 (Polk County) 888-223-0800 (All other counties)

Commercial Customer Care 866-832-6249

Hearing Impaired/TTY 711

Natural Gas Outages 877-832-6747

**Power Outages** 877-588-1010

Electric Energy-Saving Programs 813-275-3909

Natural Gas Energy Conservation Rebates 877-832-6747 Mail Payments to TECO P.O. Box 31318 Tampa, FL 33631-3318

Ali Other Correspondence Peoples Gas/Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### Your payment options are:

- · Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or **tampaelectric.com** or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
   (A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite peoplesgas.com o tampaelectric.com para ver esta información en español.



## **Billed Individual Accounts**



ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$28.21
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$947.19
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1638.05
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$258.86
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$228.72
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$342.97
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$190.33
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$35.85
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$31.68
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$56.78
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$50.86
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$31.89
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$43.89



tampaelectric.com

Account:

211007038386

Statement Date:

11/30/18

## Details of Charges - Service from 10/20/18 to 11/19/18

Service for: 11742 CITRUS PARK DR, TAMPA, FL 33626-0000

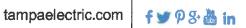
Rate Schedule: General Service - Non Demand

DEC NOV 2017

Meter Number	Read Date	Current Reading		Previous =	Total	Used	Multiplier	Billing Period
H36020	11/19/18	23,963		23,883	80 k	∕Vh	1	31 Days
Basic Service	Charge				\$19.94		Tampa Elect	tric Usage History
Energy Charg	je		80 kWh	@ \$0.06311/kWh	\$5.05			Hours Per Day
Fuel Charge			80 kWh	@ \$0.03132/kWh	\$2.51		(Average	e)
Florida Gross	Receipt Tax				\$0.71		NOV 2018 OCT	3
Electric Serv	ice Cost					\$28.21	SEP	== 2 == 2
Current M	onth's Electric C	harges				\$28.21	JUL JUN	= 2 = 2
							MAY	== 2 == 2
							APR MAR	2



\$947.19





Account: Statement Date:

**Lighting Charges** 

211015021994

11/30/18

## Details of Charges - Service from 10/20/18 to 11/16/18

Service for: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

1781 kWh @ \$0.03221/kWh \$57.37 Lighting Energy Charge 22 Fixtures \$305.58 Fixture & Maintenance Charge 22 Poles \$526.24 Lighting Pole / Wire 1781 kWh @ \$0.03095/kWh Lighting Fuel Charge \$55.12 Florida Gross Receipt Tax \$2.88

\$947.19 **Current Month's Electric Charges** 



tampaelectric.com

Account:

211015022109

Statement Date:

11/30/18

## Details of Charges - Service from 10/20/18 to 11/16/18

Rate Schedule: Lighting Service Service for: CITRUS PARK BL MARINET DR, TAMPA, FL 33625-0000

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge 1712 kWh @ \$0.03221/kWh \$55,14 Fixture & Maintenance Charge 43 Fixtures \$602.16 \$924.99 Lighting Pole / Wire 43 Poles Lighting Fuel Charge 1712 kWh @ \$0.03095/kWh \$52.99 Florida Gross Receipt Tax \$2.77

**Lighting Charges** \$1,638.05

**Current Month's Electric Charges** 

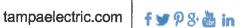
\$1,638.05



00000038-0000407-Page 9 of 20



## **ACCOUNT INVOICE**





Account:

211015022232

Statement Date:

11/30/18

## Details of Charges - Service from 10/20/18 to 11/16/18

Service for: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

\$7.83 243 kWh @ \$0.03221/kWh Lighting Energy Charge 7 Fixtures \$92.41 Fixture & Maintenance Charge Lighting Pole / Wire 7 Poles \$150.71 243 kWh @ \$0.03095/kWh Lighting Fuel Charge \$7.52 Florida Gross Receipt Tax \$0.39 **Lighting Charges** 

**Current Month's Electric Charges** 

\$258.86

\$258.86



\$228.72



Account:

211015022349

Statement Date:

11/30/18

## Details of Charges - Service from 10/20/18 to 11/16/18

Service for: MANDOLIN PHASE 3, TAMPA, FL 33625-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge 264 kWh @\$0.03221/kWh \$8.50 Fixture & Maintenance Charge 6 Fixtures \$82.44 \$129.18 Lighting Pole / Wire 6 Poles Lighting Fuel Charge 264 kWh @\$0.03095/kWh \$8.17 Florida Gross Receipt Tax \$0.43 **Lighting Charges** 

**Current Month's Electric Charges** \$228.72



\$342.97





Account:

211015022463

Statement Date:

11/30/18

### Details of Charges - Service from 10/20/18 to 11/16/18

Service for: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

336 kWh @\$0.03221/kWh \$10.82 Lighting Energy Charge Fixture & Maintenance Charge 9 Fixtures \$127,44 Lighting Pole / Wire 9 Poles \$193.77 336 kWh @ \$0.03095/kWh \$10.40 Lighting Fuel Charge Florida Gross Receipt Tax \$0.54

**Lighting Charges** 

\$342.97 **Current Month's Electric Charges** 



tampaelectric.com fy998 in

Account:

211015022745

Statement Date:

11/30/18

## Details of Charges - Service from 10/25/18 to 11/26/18

Service for: 14719 BRICK PL, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous = Reading	Total Used	Multiplier	Billing Period
91055	11/26/18	16,863	15,109	1,754 kWh	1	33 Days
Basic Service	e Charge			\$19.94	Tampa Elec	tric Usage History
Energy Charg	ge	1,754 k	Wh @ \$0.06311/kWh	\$110.69	Kilowatt-l	Hours Per Day
Fuel Charge		1,754 k	Wh @\$0.03132/kWh	\$54.94	(Averag	9)
Florida Gross	Receipt Tax			\$4.76	NOV 2018 OCT	53
Electric Serv	vice Cost			\$190.33		52 53
Current M	onth's Electric C	harges		\$190.33	JUL JUN MAY	36 50



tampaelectric.com





Account: Statement Date: 211015022836

11/30/18

## Details of Charges - Service from 10/25/18 to 11/26/18

Service for: 14729 CANOPY DR, TAMPA, FL 33626-3356

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total	Used	Multiplier	Billing Period
G94769	11/26/18	12,343	12,184	159 k	Wh	1	33 Days
Basic Service (	Charge			\$19.94		Tampa Elect	ric Usage Histor
Energy Charge	9	159 k\	Wh @ \$0.06311/kWh	\$10.03		Kilowatt-F	lours Per Day
Fuel Charge		159 k\	Wh @ \$0.03132/kWh	\$4.98		(Average	)
Florida Gross F	Receipt Tax			\$0.90		NOV 2018 OCT	
Electric Service	ce Cost				\$35.85	SEP	4
Current Mo	nth's Electric C	harges			\$35.85	JUL	3

(Average) NOV 2018 OCT AUG JUL 3 JUN MAY APR MAR 3 DEC 3



Multiplier

tampaelectric.com

Account:

211015022968

Statement Date:

11/30/18

## Details of Charges - Service from 10/25/18 to 11/26/18

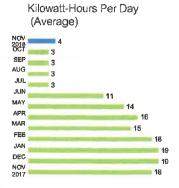
Service for: 14662 CANOPY DR, TAMPA, FL 33626-3348

Rate Schedule: General Service - Non Demand

Meter Location: Area Light

Meter Number	Read Date	Current Reading	•	Previous Reading	= Total Us	ed
G94748	11/26/18	39,340		39,224	116 kW	h
Basic Service	ce Charge				\$19.94	
Energy Cha	irge		116 kWh	@ \$0.06311/kWh	\$7.32	
Fuel Charge	e		116 kWh	@\$0.03132/kWh	\$3.63	
Florida Gros	ss Receipt Tax				\$0.79	
Electric Se	rvice Cost					\$31.68
Current I	Month's Electric C	harnes			2	¢31 69

Current Month's Electric Charges \$31.68



**Tampa Electric Usage History** 

**Billing Period** 







Account:

211015023099

Statement Date:

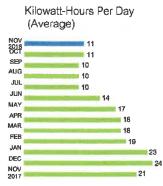
11/30/18

### Details of Charges – Service from 10/25/18 to 11/26/18

Service for: 11513 SPLENDID LN, TAMPA, FL 33626-3366

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading		Previous	=	Total Used	
	4.4.00.4.0	•		Reading			
E90489	11/26/18	46,068		45,693		375 kWh	
Basic Service	ce Charge					\$19.94	
Energy Cha	rge		375 kWh	@ \$0.06311/k	Wh	\$23.67	
Fuel Charge	è		375 kWh	@\$0.03132/k	Wh	\$11.75	
Florida Gros	ss Receipt Tax					\$1.42	
Electric Se	rvice Cost						\$56.78
Current N	Month's Electric C	harges					\$56.78



**Tampa Electric Usage History** 

Multiplier 1

**Billing Period** 



Multiplier 1

tampaelectric.com



Account:

211015023214

Statement Date:

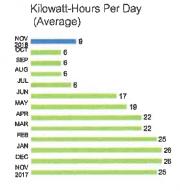
11/30/18

## Details of Charges - Service from 10/24/18 to 11/26/18

Service for: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

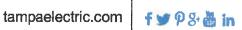
Meter Number	Read Date	Current Reading		Previous Reading	=	Total	Used	
G49906	11/26/18	57,899		57,585		314	kWh	
Basic Service	ce Charge					\$19.94		
Energy Cha	rge		314 kWh	@\$0.06311/kV	Vh	\$19.82		
Fuel Charge	9		314 kWh	@ \$0.03132/kV	Vh	\$9.83		
Florida Gros	ss Receipt Tax					\$1.27		
Electric Se	rvice Cost						\$!	50.86
Current I	Month's Electric C	harges					\$50	0.86



**Tampa Electric Usage History** 

**Billing Period** 







Account: Statement Date: 211015023339

11/30/18

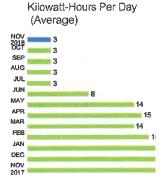
## Details of Charges - Service from 10/24/18 to 11/26/18

Service for: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321

Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading		Previous Reading	=	Total Used
A62039	11/26/18	68,617		68,499		118 kWh
Basic Servic	e Charge					\$19.94
Energy Char	rge		118 kWh	@ \$0.06311/kW	'h	\$7.45
Fuel Charge			118 kWh	@ \$0.03132/kW	'h	\$3.70
Florida Gros	s Receipt Tax					\$0.80
Electric Ser	vice Cost					\$31.89
Current N	fonth's Electric C	harges				\$31.89



Tampa Electric Usage Histor

Multiplier

**Billing Period** 



tampaelectric.com

Account:

211015023446

Statement Date:

11/30/18

## Details of Charges - Service from 10/24/18 to 11/26/18

Service for: 14572 COTSWOLDS DR, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

\$3,885.28

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	= Total U	sed
A36635	11/26/18	49,776		49,534	242 kV	/h
Basic Service	e Charge				\$19.94	
Energy Chai	rge		242 kWh	@ \$0.06311/kWh	\$15.27	
Fuel Charge			242 kWh	@ \$0,03132/kWh	\$7.58	
Florida Gros	s Receipt Tax				\$1.10	
Electric Ser	vice Cost					\$43.89
Current &	fonth's Electric	Charges				\$43.89

**Total Current Month's Charges** 

Kilowatt-Hours Per Day (Average) NOV 2018 OCT AUG 5 JUL 5 JUN MAY APR MAR FEB **12** JAN DEC NOV 2017

**Tampa Electric Usage History** 

Multiplier 1

**Billing Period** 

### Spearem Enterprises, LLC

18865 State Rd. 54 Suite122 Lutz, FL 33558 (727) 237-2316 spearem.jmb@gmail.com

## INVOICE

#### **BILL TO**

Park Place CDD Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

**INVOICE #** 3704 **DATE** 12/27/2018 **DUE DATE 01/11/2019** TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 12-5-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
Labor 12-10-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
Labor 12-17-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
Labor 12-24-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap and toilet paper.	1	60.00	60.00
and tollot paper.	1		0.00
5) 20 BALA	NCE DUE	\$	\$240.00
Cor			



#### Dean's Electrical Service

15433 N. Florida Avenue Tampa, FL 33613 813-961-8406 deanselectric@outlook.com www.deans-electrical.com



## **INVOICE**

**BILL TO** 

Park Place C.D.D. 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

ACTIVITY Parts used	QTY 1	18.00	AMOUN' 18.00
See attached work ticket #23247 for details	0	05.00	170.00
Labor for electrician	2	85.00	170.00
Trip Charge	I	34.00	34.00

4913 BB 53914

COST OTY.								
$^{\dagger}$	1000	P. H.			800	00 81	Marie 1	147CZ ANI
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							SERVICE	MOTE VOICE OF VIEW
							a, Ft. 33613 406	Pas
							EC #13005522	The Corp.
							Hodeland der	- (RM
							STREET	813-440-7096
							CITY STATE	B
							JOB NAME/LOCATION	IOS PRORE
							ADDRESS	
							SCHEDULED DATE/TIME	
J							WORK TAKEN BY	ORDERED BY
A	C O com	1	7				1 A COUNTRIES OF COUNTRIES OF	OF MORES
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TECHNICAN		ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR	Forther Dry	nearl lot that on liter
5		020	92	<b>C</b> 6	\$85.00	170.00	Not an ovened though to	ole & found corroled & bas
)							the for the to	12th. and Tursting
							excess where his	Post Hot and Con
							vali damage.	EMAIL
			ĕ	CHARGES	ES	AMOUNT		AUTHORIZATION FOR SERVICE. The understood leaving warrants that has had right and extensity to enter this feet in the feet of the control of
		TOTALS	Dant P	PAIRTS		18.00	LABOR GUARANTEE. The lebor charges as recorded here as an initiative to the exportent serviced as noted, is a summind for a need of 30 deva.	agreement and accepts responsibility for any attempts frouted at the emission to though the send for a top of comp. If applicable, and the emission and constitute a top of comp. If applicable, the emission and constitute has been a sendentical and
			\$	LABOR		170.00		agreed But verso for any others of author arising out of the agreement suit to the the concept County, Further, and find the subsection and to community for the subsections, statements
PERMITS			□ CK S	SERVICE CALL		534 00		here and colonidary code. Late charges of TMM per merifican all perty de Merican.
					SUB TOTAL	)		Doc Cate 5838
			CREDIT (	CREDIT CARD CONVENIENCE	ICE PER 3%			Physical acoupt above as being selected and hereby and for the selected and the selected an
LABOR				TOTAL	NI NI	999, 00	DATE COMPLETED A 2 / X	
			_	15 II				

3471 Rackley Rd Brooksville, FL 34604

Date	Invoice #
1/17/2019	12986

Bill To
Park Place CDD c/o Meritus
2005 Pan Am Circle, Suite 120 Tampa, FL 33607

Ship To

11740 Caso Lago Lane
(Clubhouse address)
Westchase, FL

Ninety (90) day warranty of installed trees, plants, palms and sod.

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/17/2019			
Quantity		Des	cription		Price Each	Amount
	valve 10 and 17 wire tracking and zone repairs in the	that were stuck of I locating manifor at area	labor 2 techs x 4 hour on and needed replace olds and making some other parts and fitting	ng as well as e other minor	500.00	500.00
ank you for your bu	usiness.				Total	\$900.0
	usiness.  be applied to outsto	nding balance	e prior to current is		Total Payments/Credits	\$900.00 \$0.00

92

Millennium Lawn and Landscape Inc.

3471 Rackley Rd Brooksville, FL 34604

Date	Invoice #
1/22/2019	12997

Bill To

Park Place CDD c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

Ship To 11740 Caso Lago Lane (Clubhouse address) Westchase, FL

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/22/2019			
Quantity		Des	cription		Price Each	Amount
	wiretracking to 1 and 13as they we programmed in s	ocate valves and ere programmed	or 2 techs x 4 hours la l reprogramming of de incorrect as they had and repaired non work	ecoders #10 2 #10	400.00	400.0
	and solenoids	rol valve with m	anifold and pipe rebu	ild	250.00	250.0
	1 control soleno		amoid and pipe reod	ilu .	85.00	85.0
	2 pop ups and no			5 - 10 / W 10 F	46.00 0.00	46.0 0.0
				5   L	404	
				8		
ank you for your b	usiness.				Total	\$781.0

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

**Balance Due** \$781.00 3471 Rackley Rd

Brooksville, FL 34604

Date	Invoice #		
1/23/2019	13001		

**Invoice** 

Bill To Park Place CDD c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

Ship To 11740 Caso Lago Lane (Clubhouse address) Westchase, FL

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/23/2019			
Quantity		Des	cription		Price Each	Amount
	Behind homes of Remove two larg (flush cut) 4 Remove East Pa	ge cedars growin	\ \	Brian) & dispose	900.00	900.0
					Total	\$1,200.0
Payments will l	be applied to outsto	ınding balance	prior to current i	nvoices	Payments/Credits	\$0.0
J	4.4	9	•			

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

94

## Park Place Community Development District Summary of Operations and Maintenance Invoices

	Invoice/Account		Vendor	Monthly	
Vendor	Number	Amount	Total	Budget	Comments/Description
Monthly Contract					
OLM, Inc.	34117	500.00			Landscape Inspection - January
Yellowstone	244860	1,000.00			WM - Aquatic Service - January
Monthly Contract Sub-Total		\$ 1,500.00			
				1	
Variable Contract					
Variable Contract Sub-Total		\$ 0.00			
Utilities					
BOCC	1923999022 011519	\$ 80.89		\$ 145.83	WM - Reclaim Water Service - thru
					01/10/19
Tampa Electric	311000010091 120518	3,249.65			Electric Service - thru 11/26/18
Utilities Sub-Total		\$ 3,330.54			
Regular Services					
Regular Services Sub-Total		\$ 0.00			
Additional Services					
Domenico Fornaro	DF011519	149.35			WM - Reimburse for Towing - 01/15/19
Millennium Lawn and Landscape	12999	900.00			WM - Cut Down Palm & Dead Pine Tree -
Inc.					01/22/19
Additional Services Sub-Total		\$ 1,049.35			
TOTAL:		\$ 5,879.89			

Approved (with any necessary revisions noted):

## Park Place Community Development District Summary of Operations and Maintenance Invoices

	Invoice/Account		Vendor	Monthly	
Vendor	Number	Amount	Total	Budget	Comments/Description

Signature Printed Name

## Title (check one):

[] Chairman [] Vice Chairman [] Assistant Secretary

OLM, Inc.

975 Cobb Place Blvd. Suite 304 Kennesaw, GA 30144 Phone 770.420.0900



# **Invoice**

Date	Invoice #
1/7/2019	34117

Bill To
ARK PLACE CDD 005 Panam Circle
uite 120 ampa, FL 33607

P.O. No.	Terms	Due Date
	Net 30	2/6/2019

Description	Amount	
MONTHLY LANDSCAPE INSPECTION CONDUCTED AT PARK PLACE CDD ON 1/3/19 WOODS	BY PAUL	1,000.00
	in the second	sufficient
SBUCK STORY	50	
PLEASE INCLUDE INVOICE NUMBER ON YOUR CHECK	Total	\$1,000.00





## **Landscape Professionals**

Post Office Box 849 || Bunnell, FL 32110 Tel 386.437.6211 || Fax 386.586.1285

## **Invoice**

Invoice:
Invoice Date:

INV-0000244860 January 1, 2019

Bill To:

Park Place CDD c/o Meritus Communities 5680 W. Cypress Street Ste A Tampa, FL 33607

**Project Number:** 

10141056.102

Property Name:

PP Mandolin Estates Aq

Terms:

**NET 30** 

Account:

11811

PO Number:

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

**Invoice Due Date:** 

January 31, 2019

1,000.00

Invoice Amount:

\$1,000.00

Month of Service:

January 2019

Description Current Amount
Aquatic Service 1,000.00

Invoice Total

1280 1280 2200



ACCOUNT NUMBER **CUSTOMER NAME BILL DATE** DUE DATE

PARK PLACE CDD

1923999022

01/15/2019

02/05/2019



M-Page 1 of 2

#### **Summary of Account Charges**

Previous Balance \$81.02 Net Payments - Thank You (\$81.02)**Total Account Charges** \$80.89

**AMOUNT DUE** 

\$80.89

#### Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

This is your summary of charges. Detailed charges by premise are listed on the following page(s).



Make checks payable to: BOCC

**ACCOUNT NUMBER: 1923999022** 



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526 Internet Payments: HCFLGov.net/WaterBill Additional Information: HCFLGov.net/Water



## THANK YOU!

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PARK PLACE CDD 2005 PAN AM CIR STE 120 TAMPA FL 33607-2529

DUE DATE	02/05/2019
AMOUNT DUE	\$80.89
AMOUNT PAID	



Hillsborough County Florida

**CUSTOMER NAME** PARK PLACE CDD

**ACCOUNT NUMBER** 1923999022

**BILL DATE** 01/15/2019

**DUE DATE** 02/05/2019

Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
NUMBER	DATE	READ	DATE	READ	(IN GALLONS)	TYPE	DESCRIPTION
29599843	12/07/2018	336314	01/10/2019	340155	384100	ACTUAL	RECLAIM.

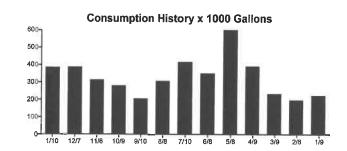
#### Service Address Charges

Reclaimed Water Charge

\$63.84

**Total Service Address Charges** 

\$63.84





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DI

PARK PLACE CDD

1923999022

UE DATE

01/15/2019

02/05/2019

Service Address: 11698 CITRUS PARK DR

M-Page 2 of 2

METER	PREVIOUS	PREVIOUS	PRESENT	PRESENT	CONSUMPTION	READ	METER
Number	DATE	READ	DATE	READ	(IN GALLONS)	TYPE	DESCRIPTION
29599847B	12/07/2018	47593	01/10/2019	48714	112100	ACTUAL	

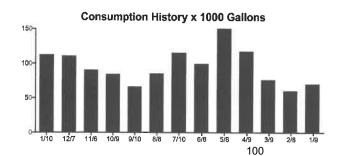
#### Service Address Charges

Reclaimed Water Charge

\$17.05

**Total Service Address Charges** 

\$17.05





peoplesgas.com tampaelectric.com



Statement Date: 12/05/18 Account: 311000010091

Current month's charges: \$3,885.28
Total amount due: \$3,885.28
Payment Due By: 12/19/18



PARK PLACE CDD C/O DISTRICT MANAGEMENT SVC 2005 PAN AM CIR, STE 120 TAMPA, FL 33607-2529



•



## More options for you.

Visit **tecoaccount.com** to view and pay your bill, manage your infimation and more, 24/7 from any device. #2249.69 476 159°

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



mail phone online pay agent

See reverse side for more information

Account: 311000010091

Current month's charges: \$3,885.28

Total amount due: \$3,885.28

Payment Due By: 12/19/18

Amount Enclosed

700500000686 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 12/19/18

MAIL PAYMENT TO TECO P.O. BOX 31318 TAMPA, FL 33631-3318

PARK PLACE CDD C/O DISTRICT MANAGEMENT SVC 2005 PAN AM CIR, STE 120 TAMPA, FL 33607-2529



## **Contact Information**

Residential Customer Care

813-223-0800 (Hillsborough County) 863-299-0800 (Polk County) 888-223-0800 (All other counties)

Commercial Customer Care 866-832-6249

Hearing Impaired/TTY 711

Natural Gas Outages 877-832-6747

**Power Outages** 877-588-1010

**Electric Energy-Saving Programs** 813-275-3909

Natural Gas Energy Conservation Rebates 877-832-6747 Mail Payments to TECO P.O. Box 31318 Tampa, FL 33631-3318

All Other Correspondence Peoples Gas/Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

#### Your payment options are:

- · Schedule free one-time or recurring payments at tampaelectric.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at a local payment agent. For a listing of authorized payment agents, visit **peoplesgas.com** or **tampaelectric.com** or call Customer Care at the number listed above.
- Pay by credit or debit card using KUBRA EZ-PAY at tampaelectric.com or call 866-689-6469.
   (A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas or Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Peoples Gas or Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and/or Tampa Electric and do so in a timely fashion. Peoples Gas and Tampa Electric are not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Por favor, visite peoplesgas.com o tampaelectric.com para ver esta información en español.



## **Billed Individual Accounts**



ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$28.21
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$947.19
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1638.05
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$258.86
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$228.72
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$342.97
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$190.33
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$35.85
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$31.68
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$56.78
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$50.86
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$31.89
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$43.89



tampaelectric.com

Account:

211007038386

Statement Date:

11/30/18

## Details of Charges - Service from 10/20/18 to 11/19/18

Service for: 11742 CITRUS PARK DR, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

DEC NOV 2017

Meter Number	Read Date	Current Reading	Previous =	Total Used	Multiplier Billing Period	Ė
H36020	11/19/18	23,963	23,883	80 kWh	1 31 Days	
Basic Service	de Charge			\$19.94	Tampa Electric Usage Histo	ry
Energy Cha	rge	8	80 kWh @ \$0.06311/kWh	\$5.05	Kilowatt-Hours Per Day	
Fuel Charge		8	80 kWh @\$0.03132/kWh	\$2.51	(Average)	
Florida Gros	ss Receipt Tax			\$0.71	NOV 2018 OCT 2	
Electric Ser	rvice Cost			\$28.2	SEP 2	
Current N	Month's Electric C	harges		\$28.21	AUG 2	
				ψ	JUN 2	
					MAY APR	
					MAR 2	



\$947.19





Account:

211015021994

Statement Date:

**Lighting Charges** 

11/30/18

## Details of Charges – Service from 10/20/18 to 11/16/18

Service for: NOELL PURCELL D&F, PH 1, TAMPA, FL 33625-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

1781 kWh @ \$0.03221/kWh \$57.37 Lighting Energy Charge 22 Fixtures \$305.58 Fixture & Maintenance Charge 22 Poles \$526.24 Lighting Pole / Wire 1781 kWh @ \$0.03095/kWh Lighting Fuel Charge \$55.12 Florida Gross Receipt Tax \$2.88

\$947.19 **Current Month's Electric Charges** 



tampaelectric.com

Account:

211015022109

Statement Date:

11/30/18

## Details of Charges - Service from 10/20/18 to 11/16/18

Service for: CITRUS PARK BL MARINET DR, TAMPA, FL 33625-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

Lighting Energy Charge	1712 kWh @	2 \$0.03221/kWh	\$55.14
Fixture & Maintenance Charge	43 Fixtures		\$602.16
Lighting Pole / Wire	43 Poles		\$924.99
Lighting Fuel Charge	1712 kWh (	@ \$0.03095/kWh	\$52.99
Florida Gross Receipt Tax			\$2.77

\$1,638.05 **Lighting Charges** 

**Current Month's Electric Charges** 

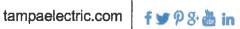
\$1,638.05



00000038-0000407-Page 9 of 20



## **ACCOUNT INVOICE**





Account:

211015022232

Statement Date:

11/30/18

## Details of Charges - Service from 10/20/18 to 11/16/18

Service for: MANDOLIN PHASE 2A, TAMPA, FL 33625-0000

Rate Schedule: Lighting Service

Lighting	Service	Items	LS-1	(Briaht	Choices'	for 28	days
----------	---------	-------	------	---------	----------	--------	------

Lighting Energy Charge	243 kWh @\$0.03221/kWh	\$7.83
Fixture & Maintenance Charge	7 Fixtures	\$92.41
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	243 kWh @\$0.03095/kWh	\$7.52
Florida Gross Receipt Tax		\$0.39
Lighting Charges		

**Current Month's Electric Charges** 

\$258.86

\$258.86





Account:

211015022349

Statement Date:

11/30/18

## Details of Charges - Service from 10/20/18 to 11/16/18

Service for: MANDOLIN PHASE 3, TAMPA, FL 33625-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

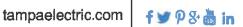
Lighting Energy Charge 264 kWh @\$0.03221/kWh \$8.50 Fixture & Maintenance Charge 6 Fixtures \$82.44 \$129.18 Lighting Pole / Wire 6 Poles Lighting Fuel Charge 264 kWh @\$0.03095/kWh \$8.17 Florida Gross Receipt Tax \$0.43

**Lighting Charges** \$228.72

**Current Month's Electric Charges** \$228.72



\$342.97





Account:

211015022463

Statement Date:

11/30/18

### Details of Charges - Service from 10/20/18 to 11/16/18

Service for: MANDOLIN PHASE 2B, TAMPA, FL 33625-0000 Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 28 days

336 kWh @\$0.03221/kWh \$10.82 Lighting Energy Charge Fixture & Maintenance Charge 9 Fixtures \$127,44 Lighting Pole / Wire 9 Poles \$193.77 336 kWh @ \$0.03095/kWh \$10.40 Lighting Fuel Charge Florida Gross Receipt Tax \$0.54

**Lighting Charges** 

\$342.97 **Current Month's Electric Charges** 



tampaelectric.com fy998 in

Account:

211015022745

Statement Date:

11/30/18

# Details of Charges - Service from 10/25/18 to 11/26/18

Service for: 14719 BRICK PL, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

MAR FEB JAN

Meter Number	Read Date	Current Reading	Previous = Reading	Total Used	Multiplier	Billing Period
91055	11/26/18	16,863	15,109	1,754 kWh	1	33 Days
Basic Service	ce Charge			\$19.94	Tampa Elec	tric Usage History
Energy Cha	irge	1,754	«Wh @ \$0.06311/kWh	\$110.69	Kilowatt-l	Hours Per Day
Fuel Charge	Э	1,754	«Wh @\$0.03132/kWh	\$54.94	(Averag	9)
Florida Gros	ss Receipt Tax			\$4.76	NOV 2018 OCT	53
Electric Se	rvice Cost			\$190.33	SEP	52 53
Current I	Month's Electric C	harges	_	\$190.33	AUG	36
					NUL YAM	60



tampaelectric.com



**Billing Period** 

33 Days



Account: Statement Date: 211015022836

11/30/18

# Details of Charges - Service from 10/25/18 to 11/26/18

Service for: 14729 CANOPY DR, TAMPA, FL 33626-3356

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	
G94769	11/26/18	12,343		12,184		159 kWh	
Basic Service	ce Charge					\$19.94	
Energy Cha	rge		159 kWh	@ \$0.06311/kW	h	\$10.03	
Fuel Charge	)		159 kWh	@ \$0.03132/kW	h	\$4.98	
Florida Gros	ss Receipt Tax					\$0.90	
Electric Sei	rvice Cost						\$35.85
Current N	Month's Electric (	Charges					\$35.85

(Average)

NOV 2018

SEP 4

AUG 4

JUL 3

JUN 4

MAY 4

APR 3

MAR 3

FEB 3

JAN 3

DEC 3

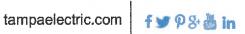
NOV 3

Tampa Electric Usage Histor: Kilowatt-Hours Per Day

Multiplier



Multiplier



Account:

211015022968

Statement Date:

11/30/18

## Details of Charges - Service from 10/25/18 to 11/26/18

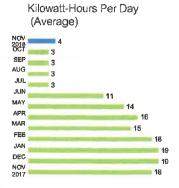
Service for: 14662 CANOPY DR, TAMPA, FL 33626-3348

Rate Schedule: General Service - Non Demand

Meter Location: Area Light

Meter Number	Read Date		Current Reading	•	Previous Reading	= Tot	al Used
G94748	11/26/18		39,340		39,224	1	16 kWh
Basic Service	ce Charge					\$19.9	4
Energy Cha	irge			116 kWh	@ \$0.06311/kWh	n \$7.3	2
Fuel Charge	e			116 kWh	@ \$0.03132/kWh	n \$3.6	3
Florida Gros	ss Receipt Tax					\$0.7	9
Electric Sea	rvice Cost						\$31.68
C	Mandala Elastolo	- Chaus				×	#04.C0

**Current Month's Electric Charges** \$31.68



**Tampa Electric Usage History** 

**Billing Period** 





**Billing Period** 

33 Days



Account: Statement Date: 211015023099

11/30/18

### Details of Charges – Service from 10/25/18 to 11/26/18

Service for: 11513 SPLENDID LN, TAMPA, FL 33626-3366

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total	<b>Used</b>
E90489	11/26/18	46,068		45,693		375 k	Wh
Basic Service	ce Charge					\$19.94	
Energy Cha	irge		375 kWh	@\$0.06311/	κWh	\$23.67	
Fuel Charge	e		375 kWh	@\$0.03132/	κWh	\$11.75	
Florida Gros	ss Receipt Tax					\$1.42	
Electric Se	rvice Cost						\$56.78
Current I	Month's Electric C	harges					\$56.78

Kilowatt-Hours Per Day (Average) NOV 2018 OCT **11** SEP 10 AUG 10 JUL **10** JUN MAY APR 18 MAR = 18 FER JAN DEC

**Tampa Electric Usage History** 

Multiplier 1



Multiplier 1

tampaelectric.com



Account:

211015023214

Statement Date:

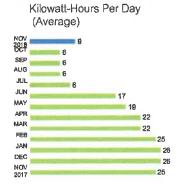
11/30/18

## Details of Charges - Service from 10/24/18 to 11/26/18

Service for: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

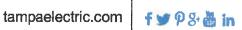
Meter Number	Read Date		Current Reading		Previous Reading	=	Total Used	
G49906	11/26/18		57,899		57,585		314 kWh	
Basic Service	ce Charge						\$19.94	
Energy Cha	rge			314 kWh	@ \$0.06311/kW	h	\$19.82	
Fuel Charge	9			314 kWh	@ \$0.03132/kW	h	\$9.83	
Florida Gros	ss Receipt Tax						\$1.27	
Electric Sea	rvice Cost							\$50.86
Current I	Month's Elect	ric Charge	s					\$50.86



**Tampa Electric Usage History** 

**Billing Period** 







Account: Statement Date: 211015023339

11/30/18

# Details of Charges - Service from 10/24/18 to 11/26/18

Service for: 11562 FOUNTAINHEAD DR, TAMPA, FL 33626-3321

Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading		Previous Reading	=	Total Used	
A62039	11/26/18	68,617		68,499		118 kWh	
Basic Service	Charge					\$19.94	
Energy Charg	je		118 kWh	@ \$0.06311/kW	'h	\$7.45	
Fuel Charge		•	118 kWh	@ \$0.03132/kW	'h	\$3.70	
Florida Gross	Receipt Tax					\$0.80	
Electric Serv	ice Cost					\$31.89	) S
Current Month's Electric Charges						\$31.89	į



Multiplier

**Billing Period** 



tampaelectric.com

Account:

211015023446

Statement Date:

11/30/18

### Details of Charges - Service from 10/24/18 to 11/26/18

Service for: 14572 COTSWOLDS DR, TAMPA, FL 33626-0000

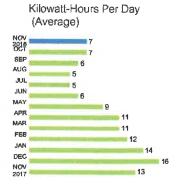
Rate Schedule: General Service - Non Demand

\$3,885.28

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	_	Previous Reading	=	Total Used	
A36635	11/26/18	49,776		49,534		242 kWh	
Basic Servi	ce Charge					\$19.94	
Energy Cha	irge		242 kWh	@ \$0.06311/k	(Wh	\$15.27	
Fuel Charge	9		242 kWh	@ \$0.03132/k	(Wh	\$7.58	
Florida Gros	ss Receipt Tax					\$1.10	
Electric Se	rvice Cost						\$43.89
Current I	Month's Electri	ic Charges				\$	43.89

**Total Current Month's Charges** 



**Tampa Electric Usage History** 

Multiplier 1

**Billing Period** 

## **DISTRICT CHECK REQUEST FORM**

**Today's Date** 

January 15, 2019

**District Name** 

Park Place CDD

**Check Amount** 

\$149.35

Payable:

**Domenico Fornaro** 

**Mailing Address** 

11329 Minaret Dr.

Tampa, FL 33626

Check Description reimburse for towing at Mandolin Estates

### **Special Instructions**

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

**Approved Signature** 

DM Fund G/L Object Cd CK# Date

A1 RECOVERY INC 381 ROBERTS RD SAINT PETERSBURG, FL 33 727-536-5600

# DEBIT SALE

REF#: 00000001

RRN: 114222831 Batch #: 039

17:28:31 04/14/19

APPR CODE 022817

Trace:

Chip DEBIT

THUOMA

\$149.35

# APPROVED

S DEBIT ADD: A0000000980840 TVR 80 80 04 80 00 TSR 68 00

THANK YOU

CANTHER CONT

CONDITION DISCOOD DEFAIR

ALL SALES FINAL NO REFUNDS NO RETURNS NO EXCEPTIONS

VEHICLE NO. OR ID NUMBER

covery, Inc. /20

14-46313

SIGNATURE

4677

TRUCKNO. 11 8

PHONE NO.

O BURNED POOR WRECKED STRIPPED

118

# **District Invoices**

From:

Gene Roberts

Sent:	Tuesday, January 15, 2019 12:01 PM
To:	District Invoices
Subject:	FW: Receipts
Attachments:	IMG_6171.jpg
Teresa,	
This is for a towing reimburseme	nt at Mandolin Estates.
From: Domenico Fornaro <dome< th=""><th></th></dome<>	
Sent: Tuesday, January 15, 2019	
To: Gene Roberts < gene.roberts ( Subject: Re: Receipts	witherituscorp.com
Subject. Ne. Neceipts	
Domenico Fornaro	
11329 Minaret Dr	
Tampa, FL 33626	
Thank you Gene.	
On Tue, Jan 15, 2019 at 11:57 AN	A Gene Roberts < gene.roberts@merituscorp.com > wrote:
Domenico,	
What is your address so we can	mail you a check?
From: Domenico Fornaro <dom< th=""><th>enico.fornaro14@gmail.com&gt;</th></dom<>	enico.fornaro14@gmail.com>
Sent: Tuesday, January 15, 2019	11:53 AM
To: Gene Roberts < gene.roberts	@merituscorp.com>
Subject: Receipts	
Gene please see attached.	
Please let me know if you have	e any questions.

Best,

Domenico

3471 Rackley Rd Brooksville, FL 34604

# **Invoice**

Date	Invoice #
1/22/2019	12999

Bill To

Park Place CDD
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Ship To

11740 Caso Lago Lane
(Clubhouse address)
Westchase, FL

Ninety (90) day warranty of installed trees, plants, palms and sod.

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
	Net 30		1/21/2019				
Quantity	Wild Land	Des	cription		Price Each	Amount	
	Cut down and ha dead pine tree (a	aul/dispose 1 lar	ge dead washingtonia le Mandolin Reserve)	) )	900.00	900.0	
					Total	\$900.0	
					Payments/Credits		

Payments will be applied to outstanding balance prior to current invoices

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

**Balance Due** 

\$900.00

# Park Place Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2019



Meritus Districts 2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607Phone (813) 873-7300 ~ Fax (813) 873-7070

# Park Place Community Development District

### **Balance Sheet**

As of 1/31/2019 (In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets							
Cash-Operating Account 2	1,661,774	0	0	0	0	0	1,661,774
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Due From Debt Service Fund	1,022	0	0	0	0	0	1,022
Investments - Reserve 2008 (7002)	0	18,966	0	0	0	0	18,966
Investments - Revenue 2008 (7004)	0	295,233	0	0	0	0	295,233
Investments - Redemption 2008 (7007)	0	0	0	0	0	0	0
Investments - Revenue 2014 (4001)	0	0	354,849	0	0	0	354,849
Investments - Reserve 2014 (4003)	0	0	82,341	0	0	0	82,341
Prepaid Items	0	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0	0
Deposits - Utilities	10,145	0	0	0	0	0	10,145
Land & Land Improvements	0	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	0	10,095,559	0	10,095,559
Ancillary Cost	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	686,969	686,969
Amount To Be Provided-Debt Service	0	0	0	0	0	4,963,031	4,963,031
Other	0	0	0	0	0	0	0
Total Assets	1,672,941	314,199	437,189	0	12,549,712	5,650,000	20,624,041
Liabilities							
Accounts Payable	2,111	0	0	0	0	0	2,111
Due To General Fund	0	0	1,022	0	0	0	1,022
Due To Debt Service Fund	0	0	0	0	0	0	0
Due to Developer	0	0	0	60	0	0	60
Accrued Expenses Payable	0	0	0	0	0	0	0
Refunding Bonds PayableSeries 2008	0	0	0	0	0	1,915,000	1,915,000
Revenue Bonds PayableSeries 2014	0	0	0	0	0	3,735,000	3,735,000
Other	0	0	0	0	0	0	0
Total Liabilities	2,111	0	1,022	60	0_	5,650,000	5,653,193
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	179,233	206,801	(60)	0	0	385,974
Fund Balance-Unreserved	1,181,419	0	0	0	0	0	1,181,419
Investment In General Fixed Assets	0	0	0	0	12,549,712	0	12,549,712123
Other	489,412	134,966	229,366	0	0	0	853,744

# Park Place Community Development District

### **Balance Sheet**

As of 1/31/2019 (In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Fund Equity & Other Credits	1,670,830_	314,199	436,167	(60)	12,549,712	0	14,970,849_
Total Liabilities & Fund Equity	1,672,941	314,199	437,189	0	12,549,712	5,650,000	20,624,041

001 - General Fund (In Whole Numbers)

Admin

Admin	Total Budget -	Current Period	Total Budget Variance -	Budget Percentage
	Original	Actual	Original	Remaining
Revenues				
Special Assessments - Service Charges - Admin				
O&M Assessments-Tax Roll	130,644	120,563	(10,082)	(8)%
Total Revenues	130,644	120,563	(10,082)	(8)%
Expenditures				
Legislative				
Supervisor Fees	12,000	1,800	10,200	85 %
Financial & Administrative				
Management Services	52,000	13,000	39,000	76 %
District Engineer	8,000	11,008	(3,008)	(38)%
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	7,250	4,663	2,587	36 %
Accounting Services	31,000	7,750	23,250	76 %
Auditing Services	5,000	0	5,000	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage and Resident Notices	750	11	739	98 %
Professional Liability Insurance	3,000	2,500	500	17 %
Legal Advertising	600	387	213	36 %
Bank Fees	400	0	400	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	419	0	419	100 %
Website Development & Maintenance	200	2,000	(1,800)	(900)%
Legal Counsel				
District Counsel	4,700	1,320	3,380	72 %
Other Physical Environment				
General Liability Insurance	0	8,526	(8,526)	0 %
District Permit Compliance	500	0	500	100 %
Parks & Recreation				
Security Patrol	2,000	0	2,000	100 %
Total Expenditures	130,644	53,139	77,505	59 %
Excess of Revenues Over (Under) Expenditures	0	67,423	67,423	0 %

001 - General Fund (In Whole Numbers) Windsor/Mandolin

Wildsof/Maldolli	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	215,224	198,615	(16,609)	(8)%
Total Revenues	215,224	198,615	(16,609)	(8)%
Expenditures				
Electric Utility Services				
Electric Utility Services	36,584	5,817	30,768	84 %
Water-Sewer Combination Services				
Water Utility Services	800	160	640	80 %
Other Physical Environment				
Storm Drain Maintenance	5,500	0	5,500	100 %
General Liability Insurance	9,400	0	9,400	100 %
Plant Replacement Program	13,000	605	12,395	95 %
Landscape Maintenance - Contract	69,400	12,670	56,730	82 %
Landscape Maintenance - Other	17,000	1,250	15,750	93 %
Aquatics Maintenance	12,000	3,000	9,000	75 %
Aquatics Maintenance - Other	3,000	0	3,000	100 %
Irrigation Maintenance	9,000	1,982	7,018	78 %
Entry & Walls Maintenance	1,500	0	1,500	100 %
Capital Improvements	13,540	0	13,540	100 %
Pressure Washing - Common Areas	2,000	5,295	(3,295)	(165)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	4,500	0	4,500	100 %
Sidewalk Maintenance	2,000	0	2,000	100 %
Decorative Light Maintenance	8,000	200	7,800	98 %
Holiday Decor	7,000	3,375	3,625	52 %
Parks & Recreation				
Off Duty Deputy Services	1,000	0	1,000	100 %
Total Expenditures	215,224	34,354	180,871	84 %

0

164,262

164,262

0 %

Excess of Revenues Over (Under) Expenditures

001 - General Fund (In Whole Numbers)

### Highland Park

	Total Budget -		Total Budget Variance -	Budget Percentage	
	Original	Actual	Original	Remaining	
Revenues					
Special Assessments - Service Charges - H/P					
O&M Assessments-Tax Roll	288,519	268,306	(20,212)	(7)%	
Total Revenues	288,519	268,306	(20,212)	(7)%	
	-				
Expenditures					
Electric Utility Services					
Electric Utility Services	8,500	853	7,647	90 %	
Water-Sewer Combination Services					
Water Utility Services	5,000	351	4,649	93 %	
Other Physical Environment					
Storm Drain Maintenance	10,000	0	10,000	100 %	
General Liability Insurance	5,000	0	5,000	100 %	
Plant Replacement Program	11,250	1,695	9,555	85 %	
Plant Replacement Program - Racetrack Road	9,077	450	8,627	95 %	
Landscape Maintenance - Other	0	1,946	(1,946)	0 %	
Aquatics Maintenance	26,205	5,051	21,154	81 %	
Landscape Maintenance - Highland Park Contract	84,446	14,730	69,716	83 %	
Landscape Maintenance - Racetrack Road Contract	15,946	0	15,946	100 %	
Irrigation Maintenance	19,375	3,083	16,292	84 %	
Entry & Walls Maintenance	1,875	0	1,875	100 %	
Miscellaneous Repairs & Maintenance	5,000	544	4,456	89 %	
Pressure Washing - Common Areas	4,890	4,526	364	7 %	
Roadway, Signage & Street Lights					
Pavement & Signage Repairs	2,000	8,505	(6,505)	(325)%	
Sidewalk Maintenance	2,063	0	2,063	100 %	
Street Light Maintenance	6,000	257	5,744	96 %	
Decorative Light Maintenance	2,000	4,275	(2,275)	(114)%	
Holiday Decor	15,000	4,688	10,313	69 %	
Parks & Recreation					
Off Duty Deputy Services	1,000	0	1,000	100 %	
Fountain Maintenance	750	338	413	55 %	
Park Facility Janitorial Maintenance Contracted	2,600	810	1,790	69 %	
Park Facility Maintenance and Improvement	1,000	158	843	84 %	
Reserves					
Transfer to Operating Reserve	29,042	0	29,042	100 %	
Transfer to Capital Reserves	20,500	0	20,500	100 %	
Total Expenditures	288,519	52,258	236,260	82 %	
Excess of Revenues Over (Under) Expenditures		216.048	216.048	0 %	
•			· · · · · · · · · · · · · · · · · · ·		

001 - General Fund (In Whole Numbers)

#### Mixed Use

Mixed Use	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	75,458	69,634	(5,823)	(8)%
Total Revenues	75,458	69,634	(5,823)	(8)%
Expenditures				
Electric Utility Services				
Electric Utility Services	1,800	285	1,515	84 %
Water-Sewer Combination Services				
Water Utility Services	1,425	117	1,308	92 %
Other Physical Environment				
Storm Drain Maintenance	1,352	0	1,352	100 %
General Liability Insurance	1,650	0	1,650	100 %
Plant Replacement Program	3,750	565	3,185	85 %
Plant Replacement Program - Racetrack Road	3,026	150	2,876	95 %
Landscape Maintenance - Other	4,000	232	3,768	94 %
Landscape Installation/Maintenance - Race Track Rd	3,000	0	3,000	100 %
Aquatics Maintenance	8,735	1,684	7,051	81 %
Landscape Maintenance - Highland Park Contract	20,232	4,910	15,322	76 %
Landscape Maintenance - Racetrack Road Contract	4,982	0	4,982	100 %
Irrigation Maintenance	6,125	1,028	5,097	83 %
Entry & Walls Maintenance	625	0	625	100 %
Miscellaneous Repairs & Maintenance	2,000	181	1,819	91 %
Pressure Washing - Common Areas	2,000	1,509	491	25 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,000	2,835	(1,835)	(184)%
Sidewalk Maintenance	688	0	688	100 %
Street Light Maintenance	2,000	86	1,915	96 %
Decorative Light Maintenance	650	1,425	(775)	(119)%
Holiday Decor	250	1,563	(1,313)	(525)%
Parks & Recreation				
Fountain Maintenance	250	113	138	55 %
Park Facility Janitorial Maintenance Contracted	960	270	690	72 %
Park Facility Maintenance and Improvement	650	53	598	92 %
Reserves				
Transfer to Capital Reserves	4,308	0	4,308	100 %
Total Expenditures	75,458	17,004	58,454	77 %
Excess of Revenues Over (Under) Expenditures	0	52,631	52,631	0 %

200 - Debt Service Fund - Series 2008 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	189,573	175,026	(14,547)	(8)%
Interest Earnings				
Interest Earnings	0	696	696	0 %
Total Revenues	189,573	175,722	(13,851)	(7)%
Expenditures				
Debt Service Payments				
Interest Payments	89,573	45,864	43,709	49 %
Principal Payments	100,000	0	100,000	100 %
Total Expenditures	189,573	45,864	143,709	76 %
Excess of Revenues Over (Under) Expenditures	0	129,857	129,857	0 %

201 - Debt Service Fund - Series 2014 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assesments-Tax Roll	329,363	303,945	(25,418)	(8)%
Interest Earnings				
Interest Earnings	0	760	760	0 %
Total Revenues	329,363	304,705	(24,658)	(7)%
Expenditures				
Debt Service Payments				
Interest Payments	164,363	84,038	80,326	49 %
Principal Payments	165,000	0	165,000	100 %
Total Expenditures	329,363	84,038	245,326	74 %
Excess of Revenues Over (Under) Expenditures	0	220,668	220,668	0 %

### Park Place Community Development District Reconcile Cash Accounts

### Summary

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 01/31/19 Reconciliation Date: 1/31/2019

Status: Locked

Bank Balance	1,661,774.07
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	1,661,774.07
Balance Per Books	1,661,774.07
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

### Park Place Community Development District Reconcile Cash Accounts

### Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019

Status: Locked

### Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
311000010091 100518	10/24/2018	service 08/22/18 - 09/24/18	0.00	TECO
311000010091 110518	11/26/2018	service 09/25/18 - 10/24/18	0.00	TECO
5302	12/6/2018	System Generated Check/Voucher	200.00	Andrea R. Jackson
5323	12/19/2018	System Generated Check/Voucher	200.00	Don Harrison Enterprises LLC
5325	1/1/2019	System Generated Check/Voucher	6,627.43	Meritus Districts
5326	1/3/2019	System Generated Check/Voucher	259.05	BOCC - Hillsborough County Water Resource Services
5327	1/3/2019	System Generated Check/Voucher	222.00	Dean's Electrical Service
5328	1/3/2019	System Generated Check/Voucher	3,060.00	Johnson Engineering, Inc.
5329	1/3/2019	System Generated Check/Voucher	240.00	Spearem Enterprises LLC
5330	1/3/2019	System Generated Check/Voucher	354.63	Straley Robin Vericker
5331	1/4/2019	Series 2008 FY19 Tax Dist ID 400	4,735.78	Park Place CDD
5332	1/4/2019	Series 2014 FY19 Tax Dist ID 400	8,224.05	Park Place CDD
311000010091 010719	1/7/2019	paid by ACH service 11/17/18 - 12/18/18	3,661.90	TECO
5333	1/10/2019	System Generated Check/Voucher	3,245.00	Yellowstone Landscape
5334	1/16/2019	System Generated Check/Voucher	149.35	Domenico Fornaro
5335	1/16/2019	System Generated Check/Voucher	9,358.33	Millennium Lawn and Lanscape Inc.
5336	1/24/2019	System Generated Check/Voucher	150.00	Bella Pool Service LLC
5337	1/24/2019	System Generated Check/Voucher	2,581.00	Millennium Lawn and Lanscape Inc.
5338	1/24/2019	System Generated Check/Voucher	1,000.00	OLM, Inc.
5339	1/24/2019	Series 2014 FY19 Tax Dist ID Dec Int	70.19	Park Place CDD
5340	1/24/2019	Series 2008 FY19 Tax Dist ID Dec Int	40.42	Park Place CDD
Cleared Checks/Vouch	ers		44,379.13	

### Park Place Community Development District Reconcile Cash Accounts

### Detail

Cash Account: 10100 Cash-Operating Account 2

Reconciliation ID: 01/31/19
Reconciliation Date: 1/31/2019

Status: Locked

### **Cleared Deposits**

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR332	1/3/2019	Tax Distribution - 01.03.19	30,739.93
	CR333	1/17/2019	Interest Distribution - 01.17.19	262.35
Cleared Deposits				31,002.28

# **Commercial Checking Acct Public Funds**

Account number: Image count: 18

■ January 1, 2019 - January 31, 2019 ■ Page 1 of 2



PARK PLACE CDD 5680 W CYPRESS ST STE A TAMPA FL 33607-1775

### Questions?

Call your Customer Service Officer or Client Services

1-800-AT WELLS (1-800-289-3557)

5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)

PO Box 63020

San Francisco, CA 94163

# **Account summary**

### Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$1,675,150.92	\$31,002.28	-\$44,379.13	\$1,661,774.07

### **Credits**

### Electronic deposits/bank credits

<b>Effective</b>	Posted			
date	date	Amount	Transaction detail	
	01/07	30,739.93	Hlls Tax Licens Dist ID400 DN022065 Park Place	
	01/17	262.35	Hlls Tax Licens Dist181230 DN022065 Park Place	
		\$31,002.28	Total electronic deposits/bank credits	
		\$31,002.28	Total credits	

#### **Debits**

#### Electronic debits/bank debits

		\$3,661.90	Total electronic debits/bank debits	
	01/24	3,661.90	Teco/People Gas Utilitybil 311000010091 Park Place Cdd	
date	date	Amount	Transaction detail	
<b>Effective</b>	Posted			

#### Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
5302	200.00	01/03	5328	3,060.00	01/08	5333	3,245.00	01/14
5323 *	200.00	01/02	5329	240.00	01/07	5334	149.35	01/22
5325 *	6,627.43	01/02	5330	354.63	01/08	5335	9,358.33	01/18
5326	259.05	01/09	5331	4,735.78	01/30	5336	150.00	01/28
5327	222.00	01/07	5332	8,224.05	01/30	5337	2,581.00	01/28

134



### Checks paid (continued)

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
5338	1,000.00	01/30	5339	70.19	01/30	5340	40.42	01/30

\$40,717.23 Total checks paid

\$44,379.13 Total debits

### Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
12/31	1,675,150.92	01/09	1,694,727.74	01/22	1,682,237.41
01/02	1,668,323.49	01/14	1,691,482.74	01/24	1,678,575.51
01/03	1,668,123.49	01/17	1,691,745.09	01/28	1,675,844.51
01/07	1,698,401.42	01/18	1,682,386.76	01/30	1,661,774.07
01/08	1 694 986 79				

Average daily ledger balance \$1,681,701.60

<sup>\*</sup> Gap in check sequence.

# **Action Item Template**

Date February 1, 2019
Distric Park Place

#	Action Item Description	Respon	Open	Date Due	Closed	Status	Comments
		sible	Date		Date		
1	Engineer Report	PC	Nov.	Feb Mtg.		done	Please see enclosed report from Phil.
2	Mandolin/Windsor Towing	ВН	Nov.	Feb Mtg.		open	Will discuss options at meeting.
4	Aquatics	ВН	October	Feb Mtg.		done	Please see reports. Vendor will attend meeting.
5	Reserve Study Update	ВН	January	Feb Mtg.		open	BH will go over at meeting.
6	Landscape	ВН	January	Feb Mtg.		done	Please see OLM inspection report in book.
7	Gates	ВН	January	Feb Mtg.		open	District takes over 100%-2/28
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9							



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A	TV			(1'-2	1		(	SLIGHT			
	TAT			8. 4	,			HEAVY			
			(		6	7		ERONS	(Tu	RTLES	
				LIGATOR	1	DOTS	7	X.			
				MHINGA		MURANT		IBIS		5 TORK	
FISH AND WILDLIFE	UBSER	EVATIONS	X	BASS		SRETS		SPREY		THER	
		BREAM		LINULE		OTTER		N/A			
				ATFISH	GAI	MBUSIA	) 5	NAKES		1	
	(	ARROWHE	AB	GOT	DGRASS	(	PICKEREL	WEED			
				BACOP		( 9	SANNA		SOFT R	USH)	
WETLAND HABITAT OBSERVATIONS				BLUEFE	1 XX			SPIKERUSH			
			(	BULRUSH		H MAIDENCANE		OTHER			
						1	NAIAD		N/A 142		
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CUSTOMER	/			INVOICE							
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DATE	TIME		WEAT						PAGE_		
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ALGAE	V	//	~	V	V						
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SUBMERSED AQUATICS		-									
FLOATING WEEDS			~			water and the state of the stat					
BLUE DYE											
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SPOT TREATMENT PHYSICAL REMOVAL											
OTHER											
DAYS OF RESTRICTION	ch	05	0	()	(5)						
COMMENTS	<b>V</b>										
	Digne treatures mostly plankton, warm weather will bring on blooms thru the rest of the worth. Duck were sond lillies										
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Follow UP VISIT:	)			Noti	REQUIRE	D		MAY	REQUIRE		
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			(	CATFISH	GA	MBUSIA		SNAKES			
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				BACOP	7		CANNA		(SOFT-		
WETLAND HABITA	T OBSER	RVATIONS		BLUE FL		(	LILY		SPIKE	RUSH	
		BULRUS				ER					
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	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE	
ALGAE											
GRASS & BRUSH											
SUBMERSED AQUATICS		•									
FLOATING WEEDS											
BLUE DYE											
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WETLAND WEEDS											
SPOT TREATMENT										100	
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FOLLOW UP VISIT:	W.			Not I	SEÖNIB	ED		MAY F	SEÖNIKE		
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	TV)			11.5				SLIGHT			
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FISH AND WILDLIF	E OBSER	RVATIONS	6	BASS		EGRETS		SPREY		THER	
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(ARROWHEAD) CORDGRASS PICKERELWEED											
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WETLAND HABITA	WETLAND HABITAT OBSERVATIONS					7	LILY		SPIKE	HEH	
		BLUE FLAG  BULRUSH M.			MAIDENCANE OTHER			ER			
	CHARA NAIAD				N/A						
							144				



## PARK PLACE CDD

LANDSCAPE INSPECTION February 7, 2019

ATTENDING:
GENE ROBERTS – MERITUS
JAMES SLAYTON – MILLENNIUM
NATALIE SPEARS – MILLENNIUM
RENE POLANCO – MILLENNIUM
VINNY AIELLO – MILLENNIUM
PAUL WOODS – OLM, INC.

**SCORE: 91%** 

NEXT INSPECTION MARCH 7<sup>TH</sup>, 2019 AT 1:00 PM

### CATEGORY I: MAINTENANCE CARRYOVER ITEMS 01/03/19

### **COMMONS**

- 14. Perfect Place island: Control bed weeds including palm sprouts.
- 19. Lake Dagny entrance: Control crack weeds in the brick work.

#### RACE TRACK ROAD

23. Rejuvenate prune the Muhly Grass once it completes its bloom cycle. Use "Haystack" pruning form.

### WINDSOR PLACE

32. Along the Mandolin Estates frontage: Control Dollarweed throughout the irrigated turf stands.

### **CATEGORY II: MAINTENANCE ITEMS**

- 1. Across from Clubhouse: Control Broadleaf turf weeds in the finger islands.
- 2. Improve fertility in turf stands.

#### FOUNTAIN HEAD PARK

- 3. Avoid heavy shear pruning on the Ligustrum Privets, allowing the canopies to naturalize. I recommend using canopy reductions to flush new growth and maintaining an open / clear trunk appearance.
- 4. The contractor is reminded to rake down Spanish Moss up to 15 feet in the street and park trees.
- 5. Schedule and complete tree, shrub, and palm fertilization prior to the March inspection.

### SPLENDID PARK

6. Control bed weeds throughout the Juniper plantings.

7. Control crack weeds throughout the brick pavers.

### **BOURNEMOUTH**

- 8. Adjacent to 14753 Bournemouth: Remove the Pothos Vine in front of the wood lot.
- 9. North East corner of the property: Remove the disposed Christmas tree in the wood line.
- 10. Detail the pond shores of litter and debris weekly.
- 11. Rake down fire ant mounds.
- 12. Strike the dead material throughout the lake.
- 13. Lake Dafne: Control Broadleaf turf weeds in the mixed turf stands.

### **COACH HOMES**

- 14. Throughout the Pineapple island at the Coach Homes entrance: Redistribute bed mulch.
- 15. Detail spanish moss from entrance trees up to 15'-0".

### RACE TRACK ROAD

- 16. Mobley / Lake Patience intersection: Confirm completion of work prior to invoicing along the boardwalk.
- 17. Throughout the center median island: Complete rejuvenational pruning of the ornamental grasses.
- 18. In the center median islands: Create a rounded outside edge on the Oleanders and reduced the overall height of the plant to 2 to 3 feet.

### WINDMILL POINT

- 19. Along the Country Way frontage and irrigated turf stands: Control turf weeds.
- 20. Monitor the overhang on the sidewalks where he Southern Red Cedars are overgrown.

### MANDOLIN RESERVE

- 21. Entrance: Replace the pine bark nugget with pine fins in the seasonal color bed.
- 22. Control bed weeds throughout the cul-de-sac plantings.
- 23. Define tree wells with metal blade edgers, maintaining crisp uniform soft edges.

### **CATEGORY III: IMPROVEMENTS - PRICING**

1. Fountainhead Park: Provide a price to reduce the unused mulched beds and installing St. Augustine turf.

2. Across the south perimeter of Bournemouth: Provide a price to level the mulch, removing excessive mulch at the crowns of the plants.

### **CATEGORY IV: NOTES TO OWNER**

1. During today's inspection we discussed rejuvenational pruning of Oleanders. The goal and object is to create a flowering plant that is full. The current vase shape pruning is resulting in a thinned base with few flowers.

### **CATEGORY V: NOTES TO CONTRACTOR**

- 1. Confirm the seasonal color installation confirm to the standards and specification.
- 2. Coordinate turning off irrigation to Community Park events.
- 3. During today's inspection we discussed a more detailed written update of findings, delays, and a complete audit / estimate to resolve the wiring and valve issues.
- 4. Identify and turf and irrigation damage resulted in the roadway construction.

### PGW:kn

cc: Brian Howell <u>Brian.howell@merituscorp.com</u> Gene Roberts <u>gene.roberts@merituscorp.com</u> James Slayton <u>millenniumlawnla@bellsouth.net</u>

# PARK PLACE CDD

# MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		Complete in Feb
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	2	Post emerg (dollarweed)/oxalis
TURF INSECT/DISEASE CONTROL	10	3	Fire ants
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	3	Crack/bed weeds
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	2	Avoid shear pruning Lig privet
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15	2	Complete audit/adjust seasonal. Volumes
CARRYOVERS	5		14 19 24 32

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10	2	Pine fines not nugget
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date 2-7-19 Score: 91.0 Performance Payment<sup>TM</sup> % 100

Contractor Signature:

Property Representative Signature:

975 Cobb Place Blvd., Suite 304, Kennesaw, GA 30144 Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com



# Meritus

# MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park				
Date: 2/13/19				
	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	Some debris needs to be cleaned.
INVASIVE MATERIAL (FLOATING)	20	15	-5	The warmer weather has started to cause some algae outb
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Torpedo grass/cattails
FOUNTAINS/AERATORS	20	20	0	Ok
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	OK
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	OK
RESTROOMS	6	6	0	OK
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	
CLEANLINESS	25	25	0	
GENERAL CONDITION	25	25	0	Look Good



# Meritus

# MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site:	Highland Park				
Date:	2/13/19				
		MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH I	MPACT LANDSCAPING				
	ENTRANCE MONUMENT	40	40	0	
	RECREATIONAL AREAS	30	25	-5	Millennium to submit proposal to upgrade landscape at play
	SUBDIVISION MONUMENTS	30	25	-5	Dagny Court median - carry over
HARDS	SCAPE ELEMENTS				
	WALLS/FENCING	15	15	0	
	SIDEWALKS	30	30	0	
	SPECIALTY MONUMENTS	15	15	0	
	STREETS	25	20	-5	The ally's will be re-paved this Spring. Speed bumps are con
	PARKING LOTS	15	15	0	
LIGHT	ING ELEMENTS				
	STREET LIGHTING	33	33	0	Good
	LANDSCAPE UP LIGHTING	22	22	0	Good
	MONUMENT LIGHTING	30	30	0	Good
	AMENITY CENTER LIGHTING	15	15	0	N/A
GATES	3				
	ACCESS CONTROL PAD	25	25		N/A
	OPERATING SYSTEM	25	25		N/A
	GATE MOTORS	25	25		N/A
	GATES	25	25		N/A
	SCORE	700	672	-28	96%
	Managara Olara - Arres				
	Manager's Signature:	Gene Roberts			
	Supervisor's Signature:				

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# **MERITUS**

REASON FOR DEDUCTION
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gae needs to be treated.
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# **MERITUS**

		MILIKI		
MONT	HLY MAINTEI	NANCE II	<b>NSPECTIO</b>	N GRADESHEET
Site: Mandolin (all areas)				
Date: Wednesday, February 13, 2019				
	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good condition
RECREATIONAL AREAS	30	30	0	Good condition
SUBDIVISION MONUMENTS	30	25	0	Some dead plants at the Reserve gate need to be replace
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good condition
SIDEWALKS	30	25	-5	Sidewalks at Reserve entrance need pressure washing
SPECIALTY MONUMENTS	15	15	0	Overall Ok
STREETS	25	25	0	Overall Ok
PARKING LOTS	15	15	0	Not applicable
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	OK
LANDSCAPE UP LIGHTING	22	22	0	OK
MONUMENT LIGHTING	30	30	0	ОК
AMENITY CENTER LIGHTING	15	15	0	Not applicable
GATES				
ACCESS CONTROL PAD	25	25	0	Working fine
OPERATING SYSTEM	25	25	0	Good
GATE MOTORS	25	25	0	Good
GATES	25	25	0	Good
SCORE	700	675	-25	96%
Manager's Signature:	Gene Roberts		2/13/2019	