

Park Place Community Development District

Board of Supervisors
David Levy, Chairman
Cathy Powell, Vice Chairperson
Erica Lavina, Assistant Secretary
Andrea Jackson, Assistant Secretary
Eric Bullard, Assistant Secretary

Angie Grunwald, District Manager
John Vericker., District Counsel
Phil Chang., District Engineer

Regular Meeting Agenda

Wednesday, March 15, 2023, at 11:00a.m.

Zoom: <https://us06web.zoom.us/j/84699913475?pwd=dE41VFY0cjZjTWIXYVYk0R2tPL2FrUT09>

Meeting ID: 846 9991 3475 **Passcode:** 241369 **Dial by your location** 305 224 1968

The Regular Meeting of the **Park Place Community Development District** will be held on **March 15, 2023, at 11:00 a.m. at The Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the agenda for the meeting:

All cellular phones and pagers must be turned off during the meeting.

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. VENDOR AND STAFF REPORTS

- A. District Counsel Tab 01
- B. District Engineer Tab 02
- C. District Landscaper

4. BUSINESS ITEMS

- A. Approval of Request for Proposals (RFP) for Wall Construction Project
- B. Approval of Request for Proposals (RFP) for Landscape and Irrigation Project
- C. Authorization to Publish Advertisements for RFPs on Wall Construction Project and for Landscape and Irrigation Project
- D. Appointment of Celia Nichols at Nichols Landscape Architecture, Inc., to evaluate RFP proposals for Wall Construction and Landscape and Irrigation Projects, and for appointment of Celia Nichols to serve as “Contract Administrator” on the construction contracts for all purposes, including authorization and approval of pay applications.
- E. Discussion on Pressure Washing Proposal Tab 03
- F. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting February 15, 2023, Tab 04
- B. Consideration of Operations and Maintenance Expenditures January 2023 Tab 05
- C. Review of Financial Statements Month Ending January 31, 2023..... *Under Separate Cover*

6. STAFF REPORTS

- A. District Manager Tab 06
 - i. Aquatics & Fountains Report
 - ii. Community Inspection Report
 - iii. Manager’s Report

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Angie Grunwald

District Office
Inframark
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:
The Lake House
11740 Casa Lago Lane.
Tampa, FL 33626

REQUEST FOR PROPOSALS

Wall Construction Project

Park Place Community Development District

Hillsborough County, Florida

Prepared By:
Tracy J. Robin
Straley Robin Vericker
1510 W Cleveland Street
Tampa, Florida 33606
813.223.9400

March 22, 2023

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

List of Documents for Wall Construction Project Request for Proposals (RFP) And Schedule for RFP Events

List of RFP Documents:

1. List of Documents and Schedule of RFP Events
2. Joint Publication Notice (Newspaper Advertisement) for RFPs
3. Instructions for Proposers
4. Scope of Work – Site Map
5. Scope of Work – Construction Plans and Specifications prepared by Celia R. Nichols, Nichols Landscape Architecture, Inc., dated March 15, 2023.
6. Evaluation Criteria
7. Proposed Form of Agreement
8. Official Bid Proposal Form
9. Combined Affidavit for Scrutinized Companies, Public Entity Crimes, E-Verify, and Non-Collusion
10. Trench Act Form
11. Collective Score Sheet based on Evaluation Criteria

Proposed Schedule:

1. Authorize publication of RFPs at **March 15, 2023**, Board of Supervisors meeting
2. District Manager will publish advertisement to be run by **Wednesday, March 22th, 2023**
 - a. Contract Administrator to publish Notice of RFP directly to identified potential contractors
3. Mandatory Pre-Proposal Meeting: **Wednesday, March 29, 2023**, at :00 .M., at the District's Lake House, 11740 Casa Lago, Tampa, FL 33626
4. Deadline for Submitting Questions: **Friday, March 31st, 2023 at 5:00 P.M.**, to Contract Administrator (Celia Nichols – Celia@nichols-la.com)
5. Proposals due by **Friday, April 7, 2023 at 11:50 A.M.** to offices of Contract Administrator
6. Virtual Bid Opening at **12:00 P.M. on Friday, April 7, 2023**
 - a. **zoom.us entering Meeting ID: 821 2821 5769, Passcode: 979629,**
<https://us06web.zoom.us/j/82128215769?pwd=OGxtRUxoTzRlV1NrK2w4RzczNDdEQT09>
7. Delivery or electronic proposals to Board of Supervisors by **April 10, 2023**
8. Review and initial ranking by Contract Administrator on **April 19, 2023**, and publication to Board.
9. Board meeting on **[TO BE DETERMINED], 2023** to receive desired Proposer presentations, review and rank proposals, and consider contract award.

**Park Place Community Development District,
Hillsborough County, FL**

**Request for Proposals (RFP) for Two Related Projects:
1) Wall Construction Project, and 2) Landscape and Irrigation Project**

The Park Place Community Development District (the “**District**”) hereby requests proposals for two (2) separate, but related projects: 1) Wall Construction Project, and 2) Landscape & Irrigation Project. Each project is more specifically described in separate RFP Packages. The RFP Packages relate to separate phases of the District’s landscape enhancement project, and will be contracted for separately. Interested parties may submit proposals for either or both projects.

The RFP Packages may be obtained by email request to: Celia R. Nichols, *Contract Administrator* for the projects, at celia@nichols-la.com or Angie Grunwald, *District Manager*, at angie.grunwald@inframark.com. The RFP Packages include, but are not be limited to, this Request for Proposals, Instructions to Proposers, Scope of Work, Evaluation Criteria, proposed contract for the work, Official Bid Proposal Form, and required affidavits.

Rankings for each of the proposals will be made on the basis of qualifications according to the Evaluation Criteria contained within the RFP Package. Any proposal received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer must be licensed in the state of Florida and (2) Proposer must have worked on similar projects within the last 2 years. Additional requirements are set forth in the RFP Packages. Utilizing the Evaluation Criteria, the District will award the work to the Proposer, who in District’s sole discretion, submits the most advantageous proposal to the District. The Board of Supervisors of the District reserves the right to reject any and all proposals, make modifications to the work, waive any minor informalities and irregularities in proposals as it deems appropriate, and afford a preference to any Proposer submitting proposals for both projects. Any incomplete proposal, per requirements of the RFP Package, may be disqualified.

There will be a mandatory pre-proposal meeting on **Wednesday, March 29, 2023, at _____:00 a.m. at the District’s Lake House, located at 11740 Casa Lago, Tampa, FL 33626**. All questions relative to the proposals or projects must be directed in writing to Celia Nichols at the mandatory pre-proposal meeting or the email address shown above. **The deadline for submitting questions relative to this project is 5:00 p.m. on Friday, March 31, 2023.**

Firms desiring to provide services for either or both of these projects must deliver 1 hard copy of the proposal, together with a thumb drive containing an electronic copy of the proposal, in a **sealed envelope** to: Celia Nichols, Contract Administrator, Nichols Landscape Architecture, Inc., 18115 U.S. Highway 41 N., Suite 100, Lutz, FL 33549, not later than **11:50 a.m. on April 7, 2023**. The sealed proposals will be opened at 12:00 a.m. on the same day virtually and can be participated in by visiting [zoom.us](https://us06web.zoom.us/j/82128215769?pwd=OGxtRUxoTzRlV1NrK2w4RzczNDdEQT09) and entering Meeting ID: 821 2821 5769, and then Passcode: 979629 or simply visiting: <https://us06web.zoom.us/j/82128215769?pwd=OGxtRUxoTzRlV1NrK2w4RzczNDdEQT09>. At the Proposal opening, the name of each proposer and price submitted on the Official Bid Proposal Form will be announced and such information will be made available upon request.

Angie Grunwald, District Manager (813) 873-7300, ext. 116

INSTRUCTIONS TO RFP PROPOSERS FOR WALL CONSTRUCTION PROJECT

The Park Place Community Development District hereby requests proposals for construction services relating to the removal of certain existing walls and fencing, and construction of a new privacy and security wall (“**Wall Construction Project**”), along certain District boundaries and village entrances described in the Scope of Work (defined below). The RFP Package (defined below) will be available beginning March 22, 2023, by emailing the Contract Administrator (defined below) at: celia@nichols-la.com. This Request for Proposals (“**RFP**”) is made in conjunction with a companion RFP for a Landscape and Irrigation Project, generally located in and along the same areas described in this RFP Package. The Landscape and Irrigation Project will commence immediately upon completion of the Wall Construction Project that is the subject of this RFP. Proposers may submit proposals for either or both of the RFPs, but if responding to both requests, must submit separate proposals for each RFP. These instructions are intended to assist proposers with responding to this RFP, but do not modify or replace any of the requirements set forth in the RFP Package.

1. **Definitions:**

- a. “**Board**” refers to the Board of Supervisors of the District.
- b. “**District**” refers to Park Place Community Development District.
- c. “**Proposed Agreement**” refers to the proposed Landscape & Irrigation Services Agreement.
- d. “**Proposer(s)**” refers to the business, corporation, firm, organization, or individual submitting a proposal to the District in response to the Request for Proposals.
- e. “**RFP Package**” will include, but not be limited to, the Request for Proposals, this Instructions to Proposers, and the items listed in the Table of Contents.
- f. “**Scope of Work**” refers to the Site Map and the Construction Plans and Specifications for the Wall Construction Project, dated March 15, 2023, prepared by Nichols Landscape Architecture, Inc., referenced in the RFP Table of Contents.
- g. “**Contract Administrator**” refers to Celia R. Nichols P.L.A. ASLA, Nichols Landscape Architecture, Inc., 18115 U.S. Highway 41 North, Suite100, Lutz, FL 33549.

2. **Review of RFP Package:** It is the responsibility of the prospective Proposer to review the RFP Package and any addenda made available in connection with the work, and prepare a proposal based solely on the RFP Package.

3. **Scope of Services:** The selected Proposer will be responsible for performing all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the Scope of Work.

- a. The fact that any part of the work necessary to meet the requirements of District, or any governmental or other appropriate authorities, are not specifically mentioned in the Proposed Agreement, the Scope of Work, or the Proposer’s proposal, will not excuse the selected Proposer from performance thereof, if said part of the work to be performed is usual and normal in the crafts or trades required to perform the work, or the crafts or trades usually employed to perform work similar to the work.

4. **Supply of Proposer E-Mail Address.** All Proposers must provide a working email address to the Contract Administrator prior to the pre-proposal meeting.

5. **On-Site Pre-Proposal Meeting.** A mandatory on-site pre-proposal meeting will be held on **Wednesday, March 29, 2023, at _____, __.M., at the District’s Lake House, located at 11740 Casa Lago, Tampa, Florida 33626.** Proposers are strongly encouraged to drive and inspect the work area

INSTRUCTIONS TO RFP PROPOSERS FOR WALL CONSTRUCTION PROJECT

prior to the Pre-Proposal Meeting, and to ask questions at the meeting. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) attend the mandatory pre-proposal meeting. Copies of the RFP Package will not be available at the pre-proposal meeting.

6. **Questions.** The **deadline** for submitting questions about the RFP Package is **Friday March 31, 2023, at 5:00 P.M.** Questions will be answered at the On-Site Pre-Proposal Meeting. All other questions must be emailed to the Contract Administrator. If not addressed at the mandatory pre-proposal meeting, a copy of the questions received and the response will be timely provided by the Contract Administrator to all Proposers providing email addresses.

7. **Preparation of Proposal:**

- a. Each Proposer must fill in their information and sign the (i) Official Bid Proposal Form, and (ii) the required combined Affidavit for Scrutinized Companies, Public Entities Crimes, E-Verify, and of Non-Collusion, and (iii) the Trench Safety Act Form.
- b. Each Proposer must submit unit prices and schedule of values (as applicable) on the Official Bid Proposal Form, completion timelines and milestones, and a lump sum price for the Scope of Services.
- c. Each Proposer must provide a complete explanation of Proposer's warranties for materials and equipment installation, and applicable manufacturer warranties, for the Scope of Work.
- d. Where proposals have erasures or corrections, each erasure or correction must be initialed in ink by the Proposer.
- e. If Proposer's insurance or warranty exceeds the minimum thresholds in the Proposed Agreement, then Proposer should highlight such information.
- f. Each proposal must be manually and duly signed by an authorized corporate officer, principal, or partner (as applicable).
- g. Each Proposer is solely responsible for reading and completely understanding the requirements and the specifications of the Scope of Work.
- h. Any Proposer who is not a Florida corporate entity shall furnish to the District a duly certified copy of their permit to transact business in the State of Florida along with the proposal. Failure to promptly submit this evidence or qualification to do business in the State of Florida may be basis for rejection of the proposal.
- i. Each proposal shall also include the following information:
 - i. **Company Information**
 1. Name of company (including any "Doing Business As" names)
 2. Headquarters/parent company locations
 3. Local address and telephone number
 4. History of the company, and list of substantially similar projects
 5. Listing or other evidence of applicable Florida Business Licenses
 6. Proof of applicable insurance
 7. List of any outstanding litigation that would threaten the viability of the Proposer or the performance of services
 - ii. **References.** All Proposers must submit a list of at least 3 references, including the name of the client entity, the general scope of work performed, the client's general location, and the name, email, and phone number of a contact person.

INSTRUCTIONS TO RFP PROPOSERS FOR WALL CONSTRUCTION PROJECT

8. Submission of Proposal:

- a. Submit in a sealed envelope (i) one (1) hard copy of the proposal, and (ii) a thumb drive containing an electronic copy of the proposal (bearing the name of the Proposer, the name of the District and identifying the project on the outside of the envelope). Each Proposer shall submit and deliver a complete proposal compliant with all requirements set forth in this RFP Package to the Contract Administrator, at the physical address identified in Section 1(g) above, on or before **Friday, April 7, 2023, at 11:50 A.M., the DEADLINE FOR SUBMITTAL OF PROPOSALS**. All Bids will be opened at noon on the same day in a virtual meeting; the virtual meeting access information is contained in the Request for Proposals notice/advertisement for the two related projects.
- b. Timely delivery of said hard copy and electronic version of the proposal to the District is solely and strictly the responsibility of the Proposer. The District will in no way be responsible for delays caused by any occurrence.
- c. Proposals will be securely kept and will not be opened until after the submission deadline.
- d. Proposals submitted after the deadline for delivery will be rejected.

9. Proposal Duration and Withdrawal of Proposal.

- a. Proposals may be withdrawn by providing written notice if received by the District prior to the time and date specified in the Request for Proposals for submission of the proposals.
- b. All proposals shall be in force for a period of 90 days after the proposal deadline.
- c. Proposers may not withdraw or modify their proposals after the deadline for submittal.
- d. Negligence on the part of the Proposer in preparing their proposal confers no right of withdrawal or modification of their proposal after the deadline for submittal.

10. Interpretation of RFP Package: No interpretation of the meaning of the RFP Package or other documents will be made to any Proposer orally. Every request for such interpretation must be in writing, addressed to the Contract Administrator at the email address shown above. To be given consideration, such requests must be received prior to the date and time designated in the Request for Proposals. Any and all such interpretations and any supplemental instructions will be in the form of a written addendum which, if issued, will be sent by email to all prospective Proposers. Any such addendum shall not relieve said Proposer from any obligation under the proposal as submitted. All addenda so issued shall become part of the RFP Package.

11. Examination of Work Site: Before submitting proposals, Proposers must attend the pre-proposal Meeting, carefully examine the site of the proposed work, and make all investigations necessary to fully perform the Scope of Work. No plea of ignorance of conditions or difficulties that may hereafter exist, or of conditions or difficulties that may be encountered during execution of such work will be accepted as an excuse for any failure or omission on the part of the successful Proposer to fulfill the Scope of Work, nor will they be accepted as a basis for any claims whatsoever for extra compensation or for an extension of time.

12. Subcontractors: Proposers shall submit the names of all proposed subcontractors, their professional accreditation or licenses, their experience, and the work they will perform. If before or after the execution of the Proposed Agreement, the successful Proposer desires to change any subcontractor on such list, valid reasons for such change must be presented and receive approval of the District. The successful Proposer will be fully responsible to the District for the acts and omissions of their subcontractors and of persons either directly or indirectly employed by them, just as they are for the acts

INSTRUCTIONS TO RFP PROPOSERS FOR WALL CONSTRUCTION PROJECT

and omissions of persons directly employed by the Proposer. Nothing contained in the Proposed Agreement shall create any contractual relation between any subcontractor and the District.

- 13. Payment and Performance Bond:** In accordance with requirements of section 255.05, Florida Statutes, the Proposer shall deliver to the District a certified copy of the recorded payment and performance bond in an amount equal to 100% percent of the total contract amount, by a surety company satisfactory by the District and otherwise authorized to transact business in the State of Florida. The payment and performance bond must be properly executed by the surety company and successful Proposer prior to the delivery date set forth in the Proposed Agreement.
- 14. Qualifications of Surety Companies:** The surety company issuing the 100% payment and performance bond shall meet and comply with the following minimum standards:

 - a. Surety must be admitted to do business in the State of Florida and shall comply with the provisions of Section 255.05, Florida Statutes.
 - b. Attorneys-in-fact who sign the payment and performance bond must file with such bond a certified copy of their power of attorney to sign such bond.
 - c. Agents of surety companies must list their name, address and telephone number on all bonds.
 - d. If the surety on any bond furnished by the successful Proposer is declared bankrupt or becomes insolvent or its right to do business is terminated, Proposer shall within 5 days thereafter, substitute another bond and surety, both of which must be acceptable to the District.
 - e. The life of the bond shall extend 12 months beyond the date of final payment and shall contain a waiver of alteration to the terms of the agreement, extensions of time and/or forbearance on the part of the District.
- 15. Laws and Regulations:** All applicable Federal, State, and Local laws, ordinances, and the rules and regulations of all governmental authorities having jurisdiction over any part of the Scope of Work shall apply to the services required for this project.
- 16. Compliance With Occupational Safety and Health Act:** Whenever applicable due to the Scope of Work, all practices, material, equipment, etc., as proposed and offered by Proposers must meet and conform to all O.S.H.A. requirements; the Proposer's signature upon the official bid proposal form shall constitute a certification of compliance for purposes of this requirement.
- 17. Condition of Materials:** If applicable (and unless otherwise indicated), all goods and materials required by the Scope of Work shall be new and delivered on site in first class condition. The successful Proposer will be solely responsible for making any and all claims relating to missing or damaged items.
- 18. Required Disclosure:**

 - a. **License and Permit Requirements:** For the purpose of complying with Section 218.80, Florida Statutes, the "Public Proposal Disclosure Act", except as may otherwise be described in the Proposed Agreement, the successful Proposer shall obtain and pay for all permits and licenses necessary for the work. Proposers shall be responsible for complying with Hillsborough County licensing requirements prior to submitting a proposal and shall submit proof of compliance. Those Proposers who are not duly licensed and/or do not furnish proof thereof with their proposal may be deemed non-responsive and may be disqualified.

INSTRUCTIONS TO RFP PROPOSERS FOR WALL CONSTRUCTION PROJECT

- b. **Public Entity Crimes:** Any person submitting a proposal will need to certify that they are aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes.
- c. **Scrutinized Companies:** Any person submitting a proposal will need to certify that they are aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies.
- d. **E-Verify.** Any person submitting a proposal will need to certify that they are aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements.
- e. **Public Records:**
 - i. All proposals are considered public records pursuant to Chapter 119, Florida Statutes.
 - ii. As further described in the Proposed Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the selected Proposer upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
- f. The District, in its sole discretion, may reject any Proposer whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein or the District's own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a proposal, Proposer recognizes and accepts that the District may reject the proposal based upon the exercise of its sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the proposal.

19. Board's Right to Waive Mistakes and Variations.

- a. Proposals may not be modified by Proposers after the submission deadline.
- b. Mistakes in arithmetic extension of pricing may be corrected by the Board.
 - i. In case of unit price contracts, if an error is committed in the extension of an item, the unit price as shown in the proposal will govern.
- c. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
- d. The District further reserves the right to request supplementation of any or all proposals.

20. Method of Selection, Award, and Right to Reject:

- a. The Board will meet at a publicly noticed meeting and collectively as a group review and rank the proposals in accordance with the Evaluation Criteria. The Board will award the work to the

INSTRUCTIONS TO RFP PROPOSERS FOR WALL CONSTRUCTION PROJECT

Proposer that it determines, in its sole discretion, has the most advantageous proposal. The Board reserves the right to reschedule or continue the date of the evaluation meeting to a later date.

- b. The District may invite public presentations by the Proposers.
- c. The Board, in its sole discretion, reserves the right to reject any and all proposals whenever such rejection is in the best interest of the District.
- d. Nothing contained herein shall place a duty upon the District to reject a proposal or award the work based upon anything other than its sole discretion.
- e. Notice of the award, including rejection of some or all bids, shall be provided in writing to all Proposers by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company, and by posting the same in the District Office for 7 days. The notice shall include the following statement: "Failure to file a written protest with the District within 72 hours following the receipt of notice of the District's decision to award the work shall constitute a waiver of any objection to the award."
- f. The selected Proposer shall promptly enter into negotiations with the District to finalize any terms or details.
 - i. If the negotiations are unsuccessful, the District may negotiate with the next Proposer(s) who had the next highest ranked proposal(s) until such negotiation(s) is successful.
- g. Proposers will not be reimbursed for any cost associated with responding to the Request for Proposals.

21. Protests: Any firm or person who is affected adversely by a District decision to award the work shall file with the District a written notice of protest within 72 hours after receipt of the notice of the District's decision. A complete copy of the District's Rules of Procedure is available for review at the office of the District Manager.

22. Execution of Written Agreement: The successful Proposer will be required to sign a written agreement in substantially the form of the Proposed Agreement. Said written agreement will evidence in writing the agreement between the parties pursuant to the award having been therefore made by the District to the successful Proposer; said signing to be accomplished within 10 days after Notice of Award. The District will have no duties or obligations to the successful Proposer until the Proposed Agreement is finalized and executed by both parties.

23. Commencement Date: Within thirty (30) days after the Proposed Agreement is finalized and executed by the parties, the successful Proposer will commence performance the work.

Park Place Community Development District

Evaluation Criteria RFP for Wall Construction Project

1.	Location and Personnel	10 Points
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Locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.

2.	Proposer's Experience, Bonding Capacity, Available Equipment, Insurance, and Warranty	20 Points
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Past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer; ability to obtain a payment and performance bond; availability of equipment necessary for the project; Proposer's insurance limits; Proposer's warranty, etc.

3.	Schedule	10 Points
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Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the desired final completion date. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the completion schedule without a premium cost for accelerated work.

4.	Understanding of the RFP and Scope of Services	30 Points
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Extent to which the proposal demonstrates: (1) an understanding of the District's needs for the services requested and (2) an understanding of and compliance with the Scope of Work outlined in the RFP Package.

5.	Price	30 Points
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A full 30 points will automatically be awarded to the Proposer submitting the lowest "Total Proposal Price". All other Proposers will receive a prorated number of points.

Example: Proposer "A", the low bidder at a total amount of \$250,000, will receive the full 30 points. Proposer "B" with a total amount of \$275,000, will receive 27 points. $(250,000/275,000) \times 30 = 27$.

Total Possible Points for Each Proposer's Proposal	100 Points
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Wall Construction Project Agreement

This Wall Construction Services Agreement (this “**Agreement**”) dated as of _____, 2023, is between the **Park Place Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and _____, a Florida _____ (the “**Contractor**”).

Background Information:

The District has issued two (2) companion requests for proposals, and awarded separate contracts for (i) the wall construction project (the “**Wall Project**”) which is the subject of this Agreement, and (ii) landscape and irrigation project (the “**Landscape Project**”, and collectively with the Wall Project, the “**Enhancement Project**”) that is the subject of the companion project. [Both project contracts may or may not be awarded to the same contractor.] In general, the Enhancement Project relates to (i) the entrance areas for the communities of Windsor Place, Mandolin Reserve, and Mandolin Estates, located along Citrus Park Drive, and (ii) the southerly right of way for Citrus Park Drive, beginning at the intersection with Countryway Boulevard, and extending East along the Windsor Place and Mandolin Reserve community boundaries. The Wall Project will be commenced and completed first, and immediately followed by installation of the Landscape & Irrigation Project. The services required by this Agreement will be performed in the areas more particularly described and depicted on the site map (“**Site Map**”) and in the Wall Construction Plans prepared by Nichols Landscape Architecture, Inc., dated March 15, 2023 (“**Construction Plans**” and collectively, the “**Scope of Work**” or “**Work**”), attached hereto to as **Exhibit “A”** and incorporated herein as part of this Agreement. The Contractor is duly licensed in the state of Florida and qualified to perform the job duties and has any and all approvals and licenses as required by law to provide the public these services. The Contractor is familiar with the District’s property, and has submitted a proposal covering the entire Scope of Work, including without limitation, the cost break-down, a complete copy of which is attached hereto as **Exhibit “B”** (“**Proposal**”), and incorporated herein as a part of this Agreement. In consideration of the Contractor’s agreement to perform the Scope of Work, and the District’s award of the contract to the Contractor, the parties agree as follows.

Operative Provisions:

1. **Incorporation of Background Information, Scope of Work, Investigative Report, and Proposal.**
The background information set forth above is true and correct, and is incorporated herein by this reference.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the Scope of Work.
 - a. The fact that any part of the work necessary to meet the requirements of District or other governmental authority is not specifically mentioned in this Agreement, the Scope of Work or the Proposal, shall not excuse Contractor from performance thereof if such part of the work to be performed is usual and normal in the crafts or trades required to perform such work or substantially similar work.
3. **Manner of Performance and Care of the Property.**
 - a. At the conclusion of the Work, Contractor shall dispose of any waste material at an off-site waste disposal facility.
 - b. The Work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - c. The District and any representatives or consultants, at all times, shall have access to the Work for any lawful purpose, including inspection.
 - d. Contractor shall use all due care to protect the property of all landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from

Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the Work under this Agreement.

4. **Permits and Approvals.** Contractor is responsible for obtaining all necessary permits and other governmental approvals and any delay in obtaining such permits and approvals will not serve to extend the time of completion unless such delay is specifically shown to be outside Contractor's control. The District will be responsible for paying the costs of any such permits or approvals.
5. **Time of Commencement and Completion.** The Contractor will commence the Work on or before a date which is (i) thirty (30) days after this Agreement is fully executed by the last of the parties to sign, or (ii) within ten (10) days after permits for the Work are issued by Hillsborough County, Florida, whichever occurs later. Thereafter, the Work shall be completed within a time period not to exceed the number of days in the Contractor's schedule and time-line for milestones as set forth in Contractor's Proposal. If the commencement date falls on a weekend or holiday, the start date shall be the next business day following. Time is of the essence with respect to this Agreement and all of Contractor's obligations hereunder.
6. **Delays and Extension of Time of Completion.**
 - a. If Contractor is delayed at any time in the progress of the Work by any act or neglect of the District, or by any employee thereof, or by any separate contractor employed by the District, or by changes ordered in the Work, or by prevention of performance because of governmental laws or regulation, or by weather conditions, or unusual delays in delivery of materials and equipment beyond the control of Contractor, then the time of completion shall be extended by change order for such reasonable time as the District may determine.
 - b. Any claim for extension of time shall be made in writing to the District's contract administrator ("Contract Administrator"), Celia R. Nichols P.L.A. ASLS, Nichols Landscape Architecture, Inc., 18115 U.S. Highway 41 N., Suite 100, Lutz, Florida 33549, not more than ten (10) days after commencement of the delay; otherwise, it shall be waived. In the case of continuing delay, only one claim is necessary. The Contractor shall provide an estimate of the probable effect of such delay on the progress of the Work.
7. **Performance Bond and Labor and Material Payment Bond.** Prior to commencing any Work and within five (5) business days after this Agreement is executed by both parties, the Contractor shall furnish the District with a recorded copy of a payment and performance bond covering 100% of the Work, in accordance with requirements of Section 255.05, Florida Statutes. Attorneys-in-fact who sign the payment and performance bond must attach a certified copy of their power of attorney to the bond. The form of the payment and performance bond shall also include the following language: "*This Bond shall afford claimants thereunder, all the rights related thereto, including, but not limited to, the rights to recover attorneys' fees in the event any claim is made against this bond.*" The cost of such bond shall be included in the total compensation paid to Contractor under this Agreement.
8. **Florida Sales Tax Exemption.** Contractor acknowledges that the District is exempt from the Florida Sales and Use Tax and certifies that the total amount shown on the "Official Bid Proposal Form" in the Proposal does not include any Florida Sales and Use Tax for or in connection with the Work.
9. **Compensation and Progress Payments.**
 - a. The District agrees to compensate the Contractor for the Scope of Services in the total amount shown on the Official Bid Proposal Form, for a total amount of \$ _____, exclusive of Sales Tax.
 - b. Based upon "Applications for Payment" submitted to the District by the Contractor each month and "Certificates for Payment" issued by the Contract Administrator, the District shall make

progress payments on account of the total compensation to the Contractor as provided in this Agreement for the period ending the 25th day of each month.

- i. The District shall, not later than 45 days following the receipt of the Contractor's Application for Payment and a Certificate for Payment from the Contract Administrator, pay the Contractor the portion of the compensation properly allocable to labor, materials and equipment incorporated in the Work for the period covered by the Application for Payment, less retainage of five percent (5%).
- ii. If the Contractor and the Contract Administrator cannot agree on a payment amount, the Contract Administrator will promptly issue a Certificate for Payment for the amount for which he/she is able to make such representations to the District. The Contract Administrator may also decline to certify payment or, because of subsequently discovered evidence or subsequent observations, he/she may nullify the whole or any part of any Certificate of Payment previously issued, to such extent as may be necessary in his opinion to protect the District from loss because of:
 1. defective Work not remedied,
 2. third party claims filed or reasonable evidence indicating probable filing of such claims,
 3. failure of the Contractor to make payments properly to subcontractors or for labor, materials or equipment,
 4. reasonable evidence that the Work cannot be completed for the unpaid balance of the total compensation,
 5. damage to the District or another contractor,
 6. reasonable evidence that the Work will not be completed within the time of completion, or
 7. persistent failure to carry out the Work in accordance with this Agreement.

When the basis for withholding any portion of Application for Payment from the Certificate of Payment as outlined in this subparagraph is removed, the Contract Administrator shall certify payment of the related amounts for which payment has been properly requested.

- c. Final payment, constituting the entire unpaid balance for the Work, together with applicable retainage, shall be paid by the District to the Contractor within 30 days after the Work is fully completed, the Scope of Services fully performed, and a final Certificate for Payment has been issued by the Contract Administrator. The amount of the final payment shall be the total compensation, plus any approved change orders, less all progress payments previously paid pursuant to this Agreement.
- d. As a condition precedent to making any payment to the Contractor, the District may require that all subcontractors, material men, suppliers or laborers be paid and require evidence thereof, in the form of partial lien waivers or final lien releases, to be submitted to the District by all such subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness.

10. **Change Orders**. The parties may execute a written change order authorizing a change in the Scope of Services, an adjustment in the Compensation, the time of completion, or any other changes mutually agreed to. The cost or credit to the District resulting from a change in the Scope of Services shall be determined by the unit prices stated in the Proposal or subsequently agreed upon in writing.

11. **Warranty**.

- a. The Contractor warrants that the Work will (a) conform to the requirements of this Agreement, (b) be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) be performed without

defects in materials (to the extent the materials are provided by Contractor), and workmanship, (d) consist of new unused materials (to the extent the materials are provided by Contractor), (e) benefit for the particular purposes or uses contemplated by this Agreement, (f) conform to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.

- b. If within one (1) year, from the date of the Contract Administrator's final Certificate for Payment, any portion of the Work (including materials and labor) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the Work at its expense, promptly after receiving written notice from District requesting such correction.
- c. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
- d. Contractor warrants that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.
- e. At time of final payment, Contractor will supply a copy of all warranties supplied by manufacturers along with all manufacturer's instructions. Contractor will assist the District with any warranty claims.
- f. In the event the Contractor fails to meet its warranty obligations, the District, at its opinion, shall have the right, upon ten (10) days' prior written notice to the Contractor, to correct the defective work through its own forces or by retaining other contractors.
 - i. In such event, the Contractor shall reimburse the District for all costs it incurs in obtaining the correction of the defective work.
- g. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects, defects that are concealed and/or not disclosed due to fraud, or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- h. The provisions of this section shall survive approval of the Work under this Agreement.

12. Concealed Conditions.

- a. Contractor has reviewed all existing conditions and limitations affecting the Work, including, without limitation, all property lines, utility locations, existing improvements, elevations, and site and local conditions, as applicable to the Work. Claims for additional compensation or extensions of time because of the failure of Contractor to familiarize itself with conditions at the site are hereby waived and released.
- b. If conditions are encountered at the site which are (1) subsurface or otherwise concealed physical conditions which differ materially from those indicated in this Agreement, or (2) unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist and generally recognized as inherent in activities of the character provided for in this Agreement, then notice by the observing party shall be given to the other party promptly before the conditions are disturbed and in no event later than 3 business days after first observance of the conditions.
 - i. Contract Administrator will promptly investigate such conditions and, if they are not governed by subsection (c) below and cause an increase or decrease in Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the compensation or time of completion or both.
 - ii. If the Contract Administrator determines that conditions at the site are not as described in clauses (b)(1) and (b) (2) of this Section 12, and that no change in the terms of this Agreement is justified, Contract Administrator shall so notify the District and Contractor in writing, stating the reasons.
 - iii. Claims by either party in opposition to such determination must be made within 14 days after Contract Administrator has given notice of his/her determination.

- c. No adjustment in the time of completion or compensation shall be permitted, however, in connection with a concealed or unknown condition (1) which does not differ materially from those conditions disclosed or (2) which reasonably should have been disclosed by (a) Contractor's inspections, tests, reviews and preconstruction services performed in connection with the Work, including any tests made by or in the possession of Contractor, or (b) inspections, tests, reviews and preconstruction services which Contractor negligently failed to request in connection with the Work.
13. **Subcontractors.** The Contractor shall submit the names of all proposed subcontractors and the work they will do prior to commencing the Work. If Contractor desires to change any subcontractor on such list, Contractor must present valid reasons for such change and receive approval of the District. Contractor agrees that it is fully responsible to the District for the acts and omissions of (i) its subcontractors and of persons either directly or indirectly employed by them, and (ii) for the acts and omissions of persons directly employed by Contractor. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and the District.
14. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
15. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
16. **Governmental Compliance.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by Federal, State, County, or regulatory bodies, relating to the contemplated operations and services hereunder.
17. **Insurance.** The Contractor shall carry commercial general liability insurance of not less than \$1,000,000 per occurrence and \$2,000,000 in the general aggregate, and commercial automobile liability insurance of not less than \$1,000,000 per occurrence. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
18. **Indemnification.** Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the Work to be performed by Contractor, or Work performed by persons or entities employed or utilized by Contractor, including litigation and appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration

and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

19. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

20. **Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

22. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

23. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law,

(c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813.873.7300, OR BY EMAIL AT ANGIE.GRUNWALD@INFRAMARK.COM, MAIL AT: 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

24. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
25. **Amendment.** This Agreement may not be altered, changed, or amended, without the written approval of both parties.
26. **Contractor's Default.**
- a. Contractor shall be in "Default" under this Agreement if, after 7 days written notice, Contractor fails or neglects to (1) carry out Work in accordance with this Agreement or in accordance with any specifications, or applicable laws, (2) make proper and timely payment to any subcontractor for materials or labor, (3) comply with the progress schedule, (4) replace rejected material promptly or correct rejected workmanship as herein provided, or (5) observe any other terms, provisions, and conditions, in this Agreement to be observed and performed on the part of Contractor. In the event of a Default by Contractor, District, without prejudice to any other right or remedy District may have, may correct such deficiencies and may deduct the cost thereof, including compensation for the Contract Administrator's services or any other services and expenses made necessary thereby, from the payment then or thereafter due Contractor.
 - b. Alternatively, after Contractor's failure to cure such matter within such 7 day period, at the District's option, District may terminate this Agreement and take possession of the site and remove all materials, tools and construction equipment and machinery thereon owned by Contractor (or require Contractor to immediately remove all such materials, tools and construction equipment and machinery from the site) and District may finish (or cause another contractor to finish) the Work by whatever method District may deem expedient. If District takes possession of the site, District may, without any cost or liability to District, use materials, tools and construction equipment and machinery owned by Contractor and left on the site. If the unpaid balance of this compensation exceeds the cost of finishing the Work, including compensation for Contract Administrator's services and any other services and expenses made necessary thereby (including, without limitation, District's reasonable attorney's fees and costs), such excess shall be paid to Contractor following final completion of the Work by District, but if such cost exceeds such unpaid balance, Contractor shall pay the difference to District. District shall not be responsible to Contractor for any loss of anticipated profits or other consequential damages on any of the Work not performed on account of a termination of this Agreement. After any termination of this Agreement by District pursuant to this subsection, Contractor shall not be entitled to any further payment under this Agreement except to the extent of any amount by which the authorized work completed or installed by Contractor prior to such termination and not previously paid for by District exceeds the amount due by Contractor to District under this

subsection (including all damages which District would be entitled to recover from Contractor by reason of Contractor's breach), and even then only at such time as the Work is finally completed. Any sums payable by Contractor to District pursuant to this subsection shall be payable upon demand and shall bear interest at the lesser of 12% per annum or the highest lawful rate until paid.

27. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions, or of its rights thereafter to enforce each and every such provision.
28. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
29. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees, at both trial and appellate levels against the non-prevailing party.
30. **Termination.** Either party may terminate this Agreement without cause with 10 days written notice to the other party. Upon receipt of a termination notice, Contractor will cease performance of the Work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy, payment for the actual cost of materials purchased by Contractor and delivered to the job site and the Work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly.
31. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
32. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
33. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
34. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:

Inframark
2005 Pan Am Circle, Ste. 300
Tampa, Florida 33607
Attn: Angie Grunwald, Dist. Mgr.
angie.grunwald@inframark.com

To the Contractor:

and

Celia R. Nichols
Nichols Landscape Architecture,
Inc.
18115 U.S. Hwy 41 N., Ste. 100
Lutz, Florida 33549
celia@nichols-la.com

35. **Survival.** The insurance requirements, bonds, representations and warranties by Contractor, and the indemnities in this Agreement, shall survive the completion/approval of any work performed hereunder by Contractor and the termination of this Agreement.
36. **Conflicts with Exhibits and Priority of Contract Documents.**
- a. With respect to the Scope of Work, to the extent there are any conflicting provisions in the Proposal, the provisions in the Scope of Work shall control.
 - b. With respect to any other sections of this Agreement, to the extent there are any conflicting provisions in this Agreement or the Proposal attached hereto as Exhibit "B", the provisions in this Agreement shall control.
37. **Electronic Signatures.** The parties agree that electronic signatures (through third-party signature authentication software or other means) are acceptable for purposes of binding the parties to this Agreement and may be relied upon as if this Agreement was traditionally signed and delivered (originals or scanned versions). In the event that one or both parties elect to electronically sign this Agreement without the use of third-party signature authentication software, the District shall request email confirmation from the other party of acceptance of the electronic signature(s) after transmitting a fully executed copy to them for their review and approval and shall maintain such transmission email and such confirmation email for the same period as it maintains a fully executed copy of this Agreement. This section is intended to comply with all applicable Florida law, including but not limited to, Chapter 668, Florida Statutes.
38. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
39. **Entire Agreement.** This Agreement and the exhibits attached hereto contain the entire agreement of the parties, and neither party may rely upon any oral representation made by the other party.

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

**Park Place
Community Development District**

[Insert Name of Contractor]

Chair of the Board of Supervisors

President

List of Exhibits:

Exhibit A Scope of Work (Site Plan and Construction Plans)

Exhibit B: Contractor's Proposal

Park Place Community Development District

Official Bid Proposal Form
RFP for Wall Construction Project

Name of Proposer: _____

In accordance with the Request for Proposals issued by the Park Place Community Development District (“District”), the undersigned proposes to provide all work necessary to perform the “Scope of Work” for the Wall Construction Project, consisting of the Site Map and Construction Plans and Specifications for the Wall Construction Project, dated March 15, 2023, prepared by Celia R. Nichols P.L.A. ASLA, Nichols Landscape Architecture, Inc., as described in the Instructions to RFP Proposers.

Proposer submits that it can perform the Scope of Work described above (inclusive of sales tax and the cost of the required Payment and Performance Bond) for a **Total Proposal Price** of \$ _____, as more specifically described in the Official Bid detail forms for the Mandolin Reserve, Mandolin Estates, and Windsor Place, attached hereto as composite **Exhibit “A”**.

Proposer, thoroughly reviewed all components of the RFP Package and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer’s proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: _____

Title of Authorized Signatory of Proposer: _____

Signature of Authorized Signatory of Proposer: _____

Exhibit "A"

Sheet 1 of 3



Park Place CDD- Mandolin Reserve - Wall Construction Project

OFFICIAL BID PROPOSAL DETAIL FORM

RFP #:
BID DATE:
COMPANY/ ESTIMATOR:
Please follow this Bid Format for your Bid. The total bid amount includes all plans, specifications, bonding and other required documents provided at the time of bid. Landscape & Irrigation will be installed by Others but will be required to close-out this project with the County.

NEW 6' HT. BUFFER WALL

ITEM:	Total Price
Install 6' ht. Precast wall (20' O.C.) Sand Finish (Includes Accessibility Mats & Concrete Pump) standard 14" sq. columns	\$0.00
Specified Sherwin Williams Flex Lox Paint - 1 Color	\$0.00
Sidewalk Repair Fund	\$0.00
MOT - Wall Install	\$0.00
Hardscape Permits	\$0.00
NEW 6' HT. BUFFER WALL : SUB-TOTAL	\$0.00

DEMOLITION:

ITEM:	Total Price
Clear and Grub Frontage	\$0.00
Removal / Disposal of Existing 6' ht. PVC fence (Includes Dump Fees)	\$0.00
Tree Removal and Stump Grinding	\$0.00
Rough Grading	\$0.00
Tree Baricades	\$0.00
Shrub Removal (Includes Dump Fees)	\$0.00
Tree Removal Permit Fee	\$0.00
MOT - Hardscape Demolition/ Tree Removal	\$0.00
Silt Fence 3' Ht.	\$0.00
Root Pruning	\$0.00
DEMOLITION: SUB-TOTAL	\$0.00

MANDOLIN RESERVE SUBTOTAL

\$0.00

PROFESSIONAL SERVICES AND BONDING

As-Built Survey of Wall	\$0.00
Performance Bond	
PROFESSIONAL SERVICES AND BONDING: SUB-TOTAL	\$0.00

GRAND TOTAL - MANDOLIN RESERVE

GRAND TOTAL \$0.00

Exhibit "A"

Sheet 2 of 3



Park Place CDD - Mandolin Estates - Wall Construction Project

OFFICIAL BID PROPOSAL DETAIL FORM

RFP #:

BID DATE:

COMPANY/ ESTIMATOR:

Please follow this Bid Format for your Bid. The total bid amount includes all plans, specifications, bonding and other required documents provided at the time of bid. Landscape & Irrigation will be installed by Others but will be required to close-out this project with the County.

NEW 6' HT. BUFFER WALL:

ITEM:	Total Price
Install 6' ht. Precast Wall (10' O.C.) Sand Finish w/ (8) 14" sq. standard columns (Includes Accessibility Mats & Concrete Pump)	\$0.00
Specified Sherwin Williams Flex Lox Paint - 1 Color	\$0.00
Sidewalk Repair Fund	\$0.00
Wall Install MOT	\$0.00
Hardscape Permits	\$0.00
NEW 6' HT. BUFFER WALL: SUB-TOTAL	\$0.00

DEMOLITION

ITEM:	Total Price
Clear and Grub Frontage	\$0.00
Tree Removal and Stump Grind	\$0.00
Rough Grading	\$0.00
Tree Removal Permit	\$0.00
Tree Baricades	\$0.00
MOT - Tree Removal (8 trees) and Grading	\$0.00
Silt fence 3' ht.	\$0.00
Root Pruning	\$0.00
DEMOLITION: SUB-TOTAL	\$0.00

MANDOLIN ESTATES SUB-TOTAL

\$0.00

PROFESSIONAL SERVICES AND BONDING

As-Built Survey of Wall	\$0.00
Performance Bond	
PROFESSIONAL SERVICES AND BONDING: SUB-TOTAL	\$0.00

GRAND TOTAL - MANDOLIN ESTATES

GRAND TOTAL \$0.00

Exhibit "A"

Sheet 3 of 3



Park Place CDD - Windsor Place - Wall Construction Project

OFFICIAL BID PROPOSAL DETAIL FORM

RFP #:

BID DATE:

COMPANY/ ESTIMATOR:

Please follow this Bid Format for your Bid. The total bid amount includes all plans, specifications, bonding and other required documents provided at the time of bid. Landscape & Irrigation will be installed by Others but will be required to close-out this project with the County.

NEW SIGNS & LIGHTING:

ITEM:	Total Price
Bronze Raised Letters, stud mounted. (Each Sign)	\$0.00
Update Entrance Lighting to LED Light Fixtures for Signs and Trees (includes 12 lights)	\$0.00
Hardscape and Sign Permits (TBD)	\$0.00
Create Frame & Smooth Formed in Place Concrete Panel.	\$0.00
NEW SIGNS & LIGHTING: SUB-TOTAL	\$0.00

EXISTING COLUMNS, WALL & FENCE REMOVAL:

ITEM:	Total Price
Remove / Disposal of Existing Ornamental Iron Fence (includes dump fees)	\$0.00
Removal / Disposal of Existing Brick Wall (includes dump fees)	\$0.00
EXISTING COLUMNS, WALL & FENCE REMOVAL: SUB-TOTAL	\$0.00

NEW 7'-6" HT BUFFER WALL :

ITEM:	Total Price
Install 7'- 6" ht. Precast Wall (20' O.C.) Sand Finish includes accessibility mats & concrete pump	\$0.00
Specified Sherwin Williams Flex Lox Paint - 1 color	\$0.00
Sidewalk Repair Fund	\$0.00
MOT - Wall Installation	\$0.00
Hardscape Permits	\$0.00
NEW 7'-6" HT. BUFFER WALL: SUB-TOTAL	\$0.00

DEMOLITION:

ITEM:	Total Price
Clear and Grub/ Landscape Entrance and Frontage	\$0.00
Tree Removal and Stump Grinding	\$0.00
Rough Grading	\$0.00
Tree Barricades	\$0.00
Shrub Removal (includes dump fees)	\$0.00
Tree Removal Permit	\$0.00
Hardscape Demolition/ Tree Removal MOT	\$0.00
Silt Fence 3' Ht.	\$0.00
Root Pruning	\$0.00
DEMOLITION: SUB-TOTAL	\$0.00

WINDSOR PLACE SUBTOTAL

\$0.00

PROFESSIONAL SERVICES AND BONDING

As-Built Survey of Wall	\$0.00
Performance Bond	
PROFESSIONAL SERVICES AND BONDING: SUB-TOTAL	\$0.00

GRAND TOTAL - WINDSOR PLACE

\$0.00

**Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[RFP for Wall Construction Project]
Park Place Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says:

Affiant is over 18 years of age, and has personal knowledge of the facts and certifications set forth herein; that they are true and correct.

Affiant is the _____ (Title) of _____ (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render the Company ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with the Company, nor the Company have been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, the Company would be ineligible to submit a proposal for this project if we are a company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor the Company are on the "Scrutinized Companies that Boycott Israel List" nor am I or the Company engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. The Company is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with the Company under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. The Company is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief the Company has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.

10. I understand that, if there is a good faith belief that one of the Company's subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but the Company has otherwise complied with its obligations thereunder, then the Company will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
12. Neither the price(s) nor the amount(s) in the Company's proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. The Company's proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. The Company, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the Park Place Community Development District for which our proposal is submitted. I understand and the Company understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this project.

Signature of Authorized Signatory of Proposer

Sworn before me on _____, 2023

Notary Public Signature

Notary Stamp

TRENCH SAFETY ACT FORM
Park Place Community Development District

Wall Construction Project Agreement

The undersigned, herein called "Proposer", has determined to his own complete satisfaction that if the work involves trench excavations that exceed a depth of five (5) feet all portions of the Florida Trench Safety Act, Section 553.60, Florida Statutes will be fully complied with and executed properly on this project.

☐ Alternatively, the Proposer certifies that no trench excavations are required or that necessary excavations do not exceed five (5) feet in depth.

Proposer acknowledges that included in the various items of its proposal and in its Total Lump Sum Price are costs for complying with the Florida Trench Safety Act. The Proposer further identifies the costs to be summarized below:

Trench Safety Measure (Description)	Units of Measure (LF, SY)	Unit (Quantity)	Unit Cost	Extended Cost
A. _____	_____	_____	_____	_____
B. _____	_____	_____	_____	_____
C. _____	_____	_____	_____	_____
D. _____	_____	_____	_____	_____
			Total	_____

Name of Proposer: _____

Name of Authorized Signatory of Proposer: _____

Title of Authorized Signatory of Proposer: _____

_____, 2023
Signature of Authorized Signatory of Proposer

Sworn before me on _____, 2023

Notary Public, State of Florida

Notary Stamp

Park Place Community Development District

**Board of Supervisors' Collective Score Sheet
RFP for Wall Construction Project**

The Board of Supervisors will collectively fill in the numbers for each category for the proposers.

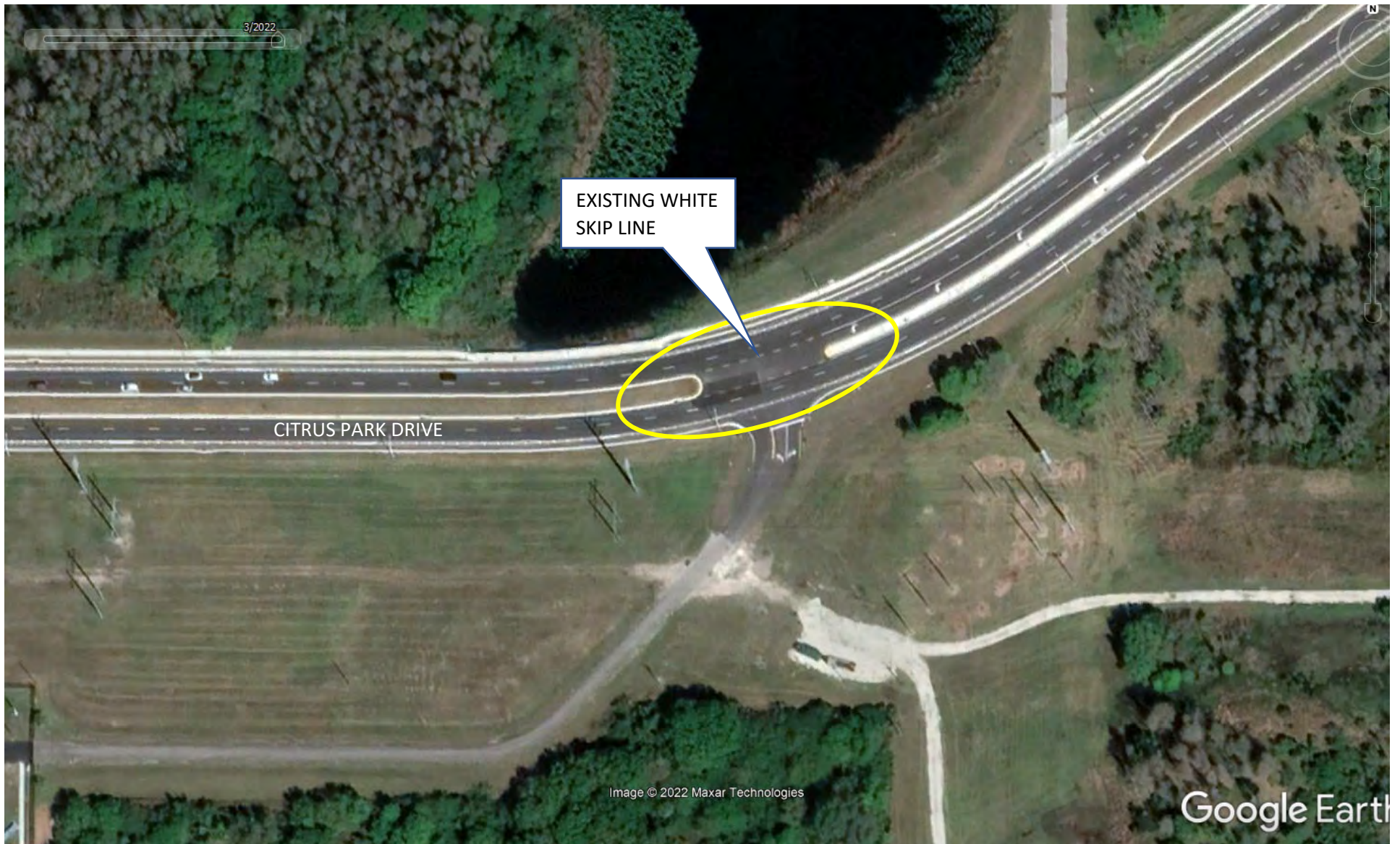
	Proposers			
Evaluation Criteria	Bidder 1	Bidder 2	Bidder 3	Bidder 4
Location and Personnel (10 points)				
Proposer's Experience, Bonding Capacity, Available Equipment, Insurance, and Warranty (20 Points)				
Schedule (10 Points)				
Understanding of the RFP and Scope of Services (30 Points)				
Price* (30 Total Points)				
Total score for each Proposer				

*30 points for the Price Evaluation Criteria will be awarded to the Proposer submitting the lowest "Total Proposal Price". All other Proposers will receive a prorated number of points. For example: Proposer "A", the low bidder at a total amount of \$250,000, will receive the full 30 points. Proposer "B" with a Total Proposed Price of \$275,000, will receive 27 points. $(250,000/275,000) \times 30 = 27$.



Image © 2022 Maxar Technologies

Google Earth



Median opening at Fawn Ridge Water Plan



Median opening east of Deer Park Elementary School

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com

PROPOSAL**ADDRESS**

Park Place CDD

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

PROPOSAL # 1857**DATE** 02/28/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure Wash the sidewalks and curbs located at the end of Bournemouth and Cotswald Drive, designated by Angie Grunswald. Cost includes labor, machine time and solution.	1	850.00	850.00

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**\$850.00**

Accepted By

Accepted Date



This is located at the end of Bournemouth and Cotswolds Drive.

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 15, 2023, Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, February 15, 2023, at 11:00 a.m. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.**

1. CALL TO ORDER/ROLL CALL

Angie Grunwald called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, February 15, 2023, at 11:03 a.m.**

Board Members Present and Constituting a Quorum:

David Levy	Chairman
Cathy Kinser- Powell	Vice-Chairman
Eric Bullard	Supervisor
Andrea Jackson	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Angie Grunwald	District Manager, Inframark
Phil Chang	District Engineer, Johnson Engineering
Lyn	World of West Chase

There were three resident audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

The were no audience comments on the agenda items.

3. VENDOR/STAFF REPORTS

A. District Engineer

District Engineer updated the Board that he is working with paver vendor to meet to address low spots.

Mr. Chang updated the Board on Countryway Blvd, and he is still waiting for the county to respond.

Mr. Chang discussed the sidewalk inspection and the Board approved for Phil to walk the District and address all sidewalk concerns.

B. District Counsel

The District Counsel was not present and no reports currently.

4. BUSINESS ITEMS

A. Discussion on Service Pond #15 in Mandolin Reserve

The Board reviewed and discussed the service for pond #15 in Mandolin Reserve.

MOTION TO:	Approve the revised quote for service on Pond #15.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously.

B. Discussion on Cotswolds and Bournemouth Townhomes Parking Islands Landscaping Proposal

The Board denied the proposal, Supervisor Jackson wants to meet with Tim to assess the area.

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes January 18, 2023,

B. Consideration of Operations and Maintenance Expenditures December 2022

C. Review of Financials Statements Month Ending December 31, 2022

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda A through C.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously.

6. STAFF REPORTS

A. District Manager

i. Aquatics & Fountains Report

The Board would like the fountain at pond 14 serviced as the sprayer is much lower than usual.

ii. Community Inspection Report

The Board requested weekly reports from landscaper.

The Board requested summary from Clay for landscape inspection.

The Board requested that the vendor attend the next meeting.

The Board requested that the fakahatchee plant be trimmed near the Estates entrance and exit gate.

iii. Manager's Report

Ms. Grunwald Provided update on status of fountain inspection on pod 14 and the possible cost of the lights.

Ms. Grunwald discussed the Citrus Park Drive median with the Board and will provide updates from legal once they are received.

Ms. Grunwald discussed Wall project and explained to the Board the need to advertise for RFP's

7. SUPERVISOR REQUESTS

There was no supervisor request currently.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

There was no audience questions or comments.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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

Signature

Printed Name

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Title:

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

Recorded by Records Administrator

Signature

Date

Official District Seal

PARK PLACE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CYPRESS CREEK AQUATICS, INC.	1221	\$3,160.00		W/M - AQUATIC MAINT. JANUARY 2023
FRONTIER	8138187058 010123	\$114.43		W/M - PHONE SERVICE 01/01/23-01/31/23
FRONTIER	8138188068 012223	\$150.75	\$265.18	W/M - PHONE SERVICE 01/22/23-02/21/23
Monthly Contract Subtotal		\$3,425.18		
Variable Contract				
DAVID L. LEVY	DL 011823	\$200.00		ADMIN - SUPERVISOR FEE 01/18/23
STRALEY ROBIN VERICKER	22596	\$122.00		ADMIN - GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/15/23
Variable Contract Subtotal		\$322.00		
Utilities				
BOCC - HILLSBOROUGH COUNTY	1923999022 011323	\$68.21		W/M - WATER SERVICE 12/08/22-01/12/23
TECO	ACH 010623	\$4,702.12		HP/W/M/MX - ELECTRICITY BULK BILLING
Utilities Subtotal		\$4,770.33		
Regular Services				
ASI LANDSCAPE MANAGEMENT	3892	\$200.59		W/M - IRRIGATION REPAIRS 11719 GOTHIC LANE - WINDSOR
CHARLES AQUATICS INC	46974	\$125.00		W/M - QUARTERLY FOUNTAIN MAINTENANCE - MANDOLIN RESERVE
CHARLES AQUATICS INC	46975	\$125.00	\$250.00	W/M - QUARTERLY FOUNTAIN MAINTENANCE - MANDOLIN RESERVE
JOHNSON ENGINEERING, INC.	52	\$1,520.00		ADMIN - GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/08/23
NICHOLS LANDSCAPE ARCHITECTURE	MPP20-1.26	\$2,335.88		Capital Project Fund LANDSCAPE ARCHITECT SERVICES
PARK PLACE CDD	01052023-1	\$10,590.58		SERIES 2021-2 FY23 TAX DIST ID 606
PARK PLACE CDD	01052023-2	\$8,670.21	\$19,260.79	SERIES 2021-1 FY23 TAX DIST ID 606
SITE MASTERS OF FLORIDA, LLC	122922-1	\$1,200.00		HP - RECONSTRUCTED BROKEN FRONT PORTION OF CURB LOCATED ECCLESIA/BOURNEMOUTH
SITE MASTERS OF FLORIDA, LLC	122922-2	\$1,200.00	\$2,400.00	HP - REPAIRED DAMAGED D CURB ON WEST SIDE OF ALLEY BEHIND 11509 PERFECT PLACE
SPEAREM ENTERPRISES	5605	\$1,249.00		HP - LABOR - 12/30/22-01/20/23 - PARK FOUNTAIN MAINT
SPEAREM ENTERPRISES	5606	\$140.00		HP - LABOR - 12/30/22-1/20/23 - NEW TURF
SPEAREM ENTERPRISES	5607	\$150.00	\$1,539.00	HP - MATERIAL - 12/30/22-1/20/23 - MUTT MITTS
Regular Services Subtotal		\$27,506.26		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$36,023.77		

Approved (with any necessary revisions noted):

Signature:

<p>PARK PLACE CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



Cypress Creek
AQUATICS
Environmental Services

Date	Invoice #
1/1/2023	1221

Park Place CDD
c/o Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	January Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	3,160.00	3,160.00
			Total	\$3,160.00



Received
JAN 06 2023

Your Monthly Invoice**Account Summary**

New Charges Due Date	1/25/23
Billing Date	1/01/23
Account Number	813-818-7058-022619-5
PIN	0363
Previous Balance	113.03
Payments Received Thru 12/31/22	-113.02
Thank you for your payment!	
Balance Forward	.01
New Charges	114.42
Total Amount Due	\$114.43



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signupforautopay](https://frontier.com/signupforautopay)



frontier.com/pay



800-801-6652

PAYMENT STUB

Total Amount Due **\$114.43**

New Charges Due Date 1/25/23

Account Number 813-818-7058-022619-5

Amount Enclosed \$

To change your billing address, call 1-800-921-8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 01 01012023 NNNNNNYN 01 002721 0011

PARK PLACE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



347089813818705802261900000000010000114435

**Date of Bill**
Account Number**1/01/23**
813-818-7058-022619-5**CURRENT BILLING SUMMARY**

Local Service from 01/01/23 to 01/31/23

Qty Description	813/818-7058.0	Charge
Basic Charges		
Business Line		42.00
Carrier Cost Recovery Surcharge		13.99
Multi-Line Federal Subscriber Line Charge		8.40
Access Recovery Charge Multi-Line Business		3.58
Frontier Roadwork Recovery Surcharge		1.75
FCA Long Distance - Federal USF Surcharge		4.56
Federal USF Recovery Charge		3.91
FL State Communications Services Tax		3.85
County Communications Services Tax		3.75
Federal Excise Tax		1.67
FL State Gross Receipts Tax		1.48
Hillsborough County 911 Surcharge		.40
FL State Gross Receipts Tax		.12
FL Telecommunications Relay Service		.10
Total Basic Charges		89.56
Non Basic Charges		
Federal Primary Carrier Multi Line Charge		11.99
FCA Long Distance - Federal USF Surcharge		3.91
FL State Communications Services Tax		.78
County Communications Services Tax		.76
Total Non Basic Charges		17.44
Toll/Other		
Frontier Long Distance Business Plan		4.99
Frontier Com of America -Detailed Below		.09
FCA Long Distance - Federal USF Surcharge		1.66
FL State Communications Services Tax		.34
County Communications Services Tax		.33
FL State Gross Receipts Tax		.01
Total Toll/Other		7.42
TOTAL	114.42	

Detail of Frontier Com of America Charges

Toll charged to 813/818-7058

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
1	DEC 01	2:21P	1.2	DD	NORTHBROOK IL (847)275-6826	.09
813/818-7058						Subtotal .09

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	1	1	.09
***Customer Summary	1	1	.09

Caller Summary Report

	Calls	Minutes	Amount
Interstate	1	1	.09
***Customer Summary	1	1	.09

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$114.43 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

We have partnered with WiMacTel to manage our directory assistance services. If you have any questions about the directory assistance service or billing, please use the following numbers: for your phone bill call 800-460-0756, and call 888-476-0881 for credit card billing.

Beginning January 1, 2023, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 28.9% to 32.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes





Received
JAN 27 2023

PARK PLACE CDD

Page 1 of 4

Your Monthly Invoice

Account Summary

New Charges Due Date	2/15/23
Billing Date	1/22/23
Account Number	813-818-8068-022619-5
PIN	9579
Previous Balance	148.94
Payments Received Thru 1/21/23	-148.94
Thank you for your payment!	
Balance Forward	.00
New Charges	150.75
Total Amount Due	\$150.75



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WAYS TO PAY YOUR BILL



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signupforautopay](https://frontier.com/signupforautopay)



frontier.com/pay



800-801-6652

PAYMENT STUB

Total Amount Due **\$150.75**

New Charges Due Date 2/15/23

Account Number 813-818-8068-022619-5

Amount Enclosed \$

To change your billing address, call 1-800-921-8102

Mail Payment To:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 22 01222023 NNNNNNYYN 01 000565 0003

PARK PLACE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



60700581381880680226190000000000000000150755



Date of Bill
Account Number

1/22/23
813-818-8068-022619-5

CURRENT BILLING SUMMARY

Local Service from 01/22/23 to 02/21/23

Qty Description	813/818-8068.0	Charge
Basic Charges		
Frontier Freedom for Business		87.00
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
FCA Long Distance - Federal USF Surcharge		8.80
FL State Communications Services Tax		6.07
County Communications Services Tax		5.92
Federal USF Recovery Charge		2.94
FL State Gross Receipts Tax		2.65
Hillsborough County 911 Surcharge		.40
Federal Excise Tax		.33
FL State Gross Receipts Tax		.18
FL Telecommunications Relay Service		.10
Total Basic Charges		139.13
Toll/Other		
Federal Primary Carrier Single Line Charge		7.99
FCA Long Distance - Federal USF Surcharge		2.60
FL State Communications Services Tax		.52
County Communications Services Tax		.51
Total Toll/Other		11.62
TOTAL	150.75	

Detail of Frontier Com of America Charges

Toll charged to 813/818-8068

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	2	2	.00
***Customer Summary	2	2	.00

Caller Summary Report

	Calls	Minutes	Amount
Interstate	1	1	.00
Intrastate	1	1	.00
***Customer Summary	2	2	.00

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$150.75 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

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PARK PLACE CDD

MEETING DATE: January 18, 2023

DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
David Levy	✓	Salary Accepted	\$200
Cathy Powell	✓	Salary Accepted	\$200
Erica Lavina	✓	Salary Accepted	\$200
Andrea Jackson	on call	Salary Accepted	\$200
Eric Bullard	✓	Salary Accepted	\$200

DL 011823

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Park Place Community Development
c/o MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

January 27, 2023

Client: 001365

Matter: 000001

Invoice #: 22596

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
12/21/2022	JMV	REVIEW COMMUNICATION FROM INFRAMARK; REVIEW LEGAL NOTICE.	0.2	\$61.00
1/11/2023	JMV	REVIEW LEGAL NOTICE RE: CDD BOARD MEETING.	0.2	\$61.00
Total Professional Services			0.4	\$122.00
Total Services			\$122.00	
Total Disbursements			\$0.00	
Total Current Charges				\$122.00
Previous Balance				\$541.92
Less Payments				(\$541.92)
PAY THIS AMOUNT				\$122.00

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	01/13/2023	02/03/2023

Received

JAN 19 2023



Summary of Account Charges

Previous Balance	\$46.76
Net Payments - Thank You	\$-46.76
Total Account Charges	\$68.21
AMOUNT DUE	\$68.21

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



Hillsborough
County Florida

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!



PARK PLACE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

218

DUE DATE	02/03/2023
AMOUNT DUE	\$68.21
AMOUNT PAID	

48

0019239990229 00000068213



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	01/13/2023	02/03/2023

Service Address: 11741 CITRUS PARK DR

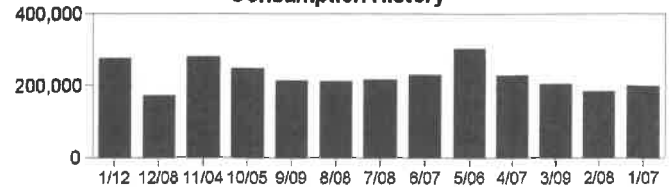
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599843	12/08/2022	466918	01/12/2023	469666	274800 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$52.99
Total Service Address Charges	\$52.99

Consumption History



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	01/13/2023	02/03/2023

Service Address: 11698 CITRUS PARK DR

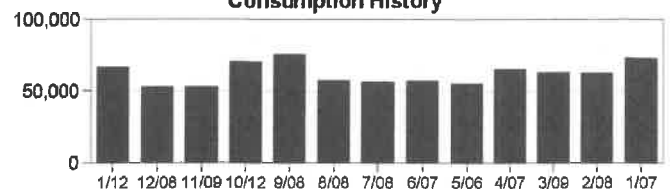
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
29599847B	12/08/2022	87322	01/12/2023	87989	66700 GAL	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	\$15.22
Total Service Address Charges	\$15.22

Consumption History





Received
JAN 13 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/06/23

Account: 311000010091

PARK PLACE CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

ACH

Current month's charges:	\$4,900.54
Total amount due:	\$4,702.12
Payment Due By:	01/23/23

Your Account Summary

Previous Amount Due	\$4,878.58
Payment(s) Received Since Last Statement	-\$4,878.58
Miscellaneous Credits	-\$198.42
Credit balance after payments and credits	-\$198.42
Current Month's Charges	\$4,900.54
Total Amount Due	\$4,702.12

DO NOT PAY. Your account will be drafted on 01/23/23

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at tecoaccount.com

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 311000010091

Current month's charges:	\$4,900.54
Total amount due:	\$4,702.12
Payment Due By:	01/23/23

Amount Enclosed \$ 4,702.12

700375002504 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/23/23

PARK PLACE CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day -- The average amount of electricity purchased per day.

Basic Service Charge -- A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices™ -- The associated fees and charges for leased outdoor lighting services.

Budget Billing -- Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) -- A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge -- For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated -- If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax -- A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax -- A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee -- A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge -- Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

For more information about your bill, please visit tampaelectric.com.

Kilowatt-Hours (kWh) -- The basic measurement of electric energy use.

Late Payment Charge -- For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax -- Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due -- Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule -- The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share -- A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge -- The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun Select™ -- The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ -- The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due -- This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® -- Surge protection for your home or business sold separately as a non-energy charge.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 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 Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is 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.

Billed Individual Accounts



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ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	\$42.11
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	\$1358.50
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	\$1973.44
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	\$312.50
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	\$276.31
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	\$414.04
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	\$241.04
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	\$45.70
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	\$36.78
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	\$61.99
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	\$49.75
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	\$36.30
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	\$52.08



ACCOUNT INVOICE

tampaelectric.com



Account: 211007038386
Statement Date: 01/03/23

Details of Charges – Service from 11/18/22 to 12/19/22

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000265066	12/19/22	2,430		2,287		143 kWh	1	32 Days
Daily Basic Service Charge		32 days @ \$0.75000				\$24.00		
Energy Charge		143 kWh @ \$0.07089/kWh				\$10.14		
Fuel Charge		143 kWh @ \$0.04126/kWh				\$5.90		
Storm Protection Charge		143 kWh @ \$0.00315/kWh				\$0.45		
Clean Energy Transition Mechanism		143 kWh @ \$0.00402/kWh				\$0.57		
Florida Gross Receipt Tax						\$1.05		
Electric Service Cost						\$42.11		
Current Month's Electric Charges						\$42.11		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$1.26

Total Current Month's Credits **-\$1.26**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015021994

Statement Date: 01/03/23

Details of Charges – Service from 11/18/22 to 12/19/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1978 kWh @ \$0.03102/kWh	\$61.36
Fixture & Maintenance Charge	23 Fixtures	\$495.88
Lighting Pole / Wire	23 Poles	\$695.80
Lighting Fuel Charge	1978 kWh @ \$0.04060/kWh	\$80.31
Storm Protection Charge	1978 kWh @ \$0.01028/kWh	\$20.33
Clean Energy Transition Mechanism	1978 kWh @ \$0.00033/kWh	\$0.65
Florida Gross Receipt Tax		\$4.17

Lighting Charges

\$1,358.50

Current Month's Electric Charges

\$1,358.50

Miscellaneous Credits

Interest for Cash Security Deposit

-\$40.20

Total Current Month's Credits

-\$40.20

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022109

Statement Date: 01/03/23

Details of Charges – Service from 11/18/22 to 12/19/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1052 kWh @ \$0.03102/kWh	\$32.63
Fixture & Maintenance Charge	43 Fixtures	\$787.35
Lighting Pole / Wire	43 Poles	\$1097.37
Lighting Fuel Charge	1052 kWh @ \$0.04060/kWh	\$42.71
Storm Protection Charge	1052 kWh @ \$0.01028/kWh	\$10.81
Clean Energy Transition Mechanism	1052 kWh @ \$0.00033/kWh	\$0.35
Florida Gross Receipt Tax		\$2.22
Lighting Charges		\$1,973.44
Current Month's Electric Charges		\$1,973.44

Miscellaneous Credits

Interest for Cash Security Deposit - \$90.75

Total Current Month's Credits **-\$90.75**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022232
Statement Date: 01/03/23



Details of Charges – Service from 11/18/22 to 12/19/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	183 kWh @ \$0.03102/kWh	\$5.68
Fixture & Maintenance Charge	7 Fixtures	\$118.21
Lighting Pole / Wire	7 Poles	\$178.85
Lighting Fuel Charge	183 kWh @ \$0.04060/kWh	\$7.43
Storm Protection Charge	183 kWh @ \$0.01028/kWh	\$1.88
Clean Energy Transition Mechanism	183 kWh @ \$0.00033/kWh	\$0.06
Florida Gross Receipt Tax		\$0.39

Lighting Charges **\$312.50**

Current Month's Electric Charges **\$312.50**

Miscellaneous Credits

Interest for Cash Security Deposit -\$14.70

Total Current Month's Credits **-\$14.70**

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022349
Statement Date: 01/03/23

Details of Charges – Service from 11/18/22 to 12/19/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	174 kWh @ \$0.03102/kWh	\$5.40
Fixture & Maintenance Charge	6 Fixtures	\$108.33
Lighting Pole / Wire	6 Poles	\$153.30
Lighting Fuel Charge	174 kWh @ \$0.04060/kWh	\$7.06
Storm Protection Charge	174 kWh @ \$0.01028/kWh	\$1.79
Clean Energy Transition Mechanism	174 kWh @ \$0.00033/kWh	\$0.06
Florida Gross Receipt Tax		\$0.37

Lighting Charges

\$276.31

Current Month's Electric Charges

\$276.31

Miscellaneous Credits

Interest for Cash Security Deposit -\$12.90

Total Current Month's Credits

-\$12.90

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022463
Statement Date: 01/03/23

Details of Charges – Service from 11/18/22 to 12/19/22

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	246 kWh @ \$0.03102/kWh	\$7.63
Fixture & Maintenance Charge	9 Fixtures	\$163.34
Lighting Pole / Wire	9 Poles	\$229.95
Lighting Fuel Charge	246 kWh @ \$0.04060/kWh	\$9.99
Storm Protection Charge	246 kWh @ \$0.01028/kWh	\$2.53
Clean Energy Transition Mechanism	246 kWh @ \$0.00033/kWh	\$0.08
Florida Gross Receipt Tax		\$0.52

Lighting Charges

\$414.04

Current Month's Electric Charges

\$414.04

Miscellaneous Credits

Interest for Cash Security Deposit

-\$18.75

Total Current Month's Credits

-\$18.75

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022745

Statement Date: 01/03/23

Details of Charges – Service from 11/22/22 to 12/21/22

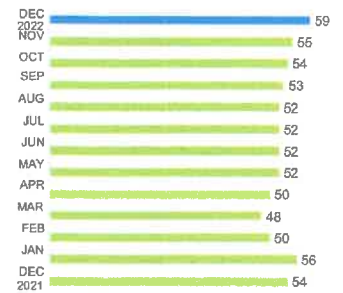
Service for: 14719 BRICK PL, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000152133	12/21/22	63,907		62,126		1,781 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50		
Energy Charge		1,781 kWh @ \$0.07089/kWh				\$126.26		
Fuel Charge		1,781 kWh @ \$0.04126/kWh				\$73.48		
Storm Protection Charge		1,781 kWh @ \$0.00315/kWh				\$5.61		
Clean Energy Transition Mechanism		1,781 kWh @ \$0.00402/kWh				\$7.16		
Florida Gross Receipt Tax						\$6.03		
Electric Service Cost						\$241.04		
Current Month's Electric Charges						\$241.04		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit

-\$7.41

Total Current Month's Credits

-\$7.41

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015022836
Statement Date: 01/03/23



Details of Charges – Service from 11/22/22 to 12/21/22

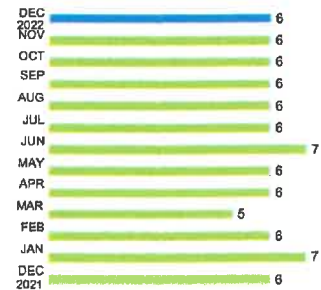
Service for: 14729 CANOPY DR, TAMPA, FL 33626-3356

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000206733	12/21/22	6,614		6,429		185 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50		
Energy Charge		185 kWh @ \$0.07089/kWh				\$13.11		
Fuel Charge		185 kWh @ \$0.04126/kWh				\$7.63		
Storm Protection Charge		185 kWh @ \$0.00315/kWh				\$0.58		
Clean Energy Transition Mechanism		185 kWh @ \$0.00402/kWh				\$0.74		
Florida Gross Receipt Tax						\$1.14		
Electric Service Cost						\$45.70		
Current Month's Electric Charges						\$45.70		

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$1.89

Total Current Month's Credits **-\$1.89**



ACCOUNT INVOICE

tampaelectric.com



Account: 211015022968
Statement Date: 01/03/23

Details of Charges – Service from 11/22/22 to 12/21/22

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 Used	Multiplier	Billing Period
1000198591	12/21/22	4,466		4,354		112 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50		
Energy Charge		112 kWh @ \$0.07089/kWh				\$7.94		
Fuel Charge		112 kWh @ \$0.04126/kWh				\$4.62		
Storm Protection Charge		112 kWh @ \$0.00315/kWh				\$0.35		
Clean Energy Transition Mechanism		112 kWh @ \$0.00402/kWh				\$0.45		
Florida Gross Receipt Tax						\$0.92		
Electric Service Cost						\$36.78		
Current Month's Electric Charges						\$36.78		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$1.65

Total Current Month's Credits - \$1.65

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Account: 211015023099

Statement Date: 01/03/23

Details of Charges – Service from 11/22/22 to 12/21/22

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

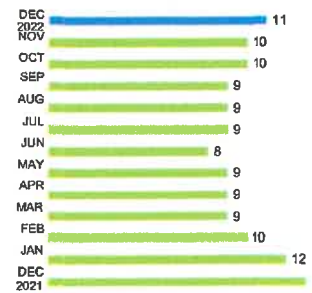
Rate Schedule: General Service - Non Demand

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Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000198613	12/21/22	12,221		11,903		318 kWh	1	30 Days
Daily Basic Service Charge						30 days @ \$0.75000		
Energy Charge						318 kWh @ \$0.07089/kWh		
Fuel Charge						318 kWh @ \$0.04126/kWh		
Storm Protection Charge						318 kWh @ \$0.00315/kWh		
Clean Energy Transition Mechanism						318 kWh @ \$0.00402/kWh		
Florida Gross Receipt Tax								
Electric Service Cost								
Current Month's Electric Charges								
							\$61.99	
							\$61.99	

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit

-\$2.64

Total Current Month's Credits

-\$2.64



ACCOUNT INVOICE

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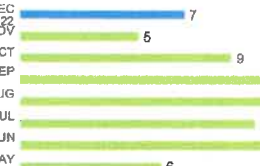


Account: 211015023214
Statement Date: 01/03/23

Details of Charges – Service from 11/22/22 to 12/21/22

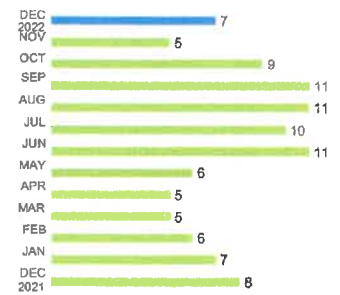
Service for: 14691 COTSWOLDS DR LGT, TAMPA, FL 33626-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period																		
1000180482	12/21/22	10,796		10,578		218 kWh	1	30 Days																		
Daily Basic Service Charge			30 days @ \$0.75000			\$22.50	<div><h3>Tampa Electric Usage History</h3><p>Kilowatt-Hours Per Day (Average)</p><table><thead><tr><th>Month</th><th>Kilowatt-Hours Per Day (Average)</th></tr></thead><tbody><tr><td>DEC 2022</td><td>7</td></tr><tr><td>NOV</td><td>6</td></tr><tr><td>OCT</td><td>9</td></tr><tr><td>SEP</td><td>1</td></tr><tr><td>AUG</td><td>1</td></tr><tr><td>JUL</td><td>10</td></tr><tr><td>JUN</td><td>1</td></tr><tr><td>MAY</td><td>6</td></tr></tbody></table></div>		Month	Kilowatt-Hours Per Day (Average)	DEC 2022	7	NOV	6	OCT	9	SEP	1	AUG	1	JUL	10	JUN	1	MAY	6
Month	Kilowatt-Hours Per Day (Average)																									
DEC 2022	7																									
NOV	6																									
OCT	9																									
SEP	1																									
AUG	1																									
JUL	10																									
JUN	1																									
MAY	6																									
Energy Charge			218 kWh @ \$0.07089/kWh			\$15.45																				
Fuel Charge			218 kWh @ \$0.04126/kWh			\$8.99																				
Storm Protection Charge			218 kWh @ \$0.00315/kWh			\$0.69																				
Clean Energy Transition Mechanism			218 kWh @ \$0.00402/kWh			\$0.88																				
Florida Gross Receipt Tax						\$1.24																				
Electric Service Cost						\$49.75																				
Current Month's Electric Charges						\$49.75																				

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - \$2.46

Total Current Month's Credits - \$2.46

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ACCOUNT INVOICE

tampaelectric.com



Account: 211015023339

Statement Date: 01/03/23



Details of Charges – Service from 11/22/22 to 12/21/22

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	Multiplier	Billing Period
1000181268	12/21/22	4,143		4,035		108 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		108 kWh @ \$0.07089/kWh				\$7.66		
Fuel Charge		108 kWh @ \$0.04126/kWh				\$4.46		
Storm Protection Charge		108 kWh @ \$0.00315/kWh				\$0.34		
Clean Energy Transition Mechanism		108 kWh @ \$0.00402/kWh				\$0.43		
Florida Gross Receipt Tax						\$0.91		
Electric Service Cost						\$36.30		
Current Month's Electric Charges						\$36.30		

Miscellaneous Credits

Interest for Cash Security Deposit

-\$1.62

Total Current Month's Credits

-\$1.62



ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [v](#) [in](#)

Account: 211015023446
Statement Date: 01/03/23

Details of Charges – Service from 11/22/22 to 12/21/22

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

Rate Schedule: General Service - Non Demand

Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000180490	12/21/22	9,110		8,873		237 kWh	1	30 Days
Daily Basic Service Charge		30 days @ \$0.75000				\$22.50	Tampa Electric Usage History Kilowatt-Hours Per Day (Average)	
Energy Charge		237 kWh @ \$0.07089/kWh				\$16.80		
Fuel Charge		237 kWh @ \$0.04126/kWh				\$9.78		
Storm Protection Charge		237 kWh @ \$0.00315/kWh				\$0.75		
Clean Energy Transition Mechanism		237 kWh @ \$0.00402/kWh				\$0.95		
Florida Gross Receipt Tax						\$1.30		
Electric Service Cost						\$52.08		
Current Month's Electric Charges						\$52.08		
Total Current Month's Charges						\$4,900.54		

Miscellaneous Credits

Interest for Cash Security Deposit	- \$2.19
Total Current Month's Credits	- \$2.19

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

00000030-0000318-Page 18 of 20



9702 N Harney Rd
Thonotosassa, FL 33592

Invoice 3892

Date	PO#
11/17/22	
Sales Rep	Terms
Juan J. Rodriguez	Due on Receipt

Bill To	
Craig Verville 11719 Gothic In. Tampa, FL 33626	PARK PLACE CDD

Property Address
Verville Residence 11719 Gothic In. Tampa, FL 33626

MANDOLIN ESTATES

Item	Qty / UOM	Rate	Ext. Price	Amount
#3534 - Verville Res. Irr Rprs 11.09.22				\$200.59
Irrigation Repair -				\$200.59

Subtotal	\$200.59
Sales Tax	\$0.00
Total	\$200.59
Credits/Payments	(\$0.00)
Balance Due	\$200.59

Retainage (0.00%) \$0.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$200.59	\$0.00	\$0.00	\$0.00	\$0.00

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
1/1/2023	46974

Due Date
2/1/2023

Bill To
Park Place CDD c/o Inframark 2005 Pan Am Cir #120 Tampa, FL 33607

Vendor #

Qty	Description	Rate	Amount
1	Quarterly Fountain Maintenance of 1 fountain	125.00	125.00
Thank you for doing business with us!		Balance Due	\$125.00

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
1/1/2023	46975

Due Date
1/31/2023

Bill To
Mandolin Reserve c/o Inframark 2005 Pan Am Cir #120 Tampa, FL 33607

Vendor #

Qty	Description	Rate	Amount
1	Quarterly Fountain Maintenance of 1 fountain	125.00	125.00
Thank you so much for your business!		Balance Due	\$125.00

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Angie Grunwald
Park Place Community Development District
c/o Inframark Infrastructure Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice

January 24, 2023

Project No: 20181258-000

Invoice No: 52

FEID #59-1173834

Project 20181258-000 Park Place CDD

Professional Services through January 8, 2023

Phase 01 General Services

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	12/5/2022	1.75	190.00	332.50
Compilation of information/coordination related to Countryway maintenance agreement/plantings; follow up with vendor regarding drainage "sump" repair quote;				
Coordination regarding drainage improvement at Mandolin Reserve gate (stone);				
Chang, Philip	12/7/2022	.25	190.00	47.50
Request erosion repair quote from additional vendor (pond 9)				
Chang, Philip	12/16/2022	2.25	190.00	427.50
Site visit to observe curb drainage;				
Chang, Philip	1/3/2023	3.00	190.00	570.00
Documentation of curb drainage; site visit to verify completeness of concrete repairs;				
Chang, Philip	1/4/2023	.75	190.00	142.50
Coordination related to pond erosion repair in pond 9				
Totals		8.00		1,520.00
Total Labor				1,520.00
Total this Phase				\$1,520.00
Total this Invoice				\$1,520.00



Invoice

Date	Invoice No.
12/30/2022	MPP20-1.26
Due Date	
1/14/2023	

Bill To

Park Place CDD
PARK PLACE CDD c/o Meritus Corporation
Attn. Ms. Angie Grunwald
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

PARK PLACE CDD
(Mandolin Estates, Mandolin Reserve, Windsor Place)
Meetings and Design Services

Emailed Invoice on December 30, 2022

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY./ HRS.	TOTAL DUE
	PARK PLACE CDD: Mandolin Estates, Mandolin Reserve and Windsor Place CONSTRUCTION DOCUMENT PHASE, CITRUS PARK DRIVE, AND PRESENTATION/ MEETING TASKS			
11/9/2022	Principal Landscape Architect Make plan edits. QA/QC. Add irrigation sheets. Update Cover. Plot all to PDF and send to Angie for Board's preview.	157.00	5.96667	936.77
11/16/2022	Principal Landscape Architect Run copy of plan set at 11x 17 for CDD Meeting. Load up boards of renderings in car. Travel to and attend meeting. Return to office.	157.00	2.98333	468.38
11/21/2022	Principal Landscape Architect Review docs in file for pricing and bids to determine savings to reduce wall height.	157.00	1.01667	159.62
11/21/2022	Principal Landscape Architect Review docs in file for pricing and bids to determine savings to reduce wall height.	157.00	1.01667	159.62
11/21/2022	Principal Landscape Architect Emails on pricing for wall height change, shrubs, irrigation and permitting.	157.00	1.8	282.60
11/22/2022	Principal Landscape Architect Email Tim B. back on his information on the ex. irrigation.	157.00	0.11667	18.32

2022

PLEASE MAIL PAYMENTS TO THE FOLLOWING:
NICHOLS Landscape Architecture, Inc.
P.O. Box 155
Lutz, FL 33548

Total Due

Wishing you a Blessed 2023!



Invoice

Date	Invoice No.
12/30/2022	MPP20-1.26
Due Date	
1/14/2023	

Bill To

Park Place CDD
PARK PLACE CDD c/o Meritus Corporation
Attn. Ms. Angie Grunwald
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

PARK PLACE CDD
(Mandolin Estates, Mandolin Reserve, Windsor Place)
Meetings and Design Services

Emailed Invoice on December 30, 2022

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY./ HRS.	TOTAL DUE
11/28/2022	Principal Landscape Architect Calculate l.f. to remove to save additional monies for project. Put together Windsor wall exhibit for CDD to review. Write up email on summary of cost savings and expenditures to add items back to job.	157.00	1.63333	256.43
11/16/2022	PROJECT REIMBURSABLE EXPENSES: Mileage Travel to CDD Meeting for presentation of permit set. Return to office.	0.585	27.3	15.97
11/16/2022	B/W Copies 11" x 17" Print hard copy of latest set with CDD's changes for cost reductions, for CDD Meeting.	0.75	35	26.25
12/16/2022	Color Digital Plots 11" x 17" Print hard copy of color pages in new set showing CDD changes for cost, for CDD Meeting.	2.98	4	11.92

2022

PLEASE MAIL PAYMENTS TO THE FOLLOWING:
NICHOLS Landscape Architecture, Inc.
P.O. Box 155
Lutz, FL 33548

Total Due \$2,335.88

Wishing you a Blessed 2023!

CHECK REQUEST FORM
Park Place

Date: 1/26/2023

Invoice#: 01052023-1

Vendor#: V00090

Vendor Name: Park Place

Pay From: Wells Fargo Acct# 1794

Description: Series 2021-2 - FY 23 Tax Dist. ID 606

Code to: 203.131000.1000

Amount: \$10,590.58

Requested By: Toni Campbell 1/26/2023

PARK PLACE CDD

DISTRICT CHECK REQUEST

Today's Date 1/5/2023
Check Amount \$10,590.58
Payable To Park Place CDD
Check Description Series 2021-2 - FY 23 Tax Dist. ID 606
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

PARK PLACE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023	
Net GF100	130,644.47	9.96%	0.099650
Net GF101	215,224.37	16.42%	0.164160
Net GF102	290,743.17	22.18%	0.221760
Net GF103	75,457.41	5.76%	0.057550
Net DS '21-1	269,639.52	20.57%	0.205660
Net DS '21-2	329,362.24	25.12%	0.251220
Net Total	1,311,071.18	100.00%	1.000000

Date Received	Amount Received	32520-1002		32522-1002		32524-1002		32526-1002		201-32510-1001		200-32510-1001		Proof	Notes / Distribution ID
		9.97%	9.97%	16.42%	16.42%	22.18%	22.18%	5.76%	5.76%	20.57%	20.57%	25.12%	25.12%		
		Administrative		Mandolin/Windsor		Highland Park		Mixed Use		Debt Service 2021-1		Debt Service 2021-2			
		Raw Numbers GF100	Rounded GF 100	Raw Numbers GF101	Rounded GF 101	Raw Numbers GF102	Rounded GF 102	Raw Numbers GF 103	Rounded GF 103	Raw Numbers 2008 Debt Service Revenue (Series 2021-1)	Rounded 2008 Debt Service Revenue (Series 2021-1)	Raw Numbers 2014 Debt Service Revenue (Series 2021-2)	Rounded 2014 Debt Service Revenue (Series 2021-2)		
11/3/2022	23,103.02	2,302.15	2,302.15	3,792.57	3,792.57	5,123.33	5,123.33	1,329.67	1,329.67	4,751.45	4,751.45	5,803.85	5,803.85	-	595
11/16/2022	93,362.84	9,303.34	9,303.34	15,326.37	15,326.37	20,704.15	20,704.15	5,373.41	5,373.41	19,201.33	19,201.33	23,454.25	23,454.25	(0.01)	598
11/22/2022	53,058.60	5,287.14	5,287.14	8,710.06	8,710.06	11,766.28	11,766.28	3,053.74	3,053.74	10,912.22	10,912.22	13,329.18	13,329.18	(0.02)	599
11/28/2022	148,322.61	14,779.92	14,779.92	24,348.52	24,348.52	32,892.03	32,892.03	8,536.56	8,536.56	30,504.55	30,504.55	37,261.03	37,261.03	-	600
12/6/2022	894,442.64	89,128.64	89,128.64	146,830.97	146,830.97	198,351.62	198,351.62	51,478.77	51,478.77	183,954.22	183,954.22	224,698.42	224,698.42	-	602
12/13/2022	18,958.11	1,889.12	1,889.12	3,112.15	3,112.15	4,204.15	4,204.15	1,091.12	1,091.12	3,898.99	3,898.99	4,762.58	4,762.58	-	604
1/5/2023	42,157.25	4,200.85	4,200.85	6,920.50	6,920.50	9,348.79	9,348.79	2,426.32	2,426.32	8,670.21	8,670.21	10,590.58	10,590.58	-	606
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CHECK REQUEST FORM
Park Place

Date: 1/26/2023

Invoice#: 01052023-2

Vendor#: V00090

Vendor Name: Park Place

Pay From: Wells Fargo Acct# 1794

Description: Series 2021-1 - FY 23 Tax Dist. ID 606

Code to: 202.131000.1000

Amount: \$8,670.21

Requested By: Toni Campbell 1/26/2023

PARK PLACE CDD

DISTRICT CHECK REQUEST

Today's Date 1/5/2023
Check Amount \$8,670.21
Payable To Park Place CDD
Check Description Series 2021-1 - FY 23 Tax Dist. ID 606
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

PARK PLACE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023	
Net GF100	130,644.47	9.96%	0.099650
Net GF101	215,224.37	16.42%	0.164160
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Net DS '21-2	329,362.24	25.12%	0.251220
Net Total	1,311,071.18	100.00%	1.000000

Date Received	Amount Received	32520-1002		32522-1002		32524-1002		32526-1002		201-32510-1001		200-32510-1001		Proof	Notes / Distribution ID
		9.97%	9.97%	16.42%	16.42%	22.18%	22.18%	5.76%	5.76%	20.57%	20.57%	25.12%	25.12%		
		Administrative		Mandolin/Windsor		Highland Park		Mixed Use		Debt Service 2021-1		Debt Service 2021-2			
		Raw Numbers GF100	Rounded GF 100	Raw Numbers GF101	Rounded GF 101	Raw Numbers GF102	Rounded GF 102	Raw Numbers GF 103	Rounded GF 103	Raw Numbers 2008 Debt Service Revenue (Series 2021-1)	Rounded 2008 Debt Service Revenue (Series 2021-1)	Raw Numbers 2014 Debt Service Revenue (Series 2021-2)	Rounded 2014 Debt Service Revenue (Series 2021-2)		
11/3/2022	23,103.02	2,302.15	2,302.15	3,792.57	3,792.57	5,123.33	5,123.33	1,329.67	1,329.67	4,751.45	4,751.45	5,803.85	5,803.85	-	595
11/16/2022	93,362.84	9,303.34	9,303.34	15,326.37	15,326.37	20,704.15	20,704.15	5,373.41	5,373.41	19,201.33	19,201.33	23,454.25	23,454.25	(0.01)	598
11/22/2022	53,058.60	5,287.14	5,287.14	8,710.06	8,710.06	11,766.28	11,766.28	3,053.74	3,053.74	10,912.22	10,912.22	13,329.18	13,329.18	(0.02)	599
11/28/2022	148,322.61	14,779.92	14,779.92	24,348.52	24,348.52	32,892.03	32,892.03	8,536.56	8,536.56	30,504.55	30,504.55	37,261.03	37,261.03	-	600
12/6/2022	894,442.64	89,128.64	89,128.64	146,830.97	146,830.97	198,351.62	198,351.62	51,478.77	51,478.77	183,954.22	183,954.22	224,698.42	224,698.42	-	602
12/13/2022	18,958.11	1,889.12	1,889.12	3,112.15	3,112.15	4,204.15	4,204.15	1,091.12	1,091.12	3,898.99	3,898.99	4,762.58	4,762.58	-	604
1/5/2023	42,157.25	4,200.85	4,200.85	6,920.50	6,920.50	9,348.79	9,348.79	2,426.32	2,426.32	8,670.21	8,670.21	10,590.58	10,590.58	-	606
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Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#122922-1

To: Park Place CDD
2005 PanAm Circle, Suite 120
Tampa, FL 33607

Date: December 29, 2022

Re- constructed broken front portion of curb
inlet top located at Ecclesia/Bournemouth.

TOTAL DUE \$1,200

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#122922-2

To: Park Place CDD
2005 PanAm Circle, Suite 120
Tampa, FL 33607

Date: December 29, 2022

Repaired damaged D curb on west side of alley
behind 11509 Perfect Place

TOTAL DUE \$1,200

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Park Place
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5605
DATE 01/20/2023
TERMS Net 15
DUE DATE 02/04/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 12/30/2022 through 1/20/2023 Total of 4 weeks: playground bathroom cleaning services 4 weeks at 1 time a/week	4	81.25	325.00
Labor 12/30/2022 through 1/20/2023 park fountain maintenance 4 weeks at 1 time a/week	4	75.00	300.00
Labor 12/30/2022 through 1/20/2023: maintain dog waist cans throughout the CDD 17 cans at 1 time a/week for 4 weeks	4	143.50	574.00
Material toilet paper and hand towels	1	50.00	50.00

PLEASE NOTE MUTT MITTS WERE BILLED SEPERATLEY AFTER FILLING EACH CAN WITH 3 ROLLS, TOTAL OF 600 EACH IN EACH CAN

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.

BALANCE DUE **\$1,249.00**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Park Place CDD
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5606
DATE 01/20/2023
TERMS Net 15
DUE DATE 02/04/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 12/30/2022 through 1/20/2023 Tital of 4 week:	4	35.00	140.00

New Turf at the Park:
Removed, Blew Off and hauled away Leaves from said area.

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.

BALANCE DUE **\$140.00**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Park Place CDD
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5607
DATE 01/20/2023
TERMS Net 15
DUE DATE 02/04/2023

ACTIVITY	QTY	RATE	AMOUNT
Material 12/30/2022 through 1/20/2023: Filled each slot (total of three slots per dog waste can with a box of mutt mitts, each box contains 200 each. Total of 30 boxes of Mutt Mitts. Please note this is my cost, not available to public.			150.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$150.00

PHYSICAL ADDRESS: 30435 Commerce Drive, #102 San Antonio, FL 33576
MAILING ADDRESS: 12231 Main Street, #1196, San Antonio, FL 33576
PHONE #: (352)877-4463 | **EMAIL:** office@cypresscreekaquatics.com

AQUATIC SERVICE REPORT

PROPERTY: **Park Place**

DATE: 2/9/23 & 2/10/23

TECHNICIAN: Bryce

PAGE: 1 of 1

WEATHER:

SERVICE: Monthly Aquatic maintenance

H2O CLARITY	
< 1 Foot	<input type="checkbox"/>
1 - 2 Feet	<input type="checkbox"/>
2 - 4 Feet	<input checked="" type="checkbox"/>
> 4 Feet	<input type="checkbox"/>

WILDLIFE OBSERVATIONS						
Deer	Egret	Cormorant	Alligator	Bream	OTHER:	
Otter	Heron	Anhinga	Turtle	Bass		
Opossum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

	ALGAE	GRASSES & BRUSH	SUBMERGED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHYSICAL REMOVAL
Pond 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Pond 15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: Treated vegetation in 19 areas throughout the community.

PHYSICAL ADDRESS: 30435 Commerce Drive, #102 San Antonio, FL 33576
MAILING ADDRESS: 12231 Main Street, #1196, San Antonio, FL 33576
PHONE #: (352)877-4463 | **EMAIL:** office@cypresscreekaquatics.com

AQUATIC SERVICE REPORT

PROPERTY: **Park Place**

DATE: 2/27/23 & 2/28/23

TECHNICIAN: Bryce

PAGE: 1 of 1

WEATHER:

SERVICE: Monthly Aquatic maintenance

H2O CLARITY	
< 1 Foot	<input type="checkbox"/>
1 - 2 Feet	<input type="checkbox"/>
2 - 4 Feet	<input checked="" type="checkbox"/>
> 4 Feet	<input type="checkbox"/>

WILDLIFE OBSERVATIONS						
Deer	Egret	Cormorant	Alligator	Bream	OTHER:	
Otter	Heron	Anhinga	Turtle	Bass		
Opossum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

	ALGAE	GRASSES & BRUSH	SUBMERGED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHYSICAL REMOVAL
Pond 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Pond 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Pond 11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: Treated vegetation in 19 areas throughout the community.

HIGHLAND PARK

Field Inspection - March 2023

Monday, March 6, 2023

Prepared For Park Place Board Of Supervisors

19 Items Identified



Item 1

Assigned To Yellowstone

Some weeds in the Fakahatchee and in the bricks surrounding the annuals need to be pulled.



Item 2

Assigned To Yellowstone

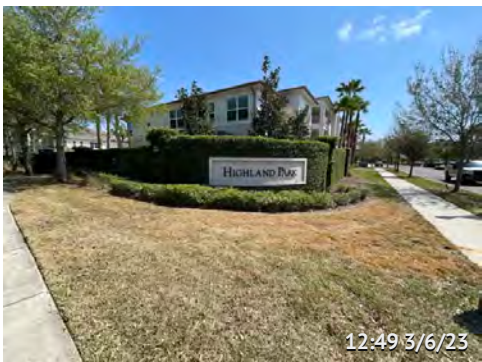
The rest of the Lilies and Fakahatchee along Race Track Rd look good.



Item 3

Assigned To Yellowstone

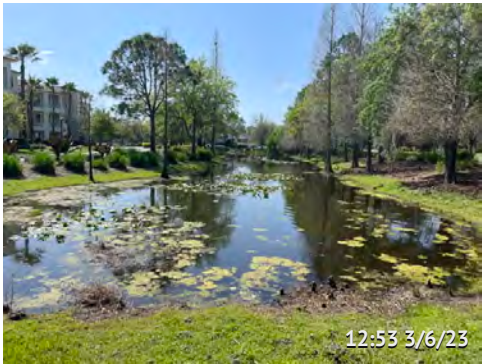
The Fountain Grass in the Race Track Rd median need to be cut back to promote new growth and the turf needs to be diagnosed for fertilization.



Item 4

Assigned To Yellowstone

The turf at the front monument has all browned and an immediate diagnosis is needed. Edit: this is HOA jurisdiction.



Item 6

Assigned To Aquatics

Pond 3 looks good with minimal algae growth.



Item 7

Assigned To Yellowstone

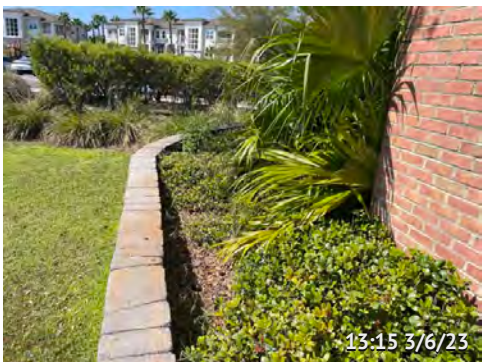
The annuals, Jack Frost Ligustrum, Crinum Lilies, and Liriope look good.



Item 8

Assigned To Yellowstone

Spanish moss in the Holly Trees around the bus station needs to be pulled.



Item 9

Assigned To Yellowstone

Weeds and saplings still need to be pulled behind the bus stop on Ecclesia Dr.



Item 10

Assigned To Yellowstone

The Fountain Grass, Trinettes, and Podocarpus along the playground are showing nice spring growth.



Item 11

Assigned To Spearem

The chain is broken on one of the swings in the playground.



Item 12

The turf in the main park is dry. An irrigation check is recommended.



Item 13

Assigned To Yellowstone

Oak Saplings need to be pulled from the landscaping beds around the main park.



Item 14

Water is pooling around the fountain from a leak in one of the spigots.



Item 15

Assigned To Yellowstone

The Fakahatchee and Muhly grass has been trimmed in the median on Splendid Ln.



Item 16

Assigned To Yellowstone

Some weeds in the Muhly grass need to be pulled near the keypad to enter the Manors.



Item 17

Assigned To Yellowstone

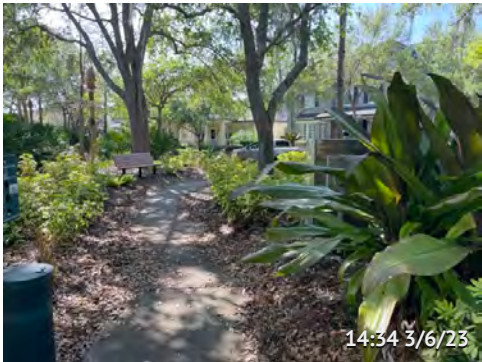
Weeds in the Liriope need to be pulled at the beginning of Whisper Lake Trail.



Item 18

Assigned To Aquatics

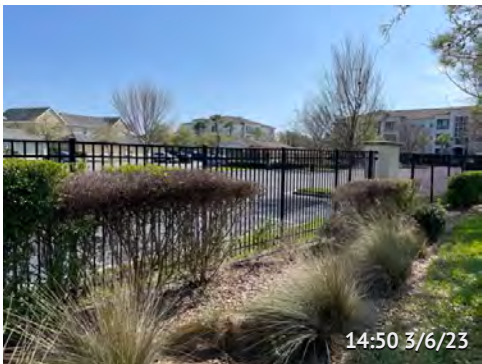
The Filamentous Algae is dying off in pond 5a, there is still Torpedo grass along the large island of vegetation.



Item 19

Assigned To Yellowstone

The pocket park at Perfect Place looks good.



Item 20

Assigned To Yellowstone

The dead Walters Viburnum hedges along Racetrack Rd need to be cut out.

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Highland Park

Date: Monday, March 6, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	<u>Dry in the main park.</u>
TURF FERTILITY	10	9	-1	<u>Slightly brown</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Some broadleaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Several areas need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	9	-1	<u>Mostly good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	7	-1	<u>More water needed in main park.</u>
CARRYOVERS	5	4	-1	<u>Leaning tree</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Look good</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	2	-1	<u>Need weeding</u>

SCORE

100	90	-10	90%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: CW

Supervisor's Signature: _____

MANDOLIN RESERVE/ESTATES

Field Inspection - March 2023

Monday, March 6, 2023

Prepared For Park Place Board Of Supervisors

22 Items Identified



Item 1

Assigned To Yellowstone

Up front, everything is trimmed at the proper height. Some of the dead spots in the Ilex hedge need to be cut out.



Item 2

Assigned To Yellowstone

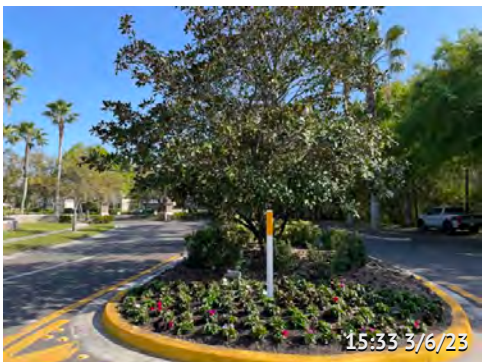
The valve box needs to be properly edged.



Item 3

Assigned To Yellowstone

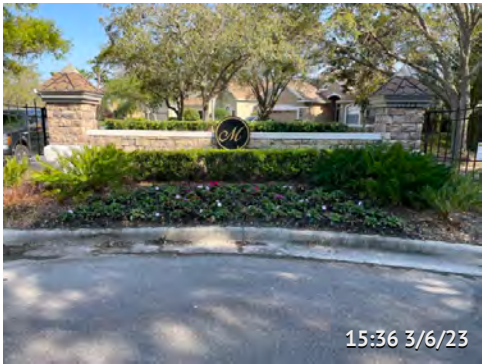
On the other side, the Ilex hedge has multiple brown spots that need to be diagnosed by a fert/pest manager.



Item 4

Assigned To Yellowstone

The annuals, Podocarpus, and Magnolia trees look good in the median.



Item 5

Assigned To Yellowstone

The dead Coontie palms need to be pulled. The annuals and hedge look good.



Item 6

Assigned To Yellowstone

The Liriope, Pittosporum, Golden Dewdrops, Copperleaf, and Podocarpus behind the gate look good.



Item 7

Assigned To Aquatics

Pond 15 has a large amount of Alligator weed and some Filamentous Algae.



Item 8

Assigned To Yellowstone

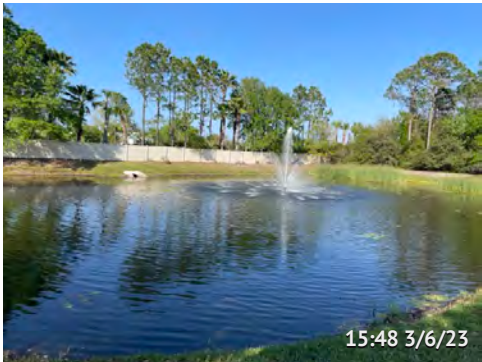
The conservation area needs to be cut back along Greensleeve Ave.



Item 9

Assigned To Yellowstone

The dead palm still needs to be removed and weed detailing is needed in the island on Greensleeve Ave.



Item 10

Assigned To Aquatics

Pond 13 looks good.



Item 11

Assigned To Yellowstone

The Viburnum and annuals look good at the Mandolin Estates monument.



Item 12

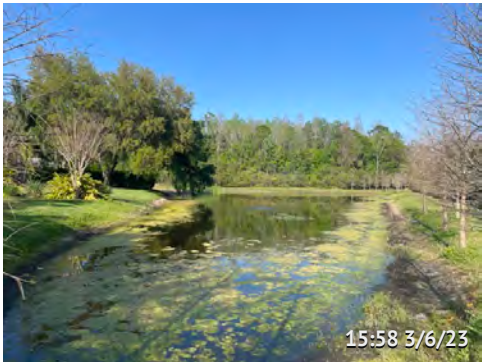
The large hole has been filled in.



Item 13

Assigned To Yellowstone

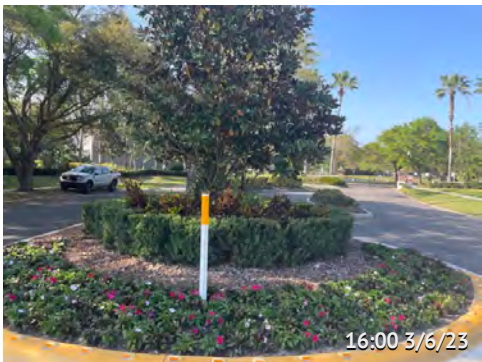
On the other side of the monument, the Jack Frost Viburnum is spotty but showing new signs of spring growth.



Item 14

Assigned To Aquatics

Pond 12 has a fair amount of Filamentous Algae built up which is common for this time of year.



Item 15

Assigned To Yellowstone

The annuals, Podocarpus, Crotons, and Magnolias look good in the median.



Item 16

Assigned To Yellowstone

The crushed Ilex near the keypad have been pulled out.



Item 17

Assigned To Yellowstone

There is some Sedge weed growing in the St. Augustine turf that needs to be treated.



Item 18

Assigned To Yellowstone

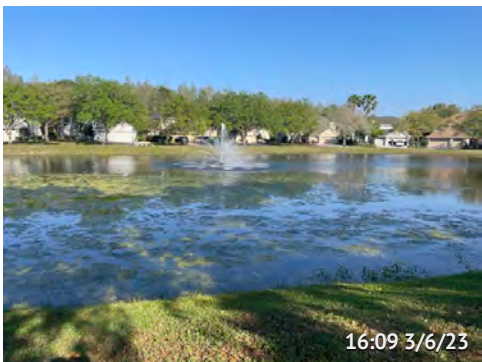
The annuals, Coontie Palms, and hedges in front of the gate look good.



Item 19

Assigned To Yellowstone

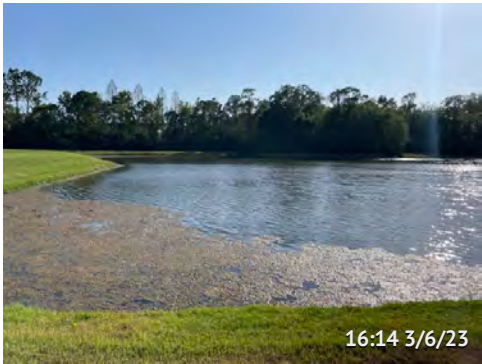
The fountain and Muhly grass has been trimmed behind the gate. The Foxtail Ferns and Pittosporum look good.



Item 20

Assigned To Aquatics

A decent amount of Filamentous Algae has built up in pond 11.



Item 21

Assigned To Aquatics

Filamentous algae in pond 9 is dying off.



Item 22

Assigned To Yellowstone

The Island at the end of Renaissance View Ct is turning green again.

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Mandolin Reserve/Estates

Date: Monday, March 6, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	<u>Sedge in St. Augustine</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	4	-1	<u>Valve boxes need edging</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Sedge and Dollarweed</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	3	-2	<u>Fair</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	9	-1	<u>Some needed</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u></u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Look good</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	3	0	<u></u>

SCORE

100	93	-7	93%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: CW

Supervisor's Signature: _____

PHYSICAL ADDRESS: 30435 Commerce Drive, #102 San Antonio, FL 33576
MAILING ADDRESS: 12231 Main Street, #1196, San Antonio, FL 33576
PHONE #: (352)877-4463 | **EMAIL:** office@cypresscreekaquatics.com

AQUATIC SERVICE REPORT

PROPERTY: **Park Place**

DATE: 2/9/23 & 2/10/23

TECHNICIAN: Bryce

PAGE: 1 of 1

WEATHER:

SERVICE: Monthly Aquatic maintenance

H2O CLARITY	
< 1 Foot	<input type="checkbox"/>
1 - 2 Feet	<input type="checkbox"/>
2 - 4 Feet	<input checked="" type="checkbox"/>
> 4 Feet	<input type="checkbox"/>

WILDLIFE OBSERVATIONS						
Deer	Egret	Cormorant	Alligator	Bream	OTHER:	
Otter	Heron	Anhinga	Turtle	Bass		
Opossum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

	ALGAE	GRASSES & BRUSH	SUBMERGED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHYSICAL REMOVAL
Pond 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: Treated vegetation in 19 areas throughout the community.

PHYSICAL ADDRESS: 30435 Commerce Drive, #102 San Antonio, FL 33576
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PHONE #: (352)877-4463 | **EMAIL:** office@cypresscreekaquatics.com

AQUATIC SERVICE REPORT

PROPERTY: **Park Place**

DATE: 2/27/23 & 2/28/23

TECHNICIAN: Bryce

PAGE: 1 of 1

WEATHER:

SERVICE: Monthly Aquatic maintenance

H2O CLARITY	
< 1 Foot	<input type="checkbox"/>
1 - 2 Feet	<input type="checkbox"/>
2 - 4 Feet	<input checked="" type="checkbox"/>
> 4 Feet	<input type="checkbox"/>

WILDLIFE OBSERVATIONS						
Deer	Egret	Cormorant	Alligator	Bream	OTHER:	
Otter	Heron	Anhinga	Turtle	Bass		
Opossum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

	ALGAE	GRASSES & BRUSH	SUBMERGED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHYSICAL REMOVAL
Pond 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: Treated vegetation in 19 areas throughout the community.

WINDSOR PLACE

Field Inspection - March 2023

Monday, March 6, 2023

Prepared For Park Place Board Of Supervisors

8 Items Identified



Item 1

Assigned To Yellowstone

The main monument is looking better. Most weeds are gone and the Trinettes and Hollies look healthy.



Item 2

Assigned To Yellowstone

Pond 14 looks good.



Item 3

Assigned To Yellowstone

Brazilian Peppers need to be cut from the Viburnum around the pump station, and the Viburnum needs to be pruned.



Item 4

Assigned To Yellowstone

The Fakahatchee along Citrus park Dr is still covered in weeds and saplings.



Item 5

Assigned To Yellowstone

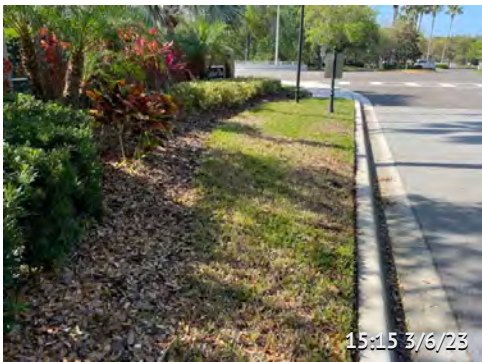
Oak saplings are still covering the Ilex and Hawthorne hedges and need to be pulled/cut out.



Item 6

Assigned To Yellowstone

At the main entrance, the annuals are starting to wilt but all other plant material looks great.



Item 7

Assigned To Yellowstone

The St. Augustine grass looks like it is starting to rot just inside the entrance and needs to be diagnosed by a fert/pest manager.



Item 8

Assigned To Yellowstone

Same story on the other side, annuals are wilting but all other landscaping looks good.

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Windsor Place

Date: Monday, March 6, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	Brown/dry spot near entry
TURF FERTILITY	10	9	-1	" "
TURF EDGING	5	4	-1	Citrus Park Dr
WEED CONTROL - TURF AREAS	5	5	0	None observed
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	3	-2	Dead/dying plants on Citrus Park Dr
WEED CONTROL - BED AREAS	5	2	-3	Citrus Park Dr
PLANT INSECT/DISEASE CONTROL	5	5	0	None Observed
PRUNING	10	9	-1	Some trimming needed
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	3	-2	Citrus Park Dr

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	87	-13	87%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: CW

Supervisor's Signature: _____

INFRAMARK

PARK PLACE CDD

STATUS REPORT

TO: Board of Supervisors

FROM: Angie Grunwald

MEETING DATE: March 8th, 2023

SUBJECT: Management Report

Improvements/Repairs:

1. Island cleanup on pond 15 was completed
2. Dead deer on the median at the entrance of the Reserves was removed
3. The stop sign at Mandolin Reserve and Citrus Park has been repaired
4. The HOA sent towing reminders for Highland Park

Action Items:

1. The lights on the fountain at Windsor Place Pond #14 need to be repaired, pending proposal
2. Citrus Park Drive median update

Please send me any consent agenda questions prior to the meeting so I can answer them for you. Thank you! Angie

Proposal

Date	Proposal #
3/10/2023	37

Name / Address
Park Place CDD c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Project Information	
Pond 14 Fountain Lights Replacement	
Proposal Submitted By:	Work Requested By:
JS	AG

Description	Total
Lights and Installation for fountain on pond 14. Sealed Stainless Steel 3x30W LED-Cool White	1,950.00

This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be withdrawn by Cypress Creek Aquatics, Inc. and may be subject to re-negotiation.

Total	\$1,950.00
--------------	-------------------

Accepted Date _____ Accepted Signature _____



Hillsborough County Florida

COUNTY ATTORNEY

Christine M. Beck

PO Box 1110

Tampa, FL 33601-1110

(813) 272-5670 | Fax: (813) 272-5231

February 28, 2023

Via U.S. Mail and E-Mail

Whitney A. Sousa, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33602
wsousa@srvlegal.com

Re: Citrus Park Drive Landscape and Irrigation Project
Park Place Community Development District

Dear Ms. Sousa,

Thank you for your letter dated February 22, 2023, in this matter. After conferring with County Staff, please see the following in response to your inquiries:

- Hillsborough County and its Landscaping Contractor identified and located the trees and landscaping in the western medians that need to be replaced, as part of a field review walkthrough on February 13, 2023 (please see attached email "Citrus Park Dr." from Pine Lake Nurseries on the replanting schedule). All replacement plantings should be completed by March 10, 2023.
- The ground cover and shrubs previously identified for replacement from the April 12, 2022, walkthrough were installed by Pine Lake Nurseries in the western medians on April 28, 2022, and April 29, 2022, as evidenced by the attached daily reports of construction from those respective dates.
- Soil pH in the western medians was adjusted on July 18, 2022.
- Soil testing in the three west end medians was conducted on September 22, 2022, approximately two months after the pH adjustment was done. The Citrus Park Drive Soil Test Results report dated October 13, 2022 (a copy of which is attached) showed that the soil was within project specifications.

BOARD OF COUNTY COMMISSIONERS

Ken Hagan, Chair

Gwendolyn "Gwen" Myers, Vice Chair

Donna Cameron Cepeda, Chaplain

Harry Cohen

Patricia Kemp

Michael Owen

Joshua Wostal

COUNTY ATTORNEY

Christine M. Beck

DEPUTY COUNTY ATTORNEY

/GENERAL COUNSEL

Mary Helen Farris

CHIEF ADMINISTRATIVE

COUNSEL

Hank Ennis

CHIEF ASSISTANT

COUNTY ATTORNEYS

Robert E. Brazel

DeBora Cromartie-Mincey

Samuel S. Hamilton

Richard T. Tschantz

- Irrigation lines on the south side of the road (Countryway Blvd. to Windsor Place Circle) where the existing sidewalk was removed and replaced had no record drawings and were not shown on the project construction plans. There were a number of lines that were affected during the construction process. Some were cut and capped, others were repaired. The County and its contractor coordinated closely with Yellowstone Landscape and Irrigation ("Yellowstone") who maintained the landscaping and irrigation for Park Place CDD. Hillsborough County was not made aware of buried irrigation heads until a meeting on site with Tim Bowersox of Yellowstone on August 2, 2022, when he mentioned the buried irrigation. This was approximately sixteen months after the new sidewalk was poured in April of 2021 and five months after final completion was issued. During construction of this road project, the County's Contractor coordinated with Yellowstone for all activities in the County right-of-way ("ROW") and if there were buried lines, it would still be the responsibility of Park Place CDD to relocate and or adjust the irrigation lines. It is not the responsibility of the County or the Contractor to uncover or repair any of the irrigation lines that are considered to be private facilities, and the County made diligent efforts to avoid any such impacts. The County cannot find any ROW Use Permit showing the location of the irrigation lines in question, and the installation of any such lines within the County's ROW are required to first be permitted through Development Services.

I hope this information is helpful, and I ask that you not hesitate to advise if I can be of further assistance. Thank you.

Very truly yours,



Dean R. DiRose, Esq.
Senior Assistant County Attorney

cc: Jason Boulnois, Section Manager, Capital Programs: BoulnoisJ@hillsboroughcounty.org
Jim Hudock, Public Works Capital Programs Director: HudockJ@hillsboroughcounty.org
Dana Mackey, Manager, Capital Programs: MackeyD@hillsboroughcounty.org