

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 19, 2022**

**PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Wednesday, JANUARY 19, 2022

11:00 a.m

The Lake House

Located at 11740 Casa Lago Lane, Tampa, FL 33626

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	David Levy Cathy Kinser-Powell Doris H Cockerell Andrea Jackson 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 regular meeting will begin **11:00 a.m.** Following with 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) 873-7300 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) 873-7300, 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

Dear Board Members:

The Regular Meeting of the Park Place Community Development District will be held on **January 19, 2022 at 11:00 a.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748#

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. VENDOR/STAFF REPORTS

A. District Engineer Tab 01

- i. Work Auth 22-001 - Water Management System Report
- ii. Highland Park / Splendid Lane Alley Curb Addition
- iii. Mandolin Sidewalk Repair Quotes
- iv. Repaving – Additional Curb/Work in Mandolin Estates

B. District Counsel

4. BUSINESS ITEMS

A. Discussion on Capital Improvements.....Tab 02

B. Discussion on Fountain Proposals.....Tab 03

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Continued Regular Meeting Minutes November 30, 2021..... Tab 04

B. Consideration of Operations and Maintenance Expenditures (Admin) November 2021 Under Separate Cover

C. Consideration of Operations and Maintenance Expenditures (HP) November 2021 Under Separate Cover

D. Consideration of Operations and Maintenance Expenditures (W/M) November 2021... Under Separate Cover

E. Consideration of Operations and Maintenance Expenditures (Admin) December 2021 Under Separate Cover

F. Consideration of Operations and Maintenance Expenditures (HP) December 2021 Under Separate Cover

G. Consideration of Operations and Maintenance Expenditures (W/M) December 2021... Under Separate Cover

H. Review of Financials Statements Month Ending December 31,2021 Under Separate Cover

6. MANAGEMENT REPORTS

A. District Manager.....Tab 05

i. Community Inspection Report

ii. Fountain 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) 873-7300.

Sincerely,
Brian Howell
District Manager



Work Authorization
January 4, 2022

Park Place Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Subject: **Work Authorization Number 22-001
Water Management System Report
Park Place Community Development District**

Dear Chairman, Board of Supervisors:

Johnson Engineering, Inc. ("Engineer") is pleased to submit this work authorization to prepare a Water Management System Report for the Park Place Community Development District ("District"). We will provide these services pursuant to our current agreement dated August 16, 2018 ("Engineering Agreement") as follows:

I. Background

The Florida Legislature passed House Bill 53 related to public infrastructure. A portion of it is shown below relating to stormwater and the requirement to create a 20-year needs analysis. Park Place CDD is one of the special districts mentioned in Section (1) below.

403.9302 Stormwater management projections.

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

- (e) The estimated remaining useful life of each facility or its major components.*
- (f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.*
- (g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.*
- (4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.*
- (5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.*
- (6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.*

II. Scope of Work

The District will engage the services of the Engineer to perform general engineering services as follows:

Task 1 - Analysis

The Engineer will assist the District with the analysis required in 403.9302, Florida Statutes, Section (3) as requested by the Office of Economic and Demographic Research (EDR). Information will be collected by the Engineer from its own records and publicly available sources. Analysis of system components will be presented in a narrative and use tables and exhibits as necessary to convey the information in an effective manner. A typical lifespan will be created for each asset along with the existing age and remaining lifespan. Replacement/retrofit costs will be developed for each asset acknowledging that actual asset life will vary from the typical. Revenue determinations (past, present, and future) will require assistance from the District Manager or designee.

Task 2 - Report

The Engineer will compile the narrative, graphs, and tables from Task 1 and populate the spreadsheets created by EDR to be sent to Hillsborough County. Hillsborough County will be responsible to compile this report with others and their own information and transmit it to the EDR.

III. Fees

Park Place Community Development District will compensate Johnson Engineering, Inc. on a lump sum basis as follows:

Task 1 – Analysis	\$ 3,800.00
Task 2 – Report	<u>\$ 1,710.00</u>
Total Compensation	\$ 5,510.00

This proposal, together with the Engineering Agreement, represents the entire understanding between the Park Place Community Development District and Johnson Engineering, Inc., with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Johnson Engineering, Inc. We look forward to helping you create a quality project.

Sincerely,
JOHNSON ENGINEERING, INC.



Phil Chang, P.E.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Park Place Community Development District

Date: _____



TO: **Brian Howell**
Park Place CDD District Manager

FROM: **Phil Chang, P.E.**
Park Place CDD District Engineer

DATE: **January 7, 2022**

RE: **Highland Park / Splendid Lane
Alley Curb Addition**

At a previous monthly CDD meeting, the Board requested that I obtain a quote from the paving contractor, Parking Lot Services, to add a 6-inch-tall vertical concrete curb to the alley behind Splendid Lane as indicated in the aerial below.



The proposed curb in the alley at locations A & B would generally look as shown graphically in the sketch to the right. It is essentially a continuation of the curb that was previously installed a few years ago.



MEMO TO: Brian Howell, Park Place CDD District Manager
DATE: January 7, 2022
PAGE: 2 of 2

The purpose of the curb is to deter vehicles from driving onto the grass next to the alley pavement which has been reportedly a common occurrence. It will not stop all vehicles but is likely to reduce the frequency of it.

Parking Lot Services provided us with a quote of \$10,333.00 for 275 linear feet of concrete curb (as attached). This cost is reasonable.

At this time, we request direction from the Board on whether it wishes to proceed with the construction of this curb work which would be done independently of the repaving work already approved.



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

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

Proposal Submitted To
#384546
Mr. Phil Change
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

January 6, 2022
(813) 751-2656
Park Place CDD – Highland Park
14685 Canopy 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.

PARK PLACE TRENCH CURBING

- 1) Secure job site.
- 2) Saw cut damaged curb or asphalt as needed and haul from site.
- 3) Furnish and install 275 linear feet of 18" trench curb, 12" below surface and 6 "above surface.
- 4) New concrete 3000 PSI with saw cut joints every 10'.
- 5) Clean-up job site.

TRENCH CURB TOTAL\$10,333.00

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Page 1 of 5

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 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.

Authorized Signature Jason Lambert / cell (813) 344-6431

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 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 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal

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PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization.
- Price does not include PERMIT fees, unless explicitly stated. If permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

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Page 2 of 5

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Authorized Signature Jason Lambert / cell (813) 344-6431

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Johnson Engineering Inc.
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Lutz, FL 33558

January 6, 2022
(813) 751-2656
Park Place CDD – Highland Park
14685 Canopy Drive
Tampa, FL 33626

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.

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Page 3 of 5

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(813) 751-2656
Park Place CDD – Highland Park
14685 Canopy Drive
Tampa, FL 33626

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 do not cut the grass on the days that work is being performed. Also, do not water surrounding areas 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.

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PAYMENT TERMS

PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT

**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
(If special verbiage required please provide a sample COI)
- ☐ Request pictures for invoicing, if needed
- ☐ Please provide AP Contact name, phone number, and email:

** Scheduling can be activated upon receipt of a signed copy of the proposal.*



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Page 5 of 5

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TO: **Brian Howell**
Park Place CDD District Manager
FROM: **Phil Chang, P.E.**
Park Place CDD District Engineer

DATE: **January 10, 2022**
RE: **Mandolin Sidewalk Repair Quotes**

As requested by the Board, we requested quotes from four contractors to replace sidewalks in Mandolin Estates and Mandolin Reserves (see attached list). Three of the four contractors declined to bid.

Parking Lot Services was the sole contractor to submit a quote in the amount of \$42,007.00 (see attached quote).

If the Board wishes to proceed, it is recommended that Parking Lot Services be selected to undertake the work since they have the capability and since they provided the sole quote. Parking Lot Services was the contractor who completed the previous sidewalk repairs in Mandolin Estates and Mandolin Reserves.

Park Place CDD - Mandolin Reserve & Estates Depressed Sidewalk Locations
Tampa, FL 33626
7/7/2021

NOTE: Panel quantities are approximate. Contractor to verify number of panels requiring lifting to eliminate standing water prior to submitting quote.

Mandolin Reserve		
Street / Address #	Location Description	# Panels
Cavalier Place		
11208	Between 11208 & 11210	3
Greensleeve Avenue		
11637		4
11630		3
11636		3
11627		3
11625		2
11606		2
Blacksmith Drive		
11247	Between 11247 & 11249	3
11238		3
11241		3
11227	Between 11227 & 11229	3
11217		1
11205		5
11201	On Greensleeve Ave side of house	5
Whiterook Court		
11613		2
11616		2
Mandolin Reserve Subtotal		47

Mandolin Estates		
Street / Address #	Description	# Panels
Gothic Lane		
11701		1
11703		4
11711		3
Minaret Drive		
11309		3
11311		3
11313		2
11317		5
11323		4
11327		5
11329		4
11405		6

Street / Address #	Description	# Panels
Renaissance View Court		
11673	On Minaret Drive side of house	4
11659		1
11657		2
11655		5
11633		2
11623		2
11611		5
11607		6
11606		3
11612		2
11630		3
11642		2
11644		2
11648		2
11654		3
11658		5
11670		5
Mandolin Estates Subtotal		94
Total - Both "Mandolins"		141



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

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Proposal Submitted To
#382994
Mr. Phil Change
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

August 5, 2021
(813) 751-2656
Park Place CDD – Mandolin Estates
11208 Cavalier Place
Lutz, 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.

CONCRETE SIDEWALK DRAINAGE REPAIR

- 1) Secure jobsite.
- 2) Saw-cut and demo damaged concrete in 45 areas approximately 3,550 square feet.
- 3) Haul debris from site.
- 4) Level up area for proper drainage.
- 5) Compact sub-base.
- 6) Furnish and install 4" of 3000 PSI concrete with commercial fiber to 45 areas approximately 3,550 square feet.
- 7) Finish to a broom-like finish.
- 8) Clean up jobsite.

CONCRETE SIDEWALK DRAINAGE REPAIR\$42,007.00()

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Authorized Signature Jason Lambert / cell (813) 344-6431

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Signature: _____

Signature: _____



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August 5, 2021

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PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

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Authorized Signature Jason Lambert / cell (813) 344-6431

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Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6900
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To
#382994
Mr. Phil Change
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

August 5, 2021
(813) 751-2656
Park Place CDD – Mandolin Estates
11208 Cavalier Place
Lutz, FL 33626

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

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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 do not cut the grass on the days that work is being performed. Also, do not water surrounding areas 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.

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PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT

**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
(If special verbiage required please provide a sample COI)
- ☐ Request pictures for invoicing, if needed
- ☐ Please provide AP Contact name, phone number, and email:

** Scheduling can be activated upon receipt of a signed copy of the proposal.*



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TO: **Brian Howell**
Park Place CDD District Manager

FROM: **Phil Chang, P.E.**
Park Place CDD District Engineer

DATE: **January 7, 2022**

RE: **Repaving – Additional Curb/Work
in Mandolin Estates**

As you are aware, the Board previously approved Parking Lot Services to undertake the repaving within the District. I met with the vendor in early January to discuss some areas of poor drainage inside the gate at Mandolin Estates.

Primarily, the issue with these areas relate to the concrete curb which has either settled or has been uplifted by tree roots causing ponding within the roadway. This ponding has also affected the roadway base which needs replacing as a result. An example of one of the locations is provided below.



MEMO TO: Brian Howell, Park Place CDD District Manager
DATE: January 7, 2022
PAGE: 2 of 2

There are six (6) locations with ponding conditions that we identified around the lake just inside the Mandolin Estates gate as indicated in this aerial below:



There is also damaged curb at the intersection of Minaret Drive and Renaissance View Court that is proposed to be replaced as part of this additional work (see photo to right).

Parking Lot Services has provided a quote to address these drainage/ponding areas in the amount of \$15,825.00. The effort includes roadway base and curb replacement (asphalt replacement is already covered under the original contract).

In our opinion, this is a reasonable cost to repair the seven locations and the work will be done as part of the same mobilization as the repaving work. We request the Board to approve the quote to complete this additional work.





Proposal
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GO GREEN WITH PLS!

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#384546
Mr. Phil Change
Johnson Engineering Inc.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

January 7, 2022
(813) 751-2656
Park Place CDD – Repaving
11338 Minaret 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.

COMBINATION CURB & GUTTER REMOVAL & REPLACEMENT

- 1) Saw cut and remove approximately 210 linear feet of concrete curb and gutter.
- 2) Remove any roots causing upwelling for proper drainage.
- 3) Check and repair base as needed; compact to except new asphalt.
- 3) Furnish and install 210 linear feet of new concrete curb and gutter 12' wide. New concrete to be 3000 PSI filled with fiber mesh for reinforcement.

OVERALL TOTAL\$15,825.00

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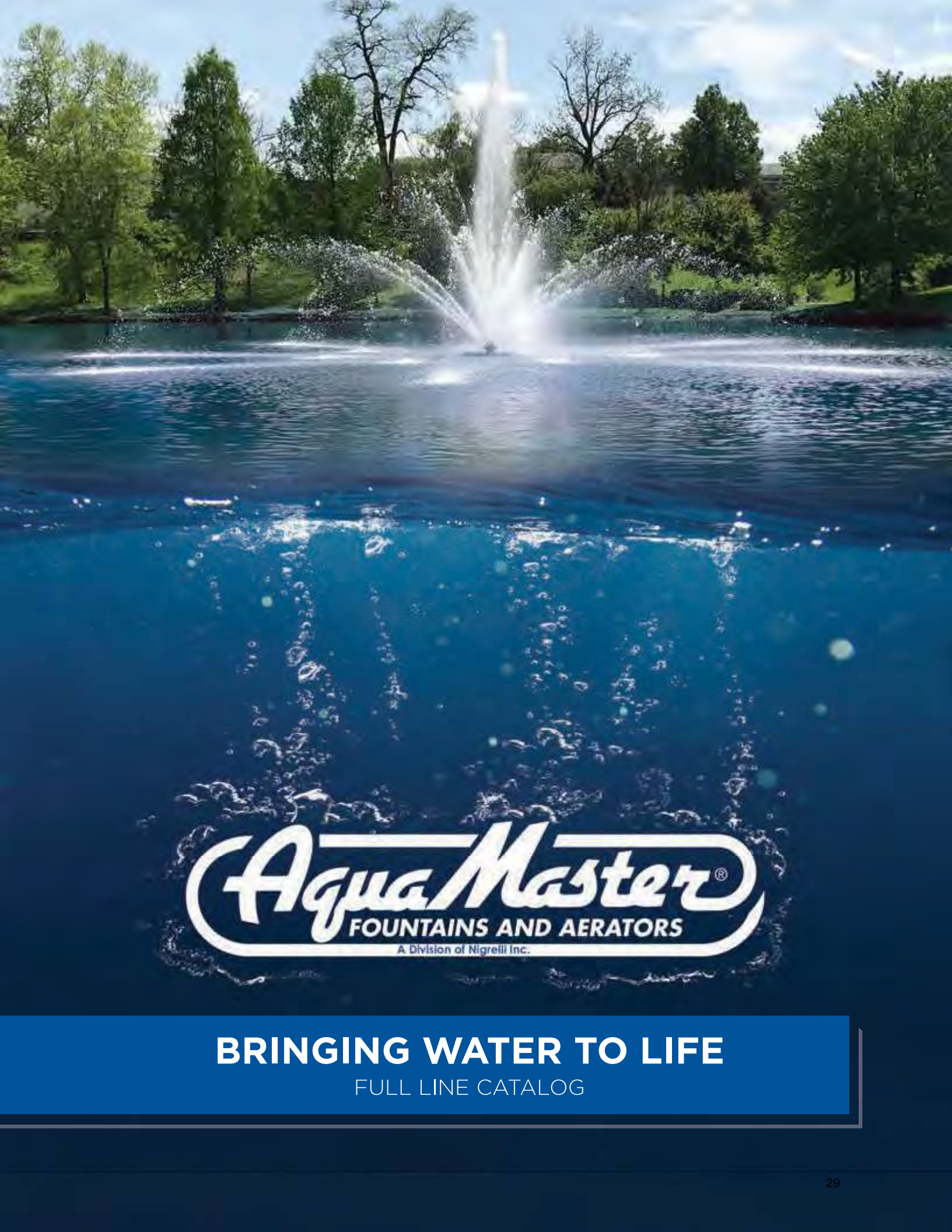
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BRINGING WATER TO LIFE

FULL LINE CATALOG



BRINGING WATER TO LIFE

Awareness of water quality management has never been higher. In our environmentally conscious world, today's successful aquatic managers are making aeration equipment the foundation of their aquatic management programs. Their goal is to increase the dissolved oxygen level, which stimulates the natural clean up process, resulting in an aesthetically pleasing, healthy body of water.

Aeration is a natural, environmentally-safe and highly effective water quality management tool. It addresses a wide range of water quality problems, including algae build-up, aquatic weeds, bottom sludge, foul odors, insect infestation, and stagnation in lakes and ponds.

AquaMaster® products are available in both 60 and 50 Hz, from ½ to 25 HP, in whatever voltage you require. With thousands of successful projects around the world, we know you'll be pleased with your AquaMaster® Fountains and/or Aerators product's performance. Our Commitment to Excellence in designing, building and delivering Superior Aquatic Management Systems is the key to your success.

Choose the Industry Leader for quality and dependable Fountains and Aerators for all your aquatic requirements.

"Commitment to Excellence"

Our Mission

At AquaMaster® Fountains and Aerators, we design and build the highest quality equipment for the care and improvement of aquatic environments. We are committed to providing the highest level of service and assistance to our customers. We are equally committed to our employees to whom we will provide an environment where they will have the maximum opportunity to grow and to prosper.

PERFORMANCE



All AquaMaster® products are built to exacting standards. Tested, listed and/or certified in house by the following independent agencies: Underwriters Laboratories (UL and cUL), CE, St. Anthony Falls Laboratory at the University of Minnesota.



WORLDWIDE SALES & DISTRIBUTION NETWORK

Authorized factory trained sales and service distributors to provide support.



EXPEDIENT PRODUCTION LEAD TIMES

½ HP Masters Decorative Series: 3 - 5 days
1 – 5½ HP: 4 - 6 days
7.5 – 25 HP: 10 - 14 days
Fixed Base Water Features: 10 - 14 days
Horizontal Masters Series: 5 - 7 days
AquaAir Ultra: 2 - 3 days
Solar AAU: 10 - 14 days
Custom Orders: TBD



EASE OF INSTALLATION

All products are designed with superior installation features requiring minimum assembly.



COMPETITIVELY PRICED

Highest quality design, fabrication, performance, and support for your dollar.



FACTORY SUPPORT

Committed staff to assist in sales, service, installation, engineering, marketing, and any other areas of need.

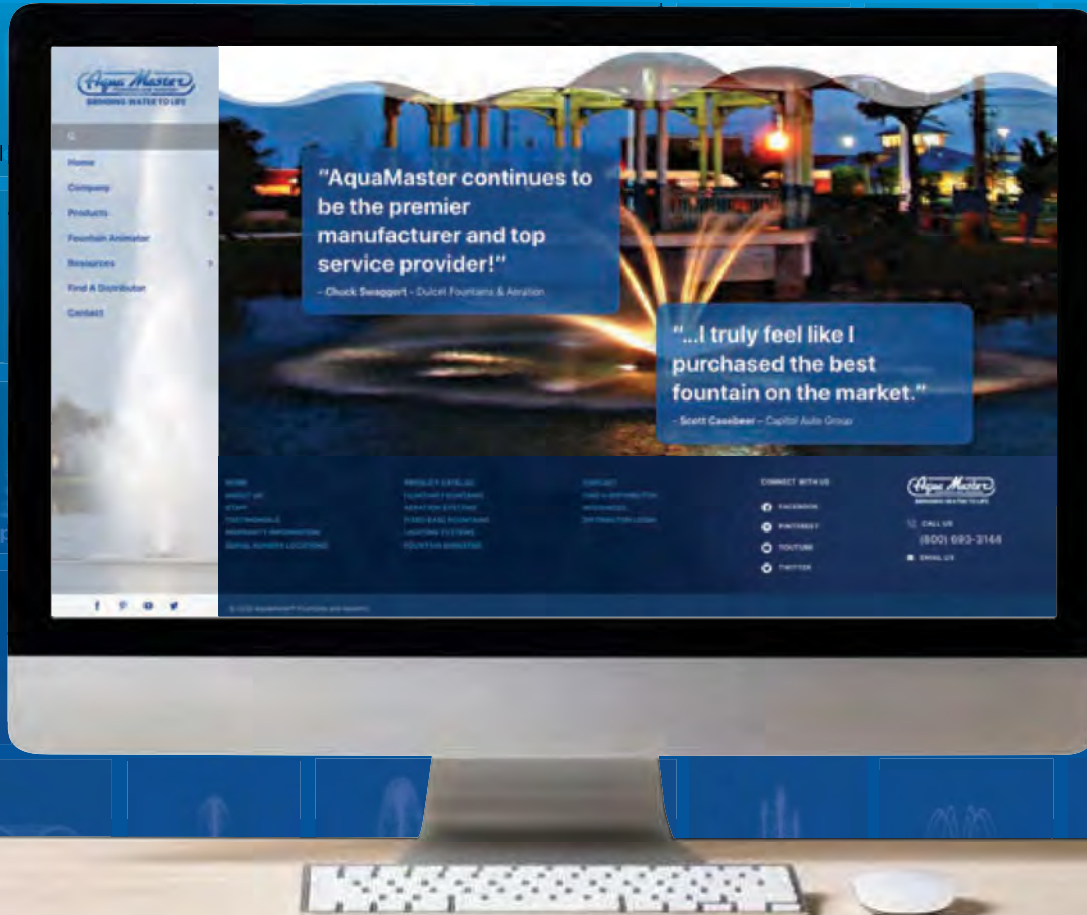
“Bringing **WATER** to Life”

02	MASTERS SERIES® <ul style="list-style-type: none">3 - Spray Patterns4 - Basic Flow Fountains6 - Straightened Flow Fountains10 - Adjustable Straightened Flow Fountains11 - Specialty Fountains12 - Design Types	28	HIGH PERFORMANCE DIFFUSED AQUAAIR® ULTRA SERIES <ul style="list-style-type: none">29 - Aquaair® Ultra29 - Lake & Pond Benefits30 - Pumpage vs Air Flow31 - Parts32 - Performance Specs & Sizing Guide
13	1/2 HP MASTERS DECORATIVE SERIES <ul style="list-style-type: none">14 - Fountains15 - Panels15 - Design	34	SOLAR POWERED AQUAAIR® ULTRA SERIES <ul style="list-style-type: none">34 - Solar Aquaair® Ultra35 - Features35 - Lake & Pond Benefits35 - Performance Specs
16	CELESTIAL FOUNTAINS® <ul style="list-style-type: none">17 - Fountains19 - Features19 - Design	36	ULTIMAX® DIRECTIONAL FLOW AERATION SYSTEM <ul style="list-style-type: none">36 - Ultimax® Directional Flow Aeration37 - Design37 - Performance Specs
20	FIXED BASE WATER FEATURE FOUNTAINS <ul style="list-style-type: none">21 - Available Models23 - Design23 - Features23 - Operating Depth	38	NIGHT GLOW LIGHTING SYSTEMS <ul style="list-style-type: none">39 - LED40 - RGBW41 - Lighting Cable Length Chart
24	HIGH PERFORMANCE AERATION SYSTEMS <ul style="list-style-type: none">25 - Volcano II26 - Volcano III27 - Design	42	ACCESSORIES & ELECTRICAL <ul style="list-style-type: none">42 - Addresser42 - Bluetooth43 - Wind Control Module43 - Other Accessories
		44	WATER MANAGEMENT <ul style="list-style-type: none">44 - Water Management45 - Pond Sizing Charts47 - Cable Sizing Charts



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AquaMasterFountains.com



Get to know AquaMaster®.

Explore our website and find more information about our company and our products.
Have more questions? Reach out to one of our sales staff!
They would be happy to help.





MASTERS SERIES®

These revolutionary fountains are available in a wide variety of spray patterns. All Masters Series® (except Captiva & Kiawah) are interchangeable and provide you with the ability to change spray patterns. A flow straightener may be required. This flexibility give you the power to create dazzling waterscapes while improving water quality.

Masters Series® are high quality fountains that are designed to perform and built to last. Available in over 30 beautiful spray pattern choices. Sizes range from 1 to 10 HP in a variety of single phase and three phase, voltages at both 60 Hz and 50 Hz. All models (excuding 50 Hz) are shipped as packages. Packages include fountain, control panel, and specific lengths of underwater rated power cable. Masters Series are UL, cUL and CE listed for safety and backed by superior factory warranties.

MASTERS SERIES SPRAY PATTERNS

BASIC FLOW PATTERNS (BFP)

This group of patterns are easily interchanged with each other to create a variety of patterns.



STRAIGHTENED FLOW PATTERNS (SFP)

This group includes patterns utilizing flow straightener technology and are easily interchanged with each other.



ADJUSTABLE STRAIGHTENED FLOW PATTERNS (ASFP)

This group of patterns dimensions can be easily adjusted by the turning of the lock nut assembly. Patterns are interchangeable with any Straightened Flow Pattern.



SPECIALTY PATTERNS

This popular Captive pattern utilizes a special nozzle assembly and is not interchangeable. The Kiawah high horsepower two-tier pattern utilizes a spray ring assembly and is not interchangeable.



ACE

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

5 HP ACE



50Hz	60Hz	HORSEPOWER	1	2	3 & 3.5	5
		HT X DIA ft UPPER	4 x 8	6 x 8	8 x 10	9 x 12
		HT X DIA ft LOWER	2 x 22	2 x 26	4 x 32	4.5 x 35
		HT X DIA m UPPER	2 x 4.6	2.6 x 4	2.9 x 3.6	3.7 x 3.7
		HT X DIA m LOWER	0.9 x 7.9	1.4 x 8.5	1.5 x 9.7	1.5 x 13.4

BIRDIE

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

5 HP BIRDIE



50Hz	60Hz	HORSEPOWER	1	2	3 & 3.5	5
		HT X DIA ft	3 x 5	3.5 x 5	4.5 x 8	5 x 12
		HT X DIA m	0.9 x 2.4	1.5 x 3	2.1 x 4.3	2.4 x 6.1

BISCAYNE

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

3.5 HP BISCAYNE



50Hz	60Hz	HORSEPOWER	1	2	3 & 3.5	5	7.5	10
		HT X DIA ft UPPER	11	14	16	20	25	32
		HT X DIA ft LOWER	7 x 14	10 x 19	10 x 20	13 x 24	16 x 28	18 x 28
		HT X DIA m UPPER	3.6	4	4.9	6.7	7.6	9.8
		HT X DIA m LOWER	2.7 x 6.4	2.7 x 6.4	3 x 4.9	3.7 x 6.7	4.9 x 8.5	5.5 x 8.5

CROWN & GEYSER

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

3.5 HP CROWN & GEYSER



50Hz	60Hz	HORSEPOWER	1	2	3 & 3.5	5	7.5	10
		HT X DIA ft UPPER	12 x 2	15 x 2	20 x 2	22 x 2	27 x 2	31 x 2
		HT X DIA ft LOWER	5 x 35	6 x 40	6 x 42	7 x 50	9 x 52	10 x 54
		HT X DIA m UPPER	3.5 x .6	4.3 x .6	5.2 x .6	6.7 x .6	8.2 x .6	10.4 x .6
		HT X DIA m LOWER	1.8 x 9.1	1.7 x 10.6	2.1 x 9.7	3.1 x 15.2	2.7 x 15.8	3 x 16.5

CROWN & WIDE GEYSER

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

1 HP CROWN & WIDE GEYSER



50Hz	60Hz	HORSEPOWER	1	2	3 & 3.5	5	7.5	10
		HT X DIA ft UPPER	12 x 4.5	15 x 4.5	20 x 4.5	22 x 4.5	27 x 5.5	31 x 6.5
		HT X DIA ft LOWER	5 x 35	6 x 40	6 x 42	7 x 50	9 x 52	10 x 54
		HT X DIA m UPPER	3.5 x 1	4.3 x 1	5.2 x 1	6.7 x 1.4	8.2 x 1.7	10.4 x 2.1
		HT X DIA m LOWER	1.8 x 9.1	1.7 x 10.6	2.1 x 9.7	3.1 x 15.2	2.7 x 15.8	3 x 16.5

CRYSTAL GEYSER

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

5 HP CRYSTAL GEYSER



50Hz	60Hz	HORSEPOWER	1	2	3 & 3.5	5	7.5	10
		HT X DIA ft	15 x 26	17 x 30	19 x 30	22 x 32	26 x 34	30 x 34
		HT X DIA m	4 x 6.4	5.2 x 6.7	5.5 x 7	6.7 x 10.8	7.8 x 10.2	9.6 x 10.2

EAGLE

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

1 HP EAGLE



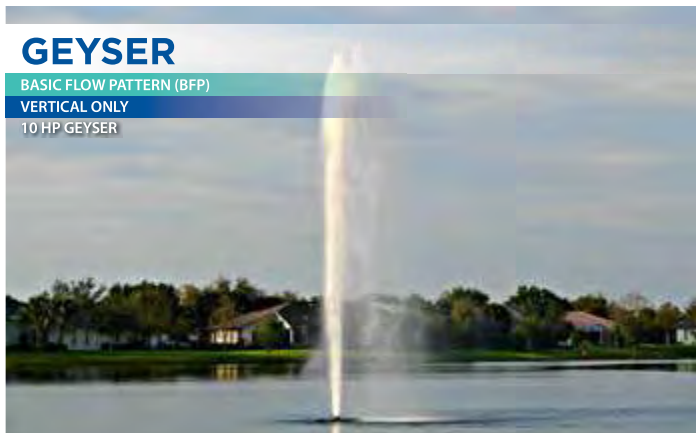
HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	11 x 8	15 x 9	17 x 11	20 x 12	22 x 12	23 x 13
HT X DIA m	3.6 x 3.7	4.1 x 3.8	4.3 x 4	5.7 x 3.6	6.7 x 4	7 x 4

GEYSER

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

10 HP GEYSER



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	18 x 2	20 x 2	24 x 2	28 x 2	34 x 2	38 x 2
HT X DIA m	4.9 x 0.9	5.6 x 0.9	5.9 x 0.9	7.6 x 0.9	10.4 x 0.6	12.2 x 0.6

LAKWOOD

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

5 HP LAKWOOD



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	7 x 18	9 x 24	11 x 30	15 x 36	16 x 40	16.5 x 50
HT X DIA m	2.1 x 6.7	2.7 x 8.2	3.3 x 9.1	4.6 x 11.6	4.9 x 12.2	5 x 15.2

PAR

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

5 HP PAR



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft UPPER	6	8.5	13	15	17	20
HT X DIA ft LOWER	3 x 20	3.5 x 24	5 x 30	7 x 40	7 x 42	8 x 45
HT X DIA m UPPER	2	3.2	3.6	4.6	5.2	6.7
HT X DIA m LOWER	0.9 x 7.6	1.8 x 9.7	2 x 10.3	2.2 x 13.5	2.1 x 12.8	2.4 x 13.7

WIDE GEYSER

BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

1 HP WIDE GEYSER



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	16 x 10	20 x 10	25 x 10	28 x 10	32 x 10	36 x 10
HT X DIA m	4.3 x 1.2	5.2 x 1.8	6.1 x 2.4	7.3 x 3.1	9.7 x 3	11 x 3



ARABELLA

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP ARABELLA



HORSEPOWER	1	2	3 & 3.5	5
HT X DIA ft UPPER	5.5 x 7	7 x 10	8.5 x 12	13 x 18
HT X DIA ft LOWER	2 x 24	4 x 35	4 x 38	5 x 55
HT X DIA m UPPER	1.8 x 2.4	2.4 x 3.6	3.5 x 4.9	4 x 5.5
HT X DIA m LOWER	0.9 x 7.9	1.1 x 8.2	1.4 x 11.6	1.5 x 16.8

AUGUSTA

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL ONLY

5 HP AUGUSTA



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	9 x 20	11.5 x 24	13 x 30	15.5 x 35	17 x 45	23 x 60
HT X DIA m	2.4 x 4.9	2.9 x 6.1	4.1 x 9.1	4.7 x 13.7	5.2 x 13.7	7 x 18.3

BAYSIDE

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP BAYSIDE



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft UPPER	9 x 11	11 x 14	13 x 16	16 x 20	20 x 25	24 x 28
HT X DIA ft LOWER	3 x 8	3 x 22	3 x 24	4 x 30	6 x 30	6 x 34
HT X DIA m UPPER	2.4 x 3	3 x 3.8	4 x 4.6	5.5 x 6.7	6.1 x 7.6	7.3 x 8.5
HT X DIA m LOWER	0.6 x 3.6	0.6 x 4	1.1 x 7.6	1.2 x 8.5	1.8 x 10.4	1.8 x 10.4

BAYTREE

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP BAYTREE



HORSEPOWER	5
HT X DIA ft UPPER	23
HT X DIA ft MIDDLE	14 x 17
HT X DIA ft LOWER	7 x 25
HT X DIA m UPPER	7
HT X DIA m MIDDLE	5.2 x 5.2
HT X DIA m LOWER	3.6 x 8.8

CHAMPION

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

3.5 HP CHAMPION



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	7 x 20	9 x 24	10 x 30	15 x 37	19 x 50	24 x 56
HT X DIA m	3.2 x 8.5	3.6 x 8.8	4.6 x 10.3	5.5 x 13.4	5.8 x 15	7.3 x 17

COLONIAL

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP COLONIAL



HORSEPOWER	1	2	3 & 3.5	5
HT X DIA ft UPPER	17	19	20	30
HT X DIA ft LOWER	8 x 22	10 x 26	12 x 35	22 x 60
HT X DIA m UPPER	4.3	4.4	5	9.1
HT X DIA m LOWER	2.7 x 7.3	3 x 7.6	3.3 x 6.4	6.7 x 18.7

DIAMONDBACK

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL ONLY

5 HP DIAMONDBACK



HORSEPOWER	1	2	3 & 3.5	5
HT X DIA ft	5 x 50	5 x 55	5 x 60	5 x 65
HT X DIA m	1.5 x 15.2	1.8 x 18.2	2.1 x 20.1	3.7 x 22.6

DORAL

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP DORAL



HORSEPOWER	1	2	3 & 3.5	5
HT X DIA ft UPPER	8 x 10	10 x 12	11 x 14	13 x 18
HT X DIA ft LOWER	4 x 8	5 x 10	5 x 12	7 x 13
HT X DIA m UPPER	2.1 x 2.4	2.3 x 3	3.3 x 3.6	4 x 5.5
HT X DIA m LOWER	1.2 x 2	1.4 x 2.4	1.8 x 3	2.1 x 4

DOUBLE EAGLE

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP DOUBLE EAGLE



HORSEPOWER	1	2	3 & 3.5	5
HT X DIA ft	18 x 5	23 x 5	25 x 5	35 x 5
HT X DIA m	4.6 x 1.5	5 x 1.5	6.7 x 1.8	7.6 x 2.4

FIRESTONE

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

3.5 HP FIRESTONE



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft UPPER	11	13	15	18	21	24
HT X DIA ft MIDDLE	5 x 10	6 x 12	7.5 x 18	11 x 20	13 x 27	16 x 28
HT X DIA ft LOWER	2 x 18	3 x 20	4 x 24	5.5 x 28	6 x 40	8 x 65
HT X DIA m UPPER	3	3.5	5.2	6.1	6.4	10.3
HT X DIA m MIDDLE	1.5 x 3	1.7 x 3.2	2.1 x 4	3.1 x 6.1	4 x 8	4.9 x 8.4
HT X DIA m LOWER	0.6 x 3.3	0.5 x 3.6	0.6 x 4.6	1.1 x 8	1.7 x 12	2.4 x 19.8

HALFMOON

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL ONLY

5 HP HALFMOON



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	6 x 26	8 x 30	10 x 34	13 x 36	14 x 38	15 x 40
HT X DIA m	1.7 x 7	2.1 x 7.9	3 x 9.1	3.9 x 11	4.3 x 11.6	4.6 x 12.2

IMPERIAL

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP IMPERIAL



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
HT X DIA ft UPPER	9	11	13	15	16	19
HT X DIA ft MIDDLE	6 x 16	6.5 x 18	7 x 23	13 x 30	14 x 32	17 x 48
HT X DIA ft LOWER	1 x 25	1.5 x 28	2.5 x 28	5 x 36	5.5 x 40	7 x 50
HT X DIA m UPPER	2.7	3.3	4	4.6	4.9	5.8
HT X DIA m MIDDLE	1.8 x 4.9	2 x 5.5	2.1 x 7	4 x 9.1	4.3 x 9.8	5.2 x 14.6
HT X DIA m LOWER	0.3 x 7.6	0.5 x 8.5	0.8 x 8.5	1.5 x 11	1.7 x 12.2	2.1 x 15.2

MEDINAH

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP MEDINAH

50Hz 60Hz	HORSEPOWER					
	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	9 x 14	12 x 18	14 x 20	18 x 24	20 x 26	25 x 30
HT X DIA m	2.4 x 3.3	2.9 x 3.6	4 x 4.6	6 x 9	7 x 7.9	7.6 x 9.1

MONTEREY

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL ONLY

3.5 HP MONTEREY

50Hz 60Hz	HORSEPOWER			
	1	2	3 & 3.5	5
HT X DIA ft UPPER	8	10	13	19
HT X DIA ft MIDDLE	5 x 9	7 x 10	11 x 13	13 x 15
HT X DIA ft LOWER	3 x 13	4 x 17	7 x 23	8 x 27
HT X DIA m UPPER	3.2	3.5	4.7	5.8
HT X DIA m MIDDLE	3 x 7	3.2 x 6.1	3.3 x 4.9	4 x 4.6
HT X DIA m LOWER	1.4 x 7.9	1.5 x 8.2	2 x 8.8	2.4 x 8.2

PRESTWICK

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP PRESTWICK

50Hz 60Hz	HORSEPOWER					
	1	2	3 & 3.5	5	7.5	10
HT X DIA ft UPPER	9 x 10	10 x 12	12 x 14	13 x 18	16 x 32	20 x 46
HT X DIA ft LOWER	5 x 30	5 x 32	5 x 35	6 x 40	8 x 48	12 x 80
HT X DIA m UPPER	1.8 x 2.7	2.4 x 3	3.3 x 4.3	5.2 x 6.7	4.9 x 9.7	6.1 x 14
HT X DIA m LOWER	0.9 x 7	1.1 x 8.5	1.5 x 10.3	2.1 x 15.2	2.4 x 14.6	3.7 x 24.4

RIVIERA

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP RIVIERA

50Hz 60Hz	HORSEPOWER			
	1	2	3 & 3.5	5
HT X DIA ft UPPER	15	20	21	30
HT X DIA ft MIDDLE	9 x 12	11 x 12	12 x 14	18 x 16
HT X DIA ft LOWER	3 x 10	4 x 10	4 x 12	9 x 20
HT X DIA m UPPER	4.3	4.7	5.3	9.1
HT X DIA m MIDDLE	2.24 x 3.3	2.4 x 2.4	3.6 x 4.3	5.5 x 4.9
HT X DIA m LOWER	0.9 x 2.4	1.8 x 4.6	2 x 4.9	2.7 x 6.1

ROYAL

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

5 HP ROYAL

50Hz 60Hz	HORSEPOWER					
	1	2	3 & 3.5	5	7.5	10
HT X DIA ft UPPER	6 x 24	6.5 x 24	7.5 x 38	8.5 x 38	12.5 x 40	15 x 50
HT X DIA ft LOWER	3 x 30	3.5 x 32	4 x 38	4 x 42	4 x 40	5 x 60
HT X DIA m UPPER	1.4 x 6.1	1.8 x 6.7	2.4 x 11.6	2.6 x 11.6	3.8 x 12.2	4.6 x 15.2
HT X DIA m LOWER	0.6 x 6.7	0.9 x 8.8	1.2 x 11.6	1.2 x 12.8	1.2 x 12.2	1.5 x 18.3

SOMERSET

STRAIGHTENED FLOW PATTERN (SFP)

VERTICAL OR HORIZONTAL

1 HP SOMERSET

50Hz 60Hz	HORSEPOWER					
	1	2	3 & 3.5	5	7.5	10
HT X DIA ft UPPER	12	14	17	20	24	30
HT X DIA ft LOWER	6.5 x 16	7.5 x 18	9 x 22	11.5 x 25	12 x 30	12 x 30
HT X DIA m UPPER	3.6	4.3	5.2	6.1	7.3	9.1
HT X DIA m LOWER	2 x 4.9	2.3 x 5.5	2.7 x 6.7	3.5 x 7.6	3.7 x 9.1	3.7 x 9.1

TURNBERRY

STRAIGHTENED FLOW PATTERN (SFP)
VERTICAL OR HORIZONTAL
3.5 HP TURNBERRY



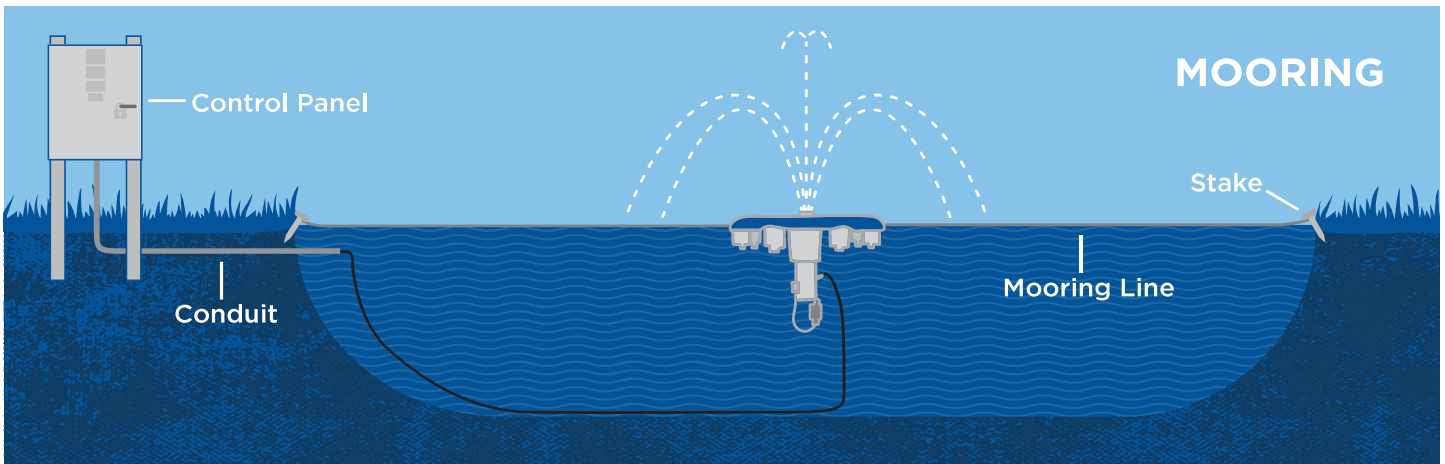
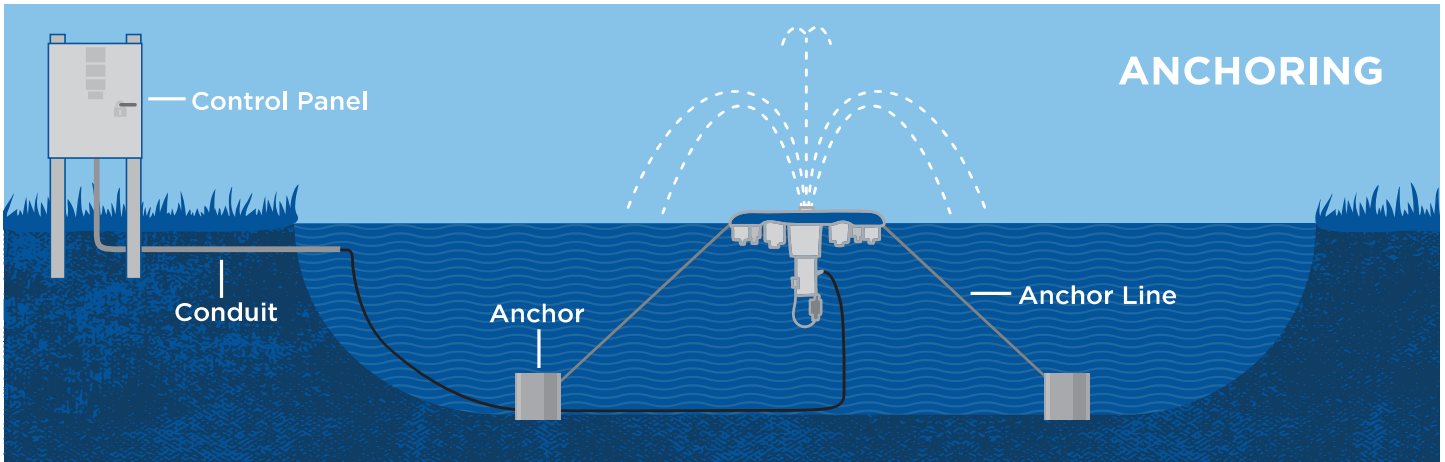
HORSEPOWER	1	2	3 & 3.5	5	7.5	10
50Hz						
60Hz						
HT X DIA ft	5.5 x 15	7 x 18	8 x 20	10 x 23	12.5 x 28	15 x 35
HT X DIA m	1.8 x 4.9	2.3 x 5.5	3.2 x 7.3	4.6 x 9.8	3.8 x 8.5	4.6 x 10.7

VALHALLA

STRAIGHTENED FLOW PATTERN (SFP)
VERTICAL OR HORIZONTAL
5 HP VALHALLA



HORSEPOWER	1	2	3 & 3.5	5	7.5	10
50Hz						
60Hz						
HT X DIA ft UPPER	10	12	16	18	20	26
HT X DIA ft MIDDLE	7 x 14	8 x 20	10 x 20	12 x 20	14 x 22	16 x 22
HT X DIA ft LOWER	3 x 35	4 x 35	4 x 40	5 x 45	7 x 40	8 x 60
HT X DIA m UPPER	3.2	3.6	5.2	6.1	6.1	8.5
HT X DIA m MIDDLE	2.1 x 4	2.4 x 4.6	3.3 x 6.4	3.7 x 9.1	4.3 x 6.7	4.9 x 6.7
HT X DIA m LOWER	1.2 x 8.2	1.5 x 9.1	1.8 x 12.2	1.9 x 12.8	2.1 x 12.8	2.4 x 18.3



AquaMaster® is here to help! Let our professional distributors help you make the best decision for your pond's specific needs.

REFLECTION

ADJUSTABLE STRAIGHTENED FLOW PATTERN (ASFP)

VERTICAL OR HORIZONTAL

3.5 HP REFLECTION



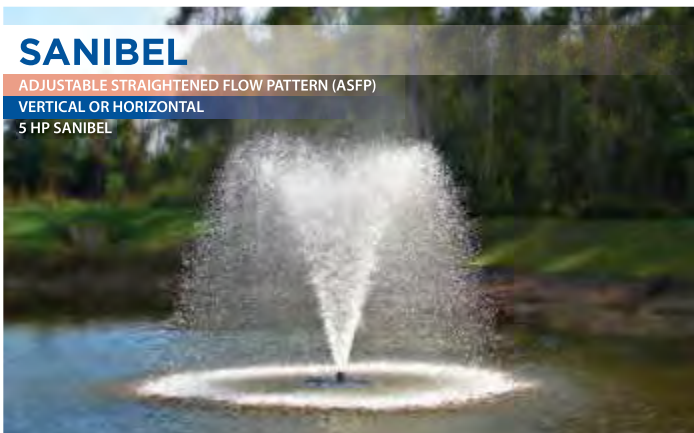
	HORSEPOWER	1	2	3 & 3.5	5	7.5	10
50Hz	HT X DIA ft UPPER	7 x 16	8 x 22	12 x 26	13 x 16	14 x 22	16 x 24
60Hz	HT X DIA ft LOWER	3 x 22	3 x 30	3 x 30	4 x 37	4 x 40	5 x 46
	HT X DIA m UPPER	2.3 x 6.1	2.6 x 7.3	3.3 x 8.5	4.3 x 8.5	4.3 x 6.7	4.9 x 7.3
	HT X DIA m LOWER	0.8 x 7.9	0.9 x 8.8	1.1 x 9.7	2.4 x 14	1.2 x 12.2	1.5 x 14

SANIBEL

ADJUSTABLE STRAIGHTENED FLOW PATTERN (ASFP)

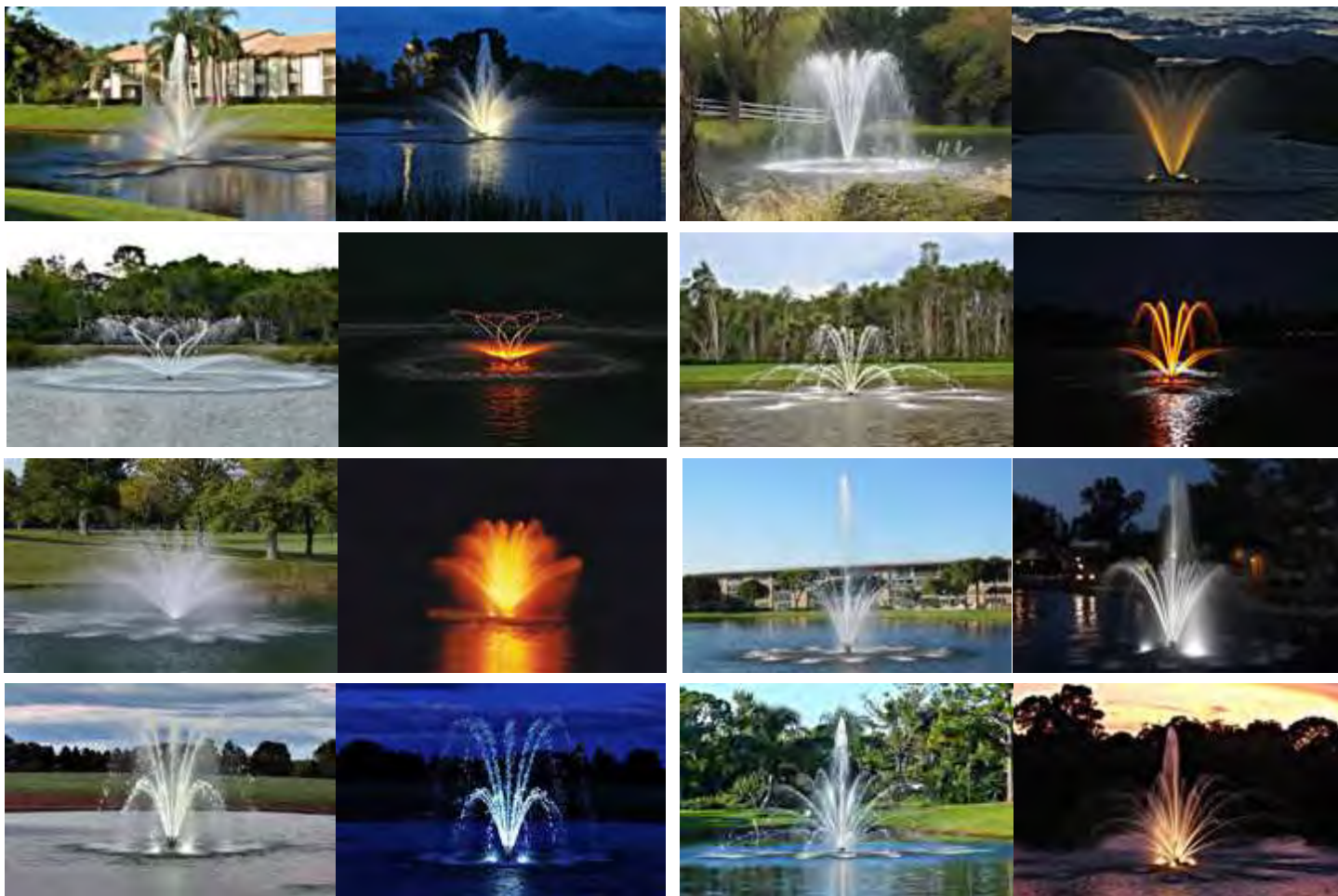
VERTICAL OR HORIZONTAL

5 HP SANIBEL



	HORSEPOWER	1	2	3 & 3.5	5	7.5	10
50Hz	HT X DIA ft	11 x 14	14 x 17	16 x 18	19 x 20	20 x 16	22 x 18
60Hz	HT X DIA m	3.5 x 4.3	3.6 x 4.6	4.3 x 6.4	5.8 x 7.6	6.1 x 4.9	6.7 x 5.5

AquaMaster® products are even more dramatic at night with the addition of a Night Glow LED or RGBW Lighting System. Check out our Night Glow section that makes the perfect addition to your new fountain.



Masters Series® ASFP

SEE PAGES 46 - 48 FOR CABLE & POND SIZING CHARTS

CAPTIVA

SPECIALTY PATTERN
VERTICAL ONLY
5 HP CAPTIVA

The 1-5 HP requires 6" additional depth & uses a float tube intake screen assembly.

50Hz 60Hz	HORSEPOWER					
	1	2	3 & 3.5	5	7.5	10
HT X DIA ft	9 x 4	12 x 4	15 x 5	19 x 7	23 x 8	25 x 8
HT X DIA m	2.7 x 1.2	3.1 x 1.2	4.6 x 1.2	5.8 x 2.1	7 x 2.4	7.6 x 2.4

KIAWAH

SPECIALTY PATTERN
10 HP KIAWAH

50Hz 60Hz	HORSEPOWER		7.5	10
HT X DIA ft UPPER			28	30
HT X DIA ft LOWER			15 x 40	18 x 50
HT X DIA m UPPER			8.5	9.1
HT X DIA m LOWER			4.6 x 12.2	5.5 x 15.2



CONTROL PANEL COMPONENTS

- Outdoor rated, lockable enclosure constructed of galvanized steel powder coated gray
- Standard enclosure size 16" x 16" x 6" for 1-5HP and 24" x 20" x 6" for 7.5-10HP (1Ph) 30" x 24" x 8" for 7.5-10HP (3Ph)
- Overcurrent protection
- Ground fault protection
- Motor contactor and overload
- Capacitors (single phase only)
- Digital timers with battery backup
- LED lighting circuit included in all control panels
- Custom Control Panels for multiple units and options available



MASTERS SERIES®
WARRANTY

DOMESTIC

1-5 HP: 5 Years Parts and Labor
7.5-10 HP: 4 Years Parts and Labor

INTERNATIONAL

1-5 HP: 5 Years Parts and 1 Year Labor
7.5-10 HP: 3 Years Parts and 1 Year Labor

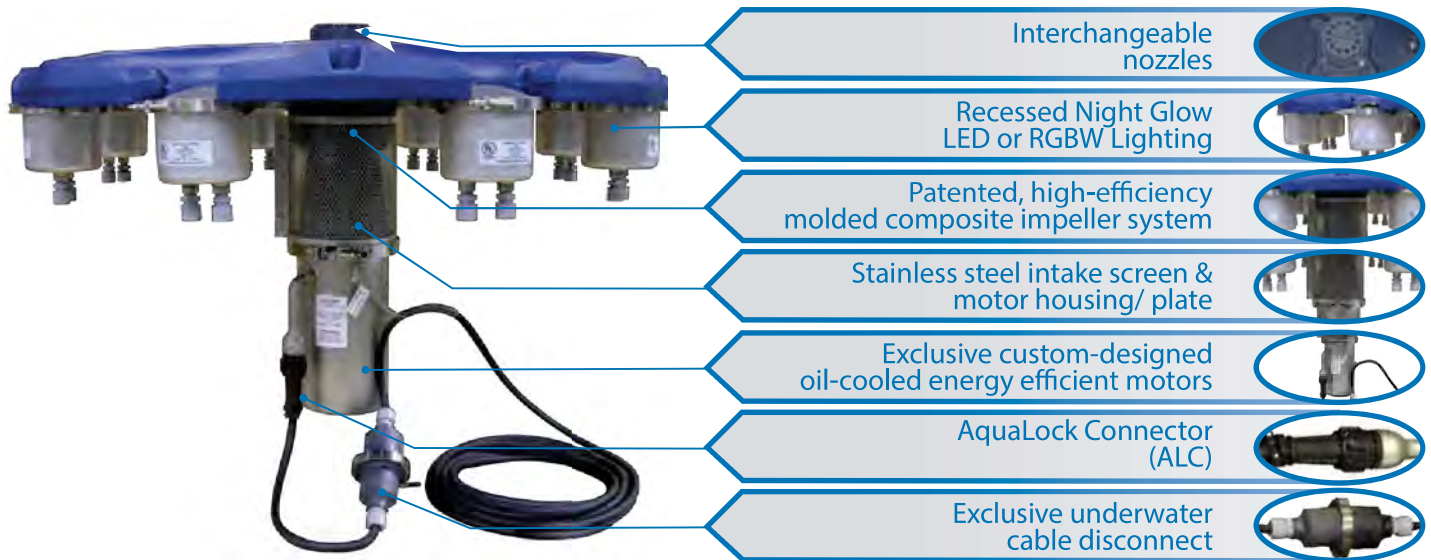
Warranties subject to change. Please contact AquaMaster® for most current warranties.

MASTERS SERIES® DESIGN TYPES

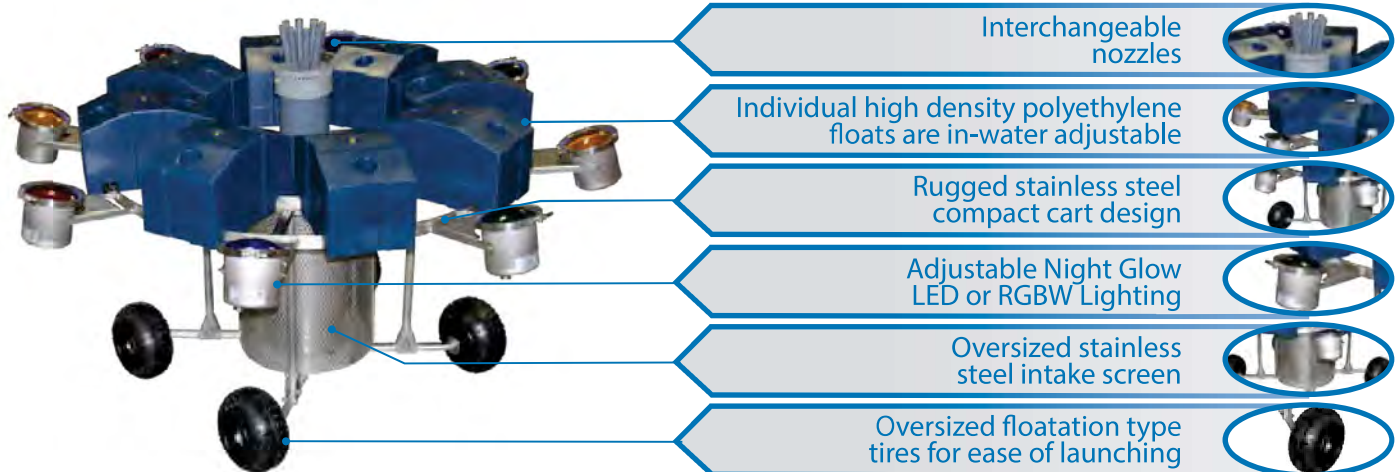
1 - 5 HP HORIZONTAL DESIGN 16" minimum operating depth



1 - 5 HP STANDARD VERTICAL DESIGN 3ft minimum operating depth



7.5 - 10 HP CART DESIGN 4ft minimum operating depth





NIGHT GLOW LIGHTING SYSTEMS

AquaMaster® products are even more dramatic at night with the addition of a Night Glow LED or RGBW Lighting System. LED and RGBW lighting reduces power consumption, increases brightness and runs cooler using copper heat sink delivering a higher luminous efficacy—More light, less heat. All AquaMaster® Fountains and Aerators Lighting is compliant with the Energy Independence and Security act of 2007.

11 WATT LED

The 11W LED light from AquaMaster® Fountains and Aerators offers a color diode board assembly LEDs in cool white, warm white, red, green, blue, and amber. Colored lenses are replaced with brilliant dedicated color LEDs eliminating any color washout. The 11W LED reduces power consumption, increases brightness and runs cooler using copper heat sink delivering a higher luminous efficacy—More light, less heat.

11 Watt LED Features

- 3 year warranty
- Low operating cost
- Stainless steel fixtures, brackets, and shielded jumper cables
- Simple underwater power cable connector (Aqua Lock Connector – ALC)
- Available in 120V & 220V
- UL Listed
- Cool White: 1000 lumens
- Warm White: 775 lumens
- Red: 350 lumens
- Green: 650 lumens
- Blue: 150 lumens
- Amber: 250 lumens
- Color Temperature: 5000K (Cool), 3000K (Warm)
- Rated Life: 40,000 hours



22 WATT LED

This 22W LED model is more efficient, provides greater light output, and produces a brilliant white generated by a specific diode board.

22 Watt LED Features

- 3 year warranty
- Low operating cost
- Stainless steel fixtures, brackets, and shielded jumper cables
- Simple underwater power cable connector (AquaLock Connector – ALC)
- Available in 120V & 220V
- Cool White: 1900 lumens
- Color Temperature: 5000K
- Rated Life: 40,000 hours



35 WATT LED



AquaMaster® Fountains and Aerators supplies a 35W LED light. The intensity of these lights is equal to approximately one 500 watt incandescent light bulb. Built for performance, AquaMaster's 35W LED light lasts longer and with lower operating costs than a halogen bulb. It is versatile enough to operate at 90 – 305 VAC making it perfect for both 120v and 220v hookups.

35 Watt LED Features

- Available in 120V and 220V
- 3 year warranty including LED lamps
- SS submersible fixtures w/SS braided fixture jumper cables
- Aqua Lock Connector (ALC) Included
- UL Listed
- Standard 14 ga. Cable
- Cool White: 3900 lumens
- Warm White: 3645 lumens
- Red: 510 lumens
- Green: 1710 lumens
- Blue: 400 lumens
- Amber: 205 lumens
- Color Temperature: 5000K (Cool), 3000K (Warm)
- Rated Life: 40,000 hours

20 & 40 WATT RGBW



AquaMaster® Fountains and Aerators proudly supplying programmable, color changing fountain lighting to its Night Glow Lighting System offering. These new RGBW LED lighting systems consist of the option for 20W or 40W fixtures, panel mounted controller and power supply that produce brilliant colors and shows. Customizable programming to meet color, show type, and holiday events available.

20 & 40 Watt RGBW Features

- Factory Pre-programmed with color assortment and holiday themes
- Bluetooth or Ethernet Controller available
- Simple underwater power cable connection (AquaLock Connector – ALC)
- Custom programs available
- Low operating cost
- No lens or board replacement required for color changes
- Stainless steel fixtures, brackets, and shielded jumper cables
- 3 year parts and labor warranty
- Available in 120VAC, 220VAC, & 24VDC
- UL Listed
- Can be retrofitted to existing AquaMaster fountains.
- Standard 14/5 Cable
- 20W RGBW- Total: 940 lumens
 - Red: 155 lumens
 - Green: 290 lumens
 - Blue: 120 lumens
 - White: 375 lumens
 - White Color Temperature: 7000K
 - Rated Life: 40,000 hours
- 40W RGBW- Total: 1835 lumens
 - Red: 475 lumens
 - Green: 560 lumens
 - Blue: 130 lumens
 - White: 670 lumens
 - White Color Temperature: 5500K
 - Rated Life: 40,000 hours

LIGHTING SYSTEM CABLE LENGTH CHART

DOMESTIC AND INTERNATIONAL 60Hz	3 Conductor				Copper Wire Gauge Size					
	Watts Per Fixture	# of Fixtures	Volts	Approx Amps	#14(ft)	#12(ft)	#10(ft)	#14(m)	#12(m)	#10(m)
	11	2	120	0.183	5279	8182	13636	1609	2494	4156
	11	3	120	0.275	3519	5455	9091	1073	1663	2771
	11	4	120	0.367	2639	4091	6818	804	1247	2078
	22	2	120	0.283	3416	5294	8824	1041	1614	2689
	22	3	120	0.425	2277	3529	5882	694	1076	1793
	22	4	120	0.567	1708	2647	4412	521	807	1345
	22	6	120	0.850	1139	1765	2941	347	538	896
	22	8	120	1.133	854	1324	2206	260	403	672
	22	12	120	1.700	569	882	1471	174	269	448
	35	2	120	0.583	1659	2571	4286	506	784	1306
	35	3	120	0.875	1106	1714	2857	337	523	871
	35	4	120	1.167	829	1286	2143	253	392	653
	35	6	120	1.750	553	857	1429	169	261	435
	35	8	120	2.333	415	643	1071	126	196	327
	35	12	120	3.500	276	429	714	84	131	218
	5 Conductor				Copper Wire Gauge Size					
	Watts Per Fixture	# of Fixtures	Volts	Approx Amps	#14(ft)	#12(ft)	#10(ft)	#14(m)	#12(m)	#10(m)
	20 RGBW	2	120	0.333	2903	885	4500	1372	7500	2286
	20 RGBW	3	120	0.500	1935	590	3000	914	5000	1524
	20 RGBW	4	120	0.667	1452	442	2250	686	3750	1143
	40 RGBW	2	120	0.667	1452	442	2250	686	3750	1143
	40 RGBW	3	120	1.000	968	295	1500	457	2500	762
	40 RGBW	4	120	1.333	726	221	1125	343	1875	572
	40 RGBW	6	120	2.000	484	147	750	229	1250	381
	40 RGBW	8	120	2.667	363	111	563	171	938	286
	40 RGBW	12	120	4.000	242	74	375	114	625	191

INTERNATIONAL 50Hz	Watts Per Fixture	# of Fixtures	Volts	Approx Amps	3x1.5mm ² (m)	3x2.5mm ² (m)	3x4mm ² (m)
	11	2	220	0.100	3847	6412	10259
	11	3	220	0.150	2564	4275	6839
	11	4	220	0.200	1923	3206	5129
	22	2	220	0.155	2489	4149	6638
	22	3	220	0.232	1659	2766	4425
	22	4	220	0.309	1244	2074	3319
	22	6	220	0.464	830	1383	2213
	22	8	220	0.618	622	1037	1659
	22	12	220	0.927	415	691	1106
	35	2	220	0.318	1209	2015	3324
	35	3	220	0.477	806	1343	2149
	35	4	220	0.636	604	1008	1612
	35	6	220	0.955	403	672	1075
	35	8	220	1.273	302	504	806
	35	12	220	1.909	201	336	537
	Watts Per Fixture	# of Fixtures	Volts	Approx Amps	5x1.5mm ² (m)	5x2.5mm ² (m)	5x4mm ² (m)
	20 RGBW	2	220	0.182	2116	3527	5642
	20 RGBW	3	220	0.273	1410	2351	3761
	20 RGBW	4	220	0.364	1058	1763	2821
	40 RGBW	2	220	0.364	1058	1763	2821
	40 RGBW	3	220	0.545	705	1176	1881
	40 RGBW	4	220	0.727	529	882	1411
	40 RGBW	6	220	1.091	353	588	940
	40 RGBW	8	220	1.455	264	441	705
	40 RGBW	12	220	2.182	176	294	470



This agreement dated _____, is made
between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Mandolin Estates c/o Gene Roberts – District Management
Services LLC

Address _____

City Tampa State FL Zip _____

Phone (813) 440-7096 Fax _____

E-mail gene.roberts @merituscorp.com

Hereinafter called “CLIENT”.

1. **Charles Aquatics, Inc.**, agrees to provide fountain repair services in accordance with the terms and conditions of this Agreement at the following location(s): **Mandolin Estates**
2. CLIENT agrees to pay **Charles Aquatics, Inc.** , the following sum(s) for the listed fountain services:

Fountain:

Provide and Install one AquaMaster 5hp 208-240v 1ph Master Series Fountain with complete Control Panels (including lightning/surge arrestors) and 240ft of Power Cable. **Unit is UL and cUL Listed and has 5 Year Fountain Warranty and 3 Year Control Panel and Components Warranty.**

5Hp Fountain – 240 feet 8/4 PPE cable

\$ 10,025.00

Masters Series 5hp Nozzle Options & Prices:

Straightened Flow Pattern

Turnberry (H), (SFP) \$391
Double Eagle (H), (SFP) \$425
Half Moon, (SFP) \$374
Medinah (H), (SFP) \$441
Valhalla (H), (SFP) \$391
Champion (H), (SFP) \$421
Diamondback, (SFP) \$391
Firestone (H), (SFP) \$510
Bayside (H), (SFP) \$415
Prestwick (H), (SFP) \$493
Monterey, (SFP) \$616
Baytree (H), (SFP) \$599
Augusta, (SFP) \$1,672
Royal (H)*, (SFP) \$684
Arabella (H), (SFP) \$625
Doral (H), (SFP) \$425
Colonial (H), (SFP) \$536
Riviera (H), (SFP) \$441
Imperial (H)*, (SFP) \$706
Somerset (H), (SFP) \$540

Basic Flow Pattern

Geyser, (BFP) \$220
Wide Geyser, (BFP) \$224
Crown & Geyser, (BFP) \$250
Crystal Geyser, (BFP) \$233
Ace, (BFP) \$370
Birdie, (BFP) \$263
Par, (BFP) \$233
Eagle, (BFP) \$285
Biscayne, (BFP) \$267
Crown & Wide Geyser, (BFP) \$293

Adjustable Straightened Flow Pattern

Reflection (H), (ASFP) \$548
Sanibel (H), (ASFP) \$518

Specialty Pattern

Captiva, Specialty \$753

Diffuser Pattern

Lakewood \$36

Lighting Options: All lighting systems are UL and cUL Listed and have a 3 year warranty. LED lamps have 3 year warranty.

Masters Series 35 watt LED Night Glow Lighting (Fixed Color)

35 Watt LED – 3 Light Set 240 feet 14/3 cable
\$ 2,450.00

35 Watt LED – 4 Light Set 240 feet 14/3 cable
\$ 3,062.00

35watt LED Color Board Options – Cool White, Warm White, Amber, Blue, Green or Red - Circle one if 35watt LED Light Set is Selected

Masters Series 40 watt RGBW LED Night Glow Lighting (Color Changing)

40 Watt RGBW LED – 3 Light Set 240 feet 14/5 cable
\$ 4,276.00

40 Watt RGBW LED – 4 Light Set 240 feet 14/5 cable
\$ 5,144.00

Fountain Selection – \$ 10,025.00

Nozzle Selection - \$

Light Set Selection - \$

TOTAL - \$

3. Client agrees to pay 25% deposit and then the balance in full within 10 days of installation. Client agrees to pay 1.5% of unpaid sum(s) after 30 days of delivery. This quote is valid for 60 days.



Representative of Charles Aquatics, Inc. 1-4-22
Date

Customer Signature Date

Charles Aquatics, Inc.
6869 Phillips Parkway Drive South Jacksonville, FL 32256
(904) 997-0044 Fax: (904) 807-9158

MERITUS

P A R K P L A C E C D D

STATUS REPORT

TO: Board of Supervisors

FROM: Brian Howell

DATE: January 12, 2022

SUBJECT: Management Report

Improvements:

1. Yellowstone is working on final/punch list items for all the landscape enhancements In HP.
2. Celia is finalizing construction plans to submit for permitting.
3. The electrician has submitted for permitting for the aeration system for pond 13.
4. The fountain vendor will be at the meeting to go over options for the estate's replacement fountain.
5. I will have an update on the playground/restroom renovations at the meeting.

Action Items

1. Aquatic vendor reports in book for your review.
2. Please see enclosed memo from the engineer. Phil will update us as well on current projects.
3. We are currently working on gate repairs for the Estates gate and the Reserves gate.
4. The gentlemen with the illegal fence is in the process of removing it from cdd property.
5. Please send me any consent agenda questions prior to the meeting so I can answer them for you.

Have a great week. Brian

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 30, 2021 Minutes of Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, November 30, 2021 at 1:30 p.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.**

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Continued Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, November 30, 2021 at 1:30 p.m.**

Board Members Present and Constituting a Quorum:

David Levy	Chair
Andrea Jackson	Vice-Chair
Cathy Kinser-Powell	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Heather Dilley	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering

There were two audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Engineer

Mr. Chang updated the Board on a few items. The yield sign should be in by the end of the week. The repaving will start in January and a schedule will be sent out soon. He is still waiting on one more bid for the sidewalks and clarification from the County on the median landscaping on Countryway. The Board asked some questions about scheduling and informing residents with a letter regarding what will be going on with sections behind blocked off during the work. There was also a question about fixing the damaged storm drain cover. Mr. Chang said he had one quote but would like to get an additional quote.

MOTION TO: Approve repairing the damaged storm drain cover
with a cap not to exceed \$4,000.
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Levy
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

The Board mentioned an area on the west side of an alley where there have been some issues with parking. Mr. Chang will look into it and get pricing.

Mr. Chang left the meeting.

B. District Counsel

Mr. Howell updated the Board on a few outstanding items. The resident who came to the meeting the previous month paid for his half. The homeowner who attended the meeting regarding the stormwater repair seemed happy with the repairs done. The Board asked about the fence issue, and Mr. Howell went over next steps for how the District can address it.

MOTION TO: Pursue the next steps to begin removing the structure.
MADE BY: Supervisor Kinser-Powell
SECONDED BY: Supervisor Jackson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

4. BUSINESS ITEMS

A. Discussion on Capital Improvements

Mr. Howell updated the Board on the capital improvements. Ms. Nichols reached out to a few different contractors to see about the pricing on the project. Permitting will take 4-5 months. Once the permits are approved, they will reach back out to contractors to get hard bids. At that point, if they are still above the budget, they can do some value engineering and look to reduce the landscaping costs. The Board asked some questions about the timeline, permitting, and pricing. Mr. Howell answered. There was also a brief discussion on the wall and if some of the details can be modified.

Mr. Howell also updated the Board that annuals will go in next week, the landscaping project in Highland Park will be done in mid-December, and mulch will be installed in late January. The playground items have been ordered. The Board agreed to do the darker colors for the bathroom tile and grout. Mr. Howell also provided an update on the fountain and aerator work timeline. Mr. Howell will get pricing on having the monuments touched up.

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes Oct. 20, 2021

B. Review of Financial Statements Month Ending October 31, 2021

The Board reviewed the Consent Agenda items. Mr. Howell noted that the management office is doing a software changeover and the O&Ms will be in the next meeting book.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

6. MANAGEMENT REPORTS

A. District Manager's Report

i. Community Inspection Reports

ii. Fountain Reports

Mr. Howell reviewed the management reports with the Board. Supervisor Lavina mentioned an area where landscaping keeps dying. Supervisor Kinser-Powell noted the marigolds have done better than some of the other flowers.

7. SUPERVISOR REQUESTS

There were no additional supervisor requests.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

There were resident comments about graffiti, electricity issues at the monuments, coordinating on getting work done and getting bids, and the landscaping in the median on Countryway.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**These minutes were done in summary format.*

**A copy of the audio recording is available on request.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 12/9/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	The ponds look clean
INVASIVE MATERIAL (FLOATING)	20	15	-5	Algae in the smaller ponds
INVASIVE MATERIAL (SUBMERSED)	20	20	0	OK
FOUNTAINS/AERATORS	20	20	0	Good
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	4	-1	Steps need to be repaired
RECREATIONAL FACILITIES	7	7	0	OK
RESTROOMS	6	6	0	Clean
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	Ok
CLEANLINESS	25	25	0	Ok
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 12/9/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	20	-10	Playground landscape - carry over
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	20	-5	Good
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Recently repaired
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
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	679	-21	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: 12/9/21

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	4	-1	Spider mites
PRUNING	10	8	-2	Fair
CLEANLINESS	5	4	-1	Leaf litter
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	4	-1	Turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	Should be replaced
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	89	-11	89%
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Contractor Signature: _____

Manager's Signature: Gene Roberts



Community Association Management Service, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: _____

Date: _____

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	5	0	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	100	0	100%
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Contractor Signature: _____

Manager's Signature: _____

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin/Windsor

Date: 12/9/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Look clean</u>
INVASIVE MATERIAL (FLOATING)	20	15	-5	<u>Algae in several of the ponds</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>None observed</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	20	-5	<u>Fair</u>
CLEANLINESS	25	20	-5	<u>Fair</u>
GENERAL CONDITION	25	25	0	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin/Windsor

Date: 12/9/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	25	-5	Fair
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	Good
OPERATING SYSTEM	25	25	0	Good
GATE MOTORS	25	25	0	Good
GATES	25	25	0	Good
SCORE	700	680	-20	97%

Manager's Signature: _____

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Estates

Date: 12/9/21

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	4	-1	Spider mites
PRUNING	10	8	-2	Some needed
CLEANLINESS	5	5	0	Good
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	6	-2	Irrigation should be reduced.
CARRYOVERS	5	3	-2	Turf weeds/Spider mites

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	3	-4	Annuals need to be replaced
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	85	-15	85%
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Contractor Signature: _____

Manager's Signature: Gene Roberts



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve

Date: 12/9/21

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	3	-2	Poor
TURF FERTILITY	10	8	-2	Fair
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Fair
WEED CONTROL - BED AREAS	5	4	0	Better
PLANT INSECT/DISEASE CONTROL	5	4	-1	spider mites
PRUNING	10	10	0	Better
CLEANLINESS	5	3	-2	Construction debris at entrance
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	6	-2	Irrigation should be dialed back.
CARRYOVERS	5	4	-1	Turf conditions

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Fair
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	84	-16	84%
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Contractor Signature: _____

Manager's Signature: Gene Roberts



The landscape at Windsor Place entrance is in good condition.



The Citrus Park road extension is almost complete.



Yellowstone needs to dial back the irrigation run times at the exit to Mandolin Reserve.



The Fakahatchee grass at the exit to Mandolin Estates are still infested with mites.



The turf at the entrance to Mandolin Estates needs to be treated for fire ants and Dollar weed.



The annuals at the Estates entrance need to be changed out.



The annuals in Highland Park also need to be changed out.



Fountain grass and Liriope have been planted along the back ally on Bournemouth.



The Fakahatchee grass along Bournemouth needs to be treated for mites.



The common area along Splendid Lane is in good condition.



The Agapanthus plants along Perfect Place need a fungicide treatment.



The turf at Fountainhead Park is off color due to the recent cool temperatures.



Pittosporum plants have been added to Fountainhead Park.



Leaf litter needs to be removed from Fountainhead Park.



Physical Address: 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
Mailing Address: 12231 Main Street #1196 San Antonio, FL 33576
Phone #: (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property: Park Place

Date: Thursday, November 11, 2021

Tech: Ryan Cummings

Page: 1 Of 1

Weather: Coudy 77° / 10 mph mostly SE winds

Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 9	Pond 11	Pond 12	Pond 13	Pond 14	Pond 15		
Algae	**	**	**	**	**	**		
Grasses & Brush	**	**	**	**	**	**		
Summersed Vegetation			**			**		
Floating Vegetation	**		**	**	**	**		
Wetland Vegetation	**		**			**		
Invasive Trees								
Spot Treatment	**	**	**	**		**		
Physical Removal								
Dye Treatment								
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Aligator	Bream	Other:	
Otter	Heron	Anhinga	Turtle	Bass		
Opposum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

Comments: Used a spray rig to treat the stormwater ponds at Park Place subdivision

Treated the filamentous algae, torpedo grass, and spadderdock around the perimeter of the ponds.

Please allow 7 - 10 days for results. Thank You.

Follow Up Visit	Not Required	May Require
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Physical Address: 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
Mailing Address: 12231 Main Street #1196 San Antonio, FL 33576
Phone #: (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property: Park Place
 Tech: Ryan Cummings
 Weather: Sunny 80° / 6 mph E winds

Date: Wednesday, November 17, 2021
 Page: 1 Of 1
 Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 1	Pond 3	Pond 4	Pond 6	Pond 17	Pond 18		
Algae	**	**						
Grasses & Brush	**	**			**			
Summersed Vegetation		**						
Floating Vegetation		**	**					
Wetland Vegetation		**						
Invasive Trees		**						
Spot Treatment	**		**	**		**		
Physical Removal								
Dye Treatment								
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Alligator	Bream	Other:	
Otter	Heron	Anhinga	Turtle	Bass		
Opossum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

Comments: Treated 6 of the Park Place Stormwater Ponds with a backpack sprayer and a mobile spray rig and inspected most of the others.

The last treatment on Pond 3 was not effective at killing the torpedo grass. It was retreated to kill torpedo grass and a filamentous algae bloom. I treated the spatterdock on Pond 4 and removed some small pieces of trash the townhome corner.

Please allow 7 - 10 days for results. Thank You.

Follow Up Visit	Not Required	May Require
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Physical Address: 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
 Mailing Address: 12231 Main Street #1196 San Antonio, FL 33576
 Phone #: (352)877-4463 | Email: office@cypresscreekaquatics.com

Property: Park Place
 Tech: Ryan Cummings
 Weather: Clear Cloudy 81° / 12 mph mostly SW winds

Date: Wednesday, December 8, 2021
 Page: 1 Of 1
 Service: Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 3							
Algae	**							
Grasses & Brush	**							
Summersed Vegetation								
Floating Vegetation	**							
Wetland Vegetation								
Invasive Trees								
Spot Treatment								
Physical Removal								
Dye Treatment	**							
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Aligator	Bream	Other:	
Otter	Heron	Anhinga	Turtle	Bass		
Opposum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

Comments: Used a spray rig to treat the spatter dock and a filamentous algae bloom. Used a blue dye with treatment.

Aerator was operational at the time of treatment.

Please allow 7 - 10 days for results. Thank You.

Follow Up Visit	Not Required	May Require
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Physical Address: 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
Mailing Address: 12231 Main Street #1196 San Antonio, FL 33576
Phone #: (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property: Park Place
 Tech: Ryan Cummings
 Weather: Cloudy 68° / 12mph NW winds

Date: Wednesday, December 22, 2021
 Page: 1 Of 1
 Service: Monthly Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 4	Pond 7	Pond 9	Pond 11				
Algae	**		**	**				
Grasses & Brush	**	**	**	**				
Summersed Vegetation								
Floating Vegetation	**		**					
Wetland Vegetation								
Invasive Trees								
Spot Treatment		**						
Physical Removal								
Dye Treatment								
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Aligator	Bream	Other:	Sandhill Crane
Otter	Heron	Anhinga	Turtle	Bass		
Opposum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

Comments: Used a spray rig to treat the Park Place Stormwater Ponds.

I mostly treated the perimeters of the ponds for torpedo grass and any algae or submerged vegetation beginning to grow there the banks. I also treated the spatterdock on Pond 4. The wind was blowing too hard to treat the south end of the Pond.

Please allow 7 - 10 days for results. Thank You.

Follow Up Visit	Not Required	May Require
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Physical Address: 30435 Commerce Drive, Suite 102 San Antonio, FL 33576
Mailing Address: 12231 Main Street #1196 San Antonio, FL 33576
Phone #: (352)877-4463 | **Email:** office@cypresscreekaquatics.com

Property Park Place

Date: Wednesday, January 5, 2022

Tech: Ryan Cummings

Page: 1 Of 1

Weather: Cloudy 65° / 9mph NW winds

Service: Aquatics Treatment

	SITE	SITE	SITE	SITE	SITE	SITE	SITE	SITE
	Pond 3	Pond 7	Pond 9	Pond 16				
Algae	**		**	**				
Grasses & Brush	**	**	**					
Summersed Vegetation								
Floating Vegetation	**		**					
Wetland Vegetation								
Invasive Trees								
Spot Treatment		**						
Physical Removal								
Dye Treatment								
Other								
Days of Restriction								

Water Clarity
< 1 Foot
1 - 2 Feet
2 - 4 Feet
> 4 Feet

Wildlife Observations						
Deer	Egret	Cormorant	Aligator	Bream	Other:	
Otter	Heron	Anhinga	Turtle	Bass		
Opposum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

Comments: Used a spray rig to treat the Park Place Stormwater Ponds. The water levels were low at the time of treatment.

I performed a follow-up treatment of Pond 16 for a previous algae bloom. I also treated another algae bloom as well as perimeter grass and spatterdock around Pond 3. The grass and the primrose willow on the backside of Pond 3 is gone.

Please allow 7 - 10 days for results. Thank You.

Follow Up Visit	Not Required	May Require
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