PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 16, 2019

PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, JANUARY 16, 2019
4:00 p.m.

The Lake House
Located at 11740 Casa Lago Lane, Tampa, FL 33626

District Board of Supervisors	Chair	Doris Cockerell
	Vice Chair	Darren Booth
	Supervisor	Andrea Jackson
	Supervisor	Cathy Kinser-Powell
	Supervisor	Erica Lavina
District Manager	Meritus	Brian Howell
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Johnson Engineering	Phil Chang

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

The District Agenda is comprised of four different sections:

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

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

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

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

Board of Supervisors
Park Place Community Development District

Dear Board Members:

The Regular Meeting of the Park Place Community Development District will be held on **January 16, 2019 at 4:00 p.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, FL 33626. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330 **Access Code: 4863181**

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT ON AGENDA ITEMS**
3. **VENDOR/STAFF REPORTS**
   A. District Counsel
      i. Discussion on Mandolin/Windsor Assessments
   B. District Engineer……..….Tab 01
      i. Memo on Pond 15 Littoral Zone
      ii. Memo on Dog Park Potential Costs
      iii. Asphalt Repair Quotes
4. **BUSINESS ITEMS**
   A. Discussion with OLM and Millennium on Landscape Maintenance Contract……..Tab 02
   B. Ratification of Landscape Maintenance Contract…….....……Tab 03
   C. Reserve Study Update Proposal.…….....Tab 04
   D. General Matters of the District
5. **CONSENT AGENDA**
   A. Consideration of Board of Supervisors Meeting Minutes November 28, 2018..... Tab 05
   B. Consideration of Operations and Maintenance Expenditures (Admin) November 2018 ..... Tab 06
   C. Consideration of Operations and Maintenance Expenditures (HP) November 2018 ..... Tab 07
   D. Consideration of Operations and Maintenance Expenditures (M/W) November 2018..... Tab 08
   E. Consideration of Operations and Maintenance Expenditures (Admin) December 2018 ..... Tab 09
   F. Consideration of Operations and Maintenance Expenditures (HP) December 2018 ..... Tab 10
   G. Consideration of Operations and Maintenance Expenditures (M/W) December 2018 ..... Tab 11
   H. Review of Financial Statements Month Ending December 31, 2018 ..... Tab 12
6. **MANAGEMENT REPORTS**
   A. District Manager…….Tab 13
      i. Action Item List
      ii. Aquatics Service Reports
      iii. Speed Data
7. **SUPERVISOR REQUESTS**
8. **AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
9. **ADJOURNMENT**

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

Sincerely,

Brian Howell
District Manager

JOHNSON ENGINEERING

TO:	**Brian Howell** **Park Place CDD District Manager**	DATE:	**December 19, 2018**
FROM:	**Phil Chang, P.E.** **Park Place CDD District Engineer**	RE:	**Pond 15 Littoral Zone**

During a regular monthly CDD meeting, the littoral zone in Pond 15 (located in Mandolin Reserve) was discussed with particular interest in the amount of overgrown exotic/nuisance vegetation present. (see location map and photos below)

One consideration discussed was the potential removal of the littoral zone from the pond. Based on discussions with Southwest Florida Water Management District (SWFWMD) staff, the removal of the littoral zone would only be allowed if a resulting increase of at least 10% in removal efficiency could be achieved. A quick calculation by Johnson Engineering staff determined that this could not be achieved if the littoral zone were to be removed. Therefore, it is unlikely that a permit modification approval would be issued to remove the littoral zone from Pond 15.

The approved permit verbiage indicates that "*removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited*" which means that removal of exotic/nuisance vegetation is not allowed. This was confirmed with SWFWMD staff. However, a minor permit modification would allow the applicant to remove the vegetation and it can be written to allow ongoing (annual, etc.) maintenance without repeated approval from SWFWMD. Johnson Engineering staff have observed the presence of primrose willow, torpedo grass, cattail and Brazilian pepper in the littoral zone. We have completed similar minor permit modifications in the past and can assist the District to apply for the minor permit modification.

Until the permit modification is completed/approved, Yellowstone will not be able to remove any of the overgrown vegetation from the littoral zone.

If the Board wishes, we can commence the process of preparing documents to apply for a minor permit modification to allow for the regular maintenance of the littoral zone in Pond 15.

JOHNSON ENGINEERING

TO:	**Brian Howell** **Park Place CDD District Manager**	DATE:	**January 4, 2019**
FROM:	**Phil Chang, P.E.** **Park Place CDD District Engineer**	RE:	**Dog Park Potential Costs**

As requested by the CDD Board, potential costs for a dog park were to be compiled for consideration by the Board. The potential dog park was to be located on property owned by the District (red outline) adjacent to Whisper Lake Trail. The area available for the dog park is outlined (approximately) below in yellow. The remainder of the CDD parcel is either wetlands or used for stormwater/drainage purposes.

The dog park amenities would consist of a black chain link perimeter fence with gates (including fenced entry area), 2 benches, 1 dog (bag) station and 1 rules sign. It is anticipated that the cost for these items would be in the order of $7,400 based on the break down below.

Perimeter fencing (black vinyl covered chain link with 2 gates – approx. 420 LF)	$5,000
Benches – 2 ($750 each)	$1,500
Dog (bag) station	$400
Rules sign	$500
Total	**$7,400**

No costs were included for tree removal, sod or other ground cover. It was assumed that the ground would be left "natural" but maintained.

JOHNSON ENGINEERING

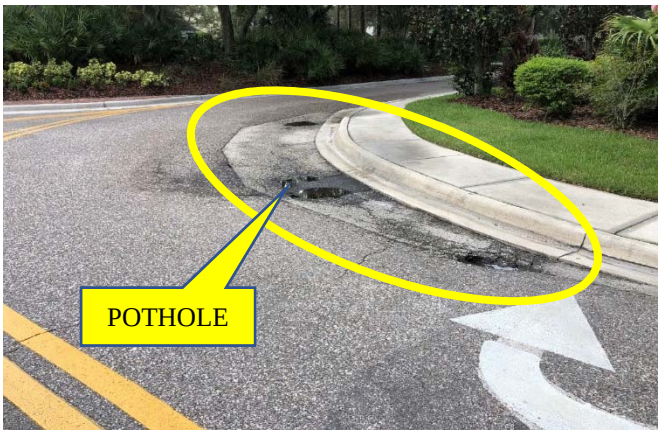
TO:	**Brian Howell** **Park Place CDD District Manager**	DATE:	**December 19, 2018**
FROM:	**Phil Chang, P.E.** **Park Place CDD District Engineer**	RE:	**Asphalt Repair Quotes**

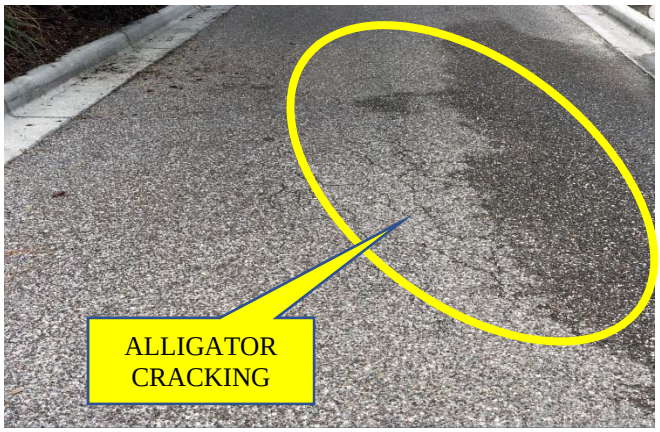
Based on previous visual observations of the condition of the pavement within the Highland Park community, it was generally determined that the asphalt in the alleys require attention.

Some areas require attention in the short term and some could be addressed at a later date if it was desired to phase the alley asphalt repair project. The alley exhibit graphic below was used to identify those areas at a previous monthly meeting:

The photo to the left shows just one example of potholes in an alley.

Additionally, at Canopy Drive and Splendid Lane, there are potholes and signs of "alligator" cracking that require attention at this time (see photos below).





At the direction of the Board, a request was sent to several contractors for quotes to mill and resurface the asphalt in the alleys (in phases) and at the location of the potholes. The work would also include repairs to potholes within the limits of work.

The following quotes were received:

Vendor	Required Alley Repairs + pothole	Optional Alley Repairs	Total Asphalt Only Cost	Optional Concrete Curb	Total Asphalt & Curb
Driveway Maintenance	$21,441.00	$10,479.00	$31,920.00	$25,305.00	$57,225.00
Parking Lot Services	$28,139.00	$10,785.00	$38,924.00	$28,872.00	$67,796.00
Aidan Park Site Constructors	No Bid	No Bid	No Bid	No Bid	No Bid
Site Masters of Florida	No Bid	No Bid	No Bid	No Bid	No Bid

To clarify, the values in the second column "Required Alley Repairs + pothole" refer to the short-term alley asphalt repairs required at this time (asphalt mill and resurface – red areas in alley exhibit) and the asphalt issues at the intersection of Canopy Drive and Splendid Lane. The third column represents the **additional** cost to complete asphalt repairs in the remaining areas of the alleys (yellow in the alley exhibit). The fourth column is the total of the second and third columns i.e. cost to mill and resurface the alleys completely (and includes the repairs at Canopy Drive and Splendid Lane).

Additionally, I inquired about the cost to add a 2-foot wide concrete valley curb down the middle of the alley in an effort to encourage increased conveyance along the alleys. Concrete is not as susceptible to moisture and, therefore, does not deteriorate as quickly as asphalt would. This cost is in the fifth column.

The curb would look similar to the photo to the right (but slightly narrower).

Although this would be a benefit, and is likely to improve conveyance if installed properly, it is a significant investment for 2 feet of concrete at approximately 5 to 6 times the cost of the asphalt when considering cost per square foot. Conveyance will still be controlled by longitudinal grades in alleys so the improvement will be limited. It is unlikely that the concrete would last 5 to 6 times longer than the asphalt and would only be placed down the middle of the alley.

Adding the valley gutter would require the alleys to be closed for at least a week after the concrete is poured. It is likely that it would take anywhere from 1 to 3 weeks to complete the concrete work depending on phasing. This would also be a significant disruption to the residents.

Asphalt paving (mill and resurfacing) would only restrict access for a few hours at a time during milling and then resurfacing. If all the pavement in the alleys are completed now, there would be no need for another round of milling and resurfacing in a few years, avoiding additional disruption in the near future, and the asphalt would look consistent throughout the alleys. Vehicles can drive on the fresh pavement shortly after it has been rolled so there is only a minor disruption compared to any project involving concrete work.

Given the quotes received and consideration to the above information, it is suggested that the Board select Driveway Maintenance Inc. to undertake the asphalt milling and resurfacing in the alleys (entire limits of alleys) and for the repair at Canopy Drive and Splendid Lane. We suggest that the concrete valley curb be excluded from the work given the relative cost and expected longevity.

PROPOSAL

19-190688

Yard: 1901 N 57th Street Mail to: P.O. Box 5985
Tampa, FL 33675-5985
Tampa: (813) 228-6826
Clearwater/St. Petersburg: (727) 896-3799
Fax (813) 228-0940

12/7/2018

Park Place CDD c/o Johnson Engineering Inc.
5680 W. Cypress St. Ste. A
Tampa, FL 33607

Park Place Community
11740 Casa Lago Lane
Tampa, FL 33626

(813)-533-2950

ATTENTION: Phil Chang

As per instructions to perform the following work.

MILL AND OVERLAY: (Red areas, Approximately 9,856 square feet)

1. Completely mill asphalt pavement using a CAT RR-250 power mill.
2. Tack with MS-1.
3. Install 1.5" average of hot plant mixed asphalt Type S-3 surface course.
4. Roll and compact with 3-5 ton vibratory steel wheel roller.
5. Finish roll and compact with 10 ton pneumatic roller.

ASPHALT PATCHING: (Canopy Drive/Splendid Lane: Approx. 1,000 S.F.)

1. Sawcut/mill damaged asphalt where required and clean areas to be patched.
2. Tack areas with MS-1 primer tack.
3. Install hot plant mixed asphalt, Type S-III.
4. Roll and compact with a 3-5 ton metal roller.
5. Haul and remove related debris from site.

LABOR AND MATERIAL: $21,441.00

*** PAGE ONE OF THREE ***

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

_____

WITH PAYMENTS TO BE MADE AS FOLLOWS: _____

_____

We Accept Visa & Mastercard

• Not responsible for any damage to underground utilities. •
• A Certificate of Insurance will be issued upon request prior to commencement of work. •

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

_____
DATE OF ACCEPTANCE

_____
PRINT NAME SIGNATURE

_____
TITLE

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.

X James Surowiecki 11

PROPOSAL

19-190688

Yard: 1901 N 57th Street Mail to: P.O. Box 5985
Tampa, FL 33675-5985
Tampa: (813) 228-6826
Clearwater/St. Petersburg: (727) 896-3799
Fax (813) 228-0940

12/7/2018

Park Place CDD c/o Johnson Engineering Inc.
5680 W. Cypress St. Ste. A
Tampa, FL 33607

Park Place Community
11740 Casa Lago Lane
Tampa, FL 33626

(813)-533-2950

ATTENTION: Phil Chang

OPTION 1:

MILL AND OVERLAY: (Yellow areas, Approximately 8,472 square feet)

1. Completely mill asphalt pavement using a CAT RR-250 power mill.
2. Tack with MS-1.
3. Install 1.5" average of hot plant mixed asphalt Type S-3 surface course.
4. Roll and compact with 3-5 ton vibratory steel wheel roller.
5. Finish roll and compact with 10 ton pneumatic roller.

Add: $10,479.00

Accept Option 1: YES _____ or NO _____ & INITIAL _____.

OPTION 2:

INSTALLATION OF 2' WIDE DROP CURB:

(Red & Yellow Areas, Approximately 1,512 lineal feet)

1. Sawcut and remove asphalt and base course in the area where the new curbing will be installed.

*** PAGE TWO OF THREE ***

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

_____

WITH PAYMENTS TO BE MADE AS FOLLOWS: _____

_____

We Accept Visa & Mastercard

• Not responsible for any damage to underground utilities. •
• A Certificate of Insurance will be issued upon request prior to commencement of work. •

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

_____
DATE OF ACCEPTANCE

_____
PRINT NAME SIGNATURE

_____
TITLE

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.

X James Surowiecki 12

PROPOSAL

19-190688

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Tampa: (813) 228-6826
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5680 W. Cypress St. Ste. A
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Park Place Community
11740 Casa Lago Lane
Tampa, FL 33626

(813)-533-2950

ATTENTION: Phil Chang

2. Place 3000 PSI concrete, reinforced with nylon fibers at an average depth of 7".
3. Apply rough broom finish.
4. Haul all related debris away from job site.

Add: $25,305.00

Accept Option 2: YES _____ or NO _____ & INITIAL _____.

*WORK TO BE DONE IN (1) MOBILIZATION.
*WORK AREAS WILL NEED TO BE CLEAR OF ALL VEHICLES.
*WORK AREAS WILL BE COMPLETELY BARRICADED UNTIL ALL THE WORK IS COMPLETE.
*MILL AND OVERLAY OPTION IS BASED ON THE WORK BEING PERFORMED DURING THE SAME MOBILIZATION AS THE RED AREAS.
*ASPHALT IS A REFLECTIVE MATERIAL. THIS CONTRACTOR CANNOT GUARANTEE REFLECTIVE CRACKING WILL NOT OCCUR IN NEW OVERLAY COURSE.
*DUE TO INCREASES IN THE COSTS OF MATERIALS, THIS PRICE CAN ONLY BE GUARANTEED FOR 30 DAYS.
*NEW PAVEMENT IS SUSCEPTIBLE TO SCUFFING AND TIRE MARKS UNTIL IT HAS FULLY CURED. THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS, SURFACE ABRASIONS AND INDENTATIONS.
*THIS CONTRACTOR CANNOT GUARANTEE THE ELIMINATION OF STANDING WATER.
*PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.

WE PROPOSE to furnish labor and material - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of:

** TWENTY ONE THOUSAND FOUR HUNDRED FORTY ONE DOLLARS AND 00 CENTS **

WITH PAYMENTS TO BE MADE AS FOLLOWS:

25% PRIOR TO SCHEDULING OF WORK, BALANCE UPON COMPLETION

We Accept Visa & Mastercard

• Not responsible for any damage to underground utilities. •
• A Certificate of Insurance will be issued upon request prior to commencement of work. •

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTANCE OF PROPOSAL

DATE OF ACCEPTANCE

PRINT NAME SIGNATURE

TITLE

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Our workers are covered by Workmen's Compensation Insurance.

DRIVEWAY MAINTENANCE INC.

X James Surowiecki 13

Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

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

Proposal Submitted To

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

November 2, 2018
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

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

BASE BID

BASE QUOTE (RED AREAS IN EXHIBIT)

- Mill depth 1.5”
- Overlay thickness 1.5”
- Asphalt to be Type S1 asphalt (or approved equivalent) with tack coat to be applied prior to placement of asphalt

RED AREAS AS PER MAP $25,739.00

OPTION BID 1

ASPHALT REPAIR AT INTERSECTION OF CANOPY DRIVE & SPLENDID LANE (1,000 SQUARE FEET / 111 SQUARE YARDS)

1) Saw cut and/or mill 3 areas totaling approximately 1,000 square feet.
2) Remove existing asphalt and haul from site.
3) Check and compact existing base materials.
4) Clean and apply tack coat to areas for proper bonding.
5) Furnish and install approximately 1.5" of Type S3 asphalt to areas totaling approximately 1,000 square feet.
6) Compact with vibratory roller.

ASPHALT REPAIR.....$2,400.00

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

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Authorized Signature *Chad Madrid* / cell (813) 748-5506

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____

Proposal
PARKING LOT SERVICES
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OPTION BID 2

ADDITIONAL REPLACEMENT QUOTE (YELLOW AREAS IN EXHIBIT)

- Mill depth 1.5”
- Overlay thickness 1.5”
- Asphalt to be Type S1 asphalt (or approved equivalent) with tack coat to be applied prior to placement of asphalt

NOTE: Work to be completed with work in Red Section with 1 mobilization included

YELLOW AREAS AS PER MAP $10,785.00

ALTERNATE BID

CONSTRUCTION OF MODIFIED CONCRETE FDOT DROP CUB ALONG CENTERLINE OF ALLEYS (ENTIRE AREA, RED & YELLOW)

- Concrete drop curb option will only be considered if all alley areas identified are milled and overlaid. Therefore your cost for drop curb should be for entire length of all alleys.
- Mill depth 1.5”
- Overlay thickness 1.5”
- Asphalt to be Type S1 asphalt (or approved equivalent) with tack coat to be applied prior to placement of asphalt

ALTERNATE BID $67,796.00

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Authorized Signature *Chad Madrid* / cell (813) 748-5506

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Signature: _____

Signature: _____

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Proposal

PARKING LOT SERVICES

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Proposal Submitted To

Mr. Phil Chang
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17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

November 2, 2018
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

SPECIAL NOTES

- The price does not include permit fees, if necessary.
- The total investment is based on 1 mobilization. Each additional mobilization will be $3,500.00.
- Parking Lot Services will provide traffic cones as needed to assure the safety of all.
- Any asphalt or concrete mix required on a Saturday or Sunday will require a $1,500.00 plant opening fee per day.
- Parking Lot Services is not responsible for damage to trees due to saw cutting and excavating of tree roots.
- Please notify Parking Lot Services if any underground utility or irrigation lines exist. Parking Lot Services is not responsible for any lines buried underground.
- Parking Lot Services is not responsible for any damage to, or replacement of, underground pipe, above or underground utilities, irrigation, landscaping, sod, or any other unforeseen items.
- Parking Lot Services cannot guarantee against reflective cracking.
- Customer is responsible for any towing charges incurred, if vehicles need to be towed so that we can complete our work.
- Parking Lot Services, cannot guarantee 100% drainage due to existing elevations.
- Parking Lot Services provides a 12 month warranty on all work unless otherwise stated.

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Chad Madrid* / cell (813) 748-5506

Note: This proposal may be withdrawn by us if not accepted within _____ days.

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Date of Acceptance: _____

Signature: _____

Signature: _____

Proposal

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17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558

November 2, 2018
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

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

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

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

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

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

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

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Chad Madrid* / cell (813) 748-5506

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____

Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

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

Proposal Submitted To

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

November 2, 2018
(813) 751-2656
Park Place CDD
11510 Canopy Drive
Tampa, FL 33626

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

Item I:

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

Item II:

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

Item III:

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

Item IV:

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

Item V:

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

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

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PAYMENT TERMS

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

NAME _____ DATE _____

☐ Request a Certificate of Insurance
(All signed proposals must have a sample certificate of insurance included)

☐ Request a W-9

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

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Authorized Signature *Chad Madrid* / cell (813) 748-5506

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____

PARK PLACE CDD

LANDSCAPE INSPECTION
January 3, 2019

SCORE: N/A

NEXT INSPECTION
FEBRUARY 7, 2019 AT 1:30 PM

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

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CASA LAGO CLUBHOUSE AREA

1. 11600 Block of Casa Lago Lane parking lot: Remove the Spanish Moss in the Oaks up to 15 feet. Also, pruning downward and low growing growth up to 10 feet.

2. Casa Lago right of way beds: Remove the windfall and debris.

3. Right of Way at the Canopy / Casa Lago intersection: Confirm irrigation coverage in the weed occupied right of way.

4. Fountain Head Park: Detail windfall and Spanish Moss in the beds weekly.

ECCLESIA PARK

5. Rejuvenate prune Mite damaged Fakahatchee Grass, treating with systemic miticides.

6. Up to contract limits, prune the oak tree striking the bus stop.

7. Monitor and control turf disease in the St. Augustine lawns.

COMMONS

8. Fountain Head Park: Improve fertility to the Ligustrum Privets.

9. Highland Park: Delitter the playground fall zones of leaves, limbs and debris, redistribute the mulch as needed.

10. Splendid island: Rake heavy accumulation of mulch at the crowns of the Azaleas.

11. Splendid island: Prune only the overhanging Saw Palmetto.

12. Detail debris throughout the gate entrance.

13. Splendid gate: Hand prune only the Ligustrum Privet overhanging the sidewalk.

14. Perfect Place island: Control bed weeds including palm sprouts.

15. Trench along the curb lines to prevent mulch spill out.

16. Along the eats perimeter property line: Prune the overhanging Brazilian Pepper, so it does not encroach into the formally maintained areas.

17. 111516 Fountain Head: Confirm irrigation coverage on the north perimeter right of way and the valve across from the garage.

18. Throughout the Borne Mouth pond and planting: Delitter windfall and control bed weeds. Also, rejuvenate prune the Fakahatchee Grass.

19. Lake Dagny entrance: Control crack weeds in the brick work.

20. Lake Dagny / Cotswold intersection: Prune the Ligustrum tree obstruction visibility to the stop sign.

21. Calf Path Drive entrance: Confirm irrigation coverage in the south east corner near the recent Version cable installation.

RACE TRACK ROAD

22. Confirm irrigation coverage in the area of the car accident.

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

24. Uniformly target prune stubs and deadwood off the Pines and center island Oaks. Directionally prune the trees to promote an upward growth habit so they do not extend into the travel lanes.

WINDSOR PLACE

25. Village monument: Improve fertility to the palms.

26. Along Citrus Park Drive: Target prune to elevate the trees for sidewalk clearance for visibility of signage, pedestrians and vehicles.

27. Rejuvenate prune Mite damage Fakahatchee Grass and treat with systemic miticides.

28. Along Citrus Park Drive: Confirm irrigation coverage and identify if there is a line leak to the west of the "35 MPH" sign.

29. Mandolin Reverse pond: Remove the shore line debris.

30. North perimeter at Black Smith Drive: Monitor the newly installed Firecracker.

31. Mandolin Estates: Confirm mowables at the pond.

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

33. Along the frontages and right of ways: Full detail the curbs weekly.

CATEGORY III: IMPROVEMENTS – PRICING

1. To the east of the Clubhouse: Provide a price to remove the dead Oak in the center median island and to replace with a container Live Oak at minimum replacement requirements per Hillsborough County.

2. Provide a price for arbor care services for the Fountain Head Park.

3. Provide a renovation plan for the Lake Dagny entrance island.

4. Coach Homes common landscape: Provide a price to separate the irrigation from the HOA to the CDD, with controls inside the gate.

5. Coach Home: Provide price for landscape renovations, including arbor care to improve visibility, light penetration, and line of sight.

6. The center median island to the south of Celica: Provide a price to mitigate any damage or rutting from the car accident.

CATEGORY IV: NOTES TO OWNER

1. Today's inspection is for orientation purposes, establishing targeted tasked within the first 30 days of the contractor's service. Simultaneously the contractor will provide a monthly planning calendar for bimonthly, monthly, quarterly, and semiannual services to be reviewed at the February inspection.

2. Attention Gene: Confirm the District mowables in the 1100 Block of Cavalier Drive and at the Black Smith pond perimeter.

3. The up light on the exit side lane of Mandolin Estates is damaged.

CATEGORY V: NOTES TO CONTRACTOR

1. District maintenance obligations are from the sidewalk edge to the curb from the South to the DOT to the north finish point at the boardwalk at Mobley Drive.

2. Thoroughly detail the boardwalk weekly, removing leaf drop and windfall. Report any hazardous conditions as a part of weekly services report.

3. Provide copy of Weekly Services report to CDD Manager Brian Howell brian.howell@merituscorp.com and Paul Woods pwoods@olminc.com .

PGW:kn

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

EXTERIOR LANDSCAPE MAINTENANCE
SPECIFICATIONS & CONTRACT

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

(Racetrack Road, Mandolin Estates, and Highland Park)

Owner:

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

District Manager:

MERITUS COMMUNITIES

OLM, INC.
ORNAMENTAL LANDSCAPE MANAGEMENT
KENNESAW, GA

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Kennesaw, GA

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EXTERIOR LANDSCAPE MAINTENANCE SERVICE AGREEMENT

This Exterior Landscape Maintenance Service Agreement (this "Service Agreement") is made and entered into this 1st day of January, 2019, by and between the Park Place Community Development District (referred to herein as "Owner") whose mailing address is 2005 Pan Am Circle, Suite 120, Tampa, FL 33607 and Millennium Lawn and Landscape, Inc. (the "Contractor") located at 12032 Tarpon Springs Rd, Odessa, FL 33556 being collectively referred to as the "Parties". Owner's property to be maintained by Contractor is located in Hillsborough County, FL.

ARTICLE ONE – STATEMENT OF INTENT

Contractor is hereby made aware that the Owner, Meritus Communities ("District Manager") and the Landscape Maintenance Consultants, OLM, INC., ("Consultant") anticipate that the landscape maintenance at this site shall be of the very highest quality. All work to be performed (the "Work") within the scope of the Specifications (defined below) shall be strictly managed, executed, and performed by experienced personnel.

ARTICLE TWO – SCOPE OF WORK

The Landscape Maintenance Services (as defined in Exhibit "A", "Service Description and Specifications", hereinafter referred to as the "Specifications") will be performed by the Contractor. These Specifications include the complete care and guarantee, as defined within the Specifications of all planted trees, plants, groundcovers, and lawn areas within the limits of the Work area of the Owner, in Hillsborough County, FL to include Racetrack Road, Mandolin Estates, and Highland Park.

Contractor shall provide all materials, equipment, and labor required and/or inferred to perform all tasks identified to the Specifications and frequencies described in Exhibit "A".

Owner and/or District Manager reserves the right to modify the scope of Work, i.e., the quantity or type of materials used, the frequency of performance, etc.

ARTICLE THREE – WARRANTIES, LIABILITIES, INDEMNITIES, and INSURANCE

3.1 Warranties

Contractor warrants that Work performed and all goods delivered under this Service Agreement, shall be free from any defects in workmanship and material, and shall conform strictly to these Specifications. Contractor further warrants that all Work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship.

Contractor shall replace, at Contractor's expense, all plant material which, in the opinion of the Consultant and/or Owner and/or District Manager, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.

By executing this Service Agreement, Contractor represents that he has examined carefully all of the contract documents acquainted with the premises where the Work is to be performed and all conditions relevant to the Work and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work. Contractor acknowledges that the contract documents are sufficient for the proper and complete execution of the Work.

3.2 Liabilities

It is the responsibility of the Contractor to notify the Owner and/or District Manager in writing of any conditions beyond the control of the Contractor or scope of Work of these Specifications which may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following:

a. Vandalism and/or other abuse of the property, which results in damage to the plant material.

b. Areas of the site that continually hold water.

c. Areas of the site that are consistently too dry.

Contractor shall list any such items on the Weekly Maintenance Worksheet (Service Agreement – Exhibit "D") along with recommend solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for the repair of such items.

3.3 Indemnification and Safety

Indemnification/Hold Harmless. Contractor assumes liability for and shall hereby indemnify, defend and save Owner, District Manager, and Consultant (as well as all of their agents, employees, officers, directors, Supervisors, successors and assigns) harmless from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, consequential and punitive damages, costs and attorneys' fees irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising in any manner whatsoever from or out of Contractor's presence at the Site for any purpose, (including, but not limited to, performing Work under this Service Agreement whether by Contractor or its subcontractors, agents, invitees, employees, officers, directors, successors and assigns) and arising out of the Site or the condition, operation ownership, selection, transportation, loading, unloading, security, leasing or return of any equipment or individuals with respect to the above services regardless of where, how and by whom used or operated and including, without limitation, injury to property or person (including death).

Contractor further indemnifies and holds Owner, District Manager, and Consultant harmless from and against all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, consequential and punitive damages, costs and attorneys' fees) for damages and injury to persons (including death) or property caused in whole or in part by any act, omission, negligence, willful or criminal misconduct, or fault of Contractor (its subcontractor, agents, invitees, employees, officers, directors, successors and assigns).

In defense of all such claims, actions, damages, losses and liabilities, the Owner, District Manager, and Consultant shall each have the absolute right to select legal counsel of their own choice and Contractor shall be responsible for payment of all reasonable attorneys' fees incurred by or on behalf of the Owner, District Manager, or Consultant in each such case. Contractor's obligation to indemnify and defend Owner, District Manager, and Consultant hereunder is absolute, including instances where Owner, District Manager, and Consultant are found potentially liable, responsible or at fault and in those instances where Owner, District Manager, and Consultant's own negligence or actions may have caused the damage or injury in part. Notwithstanding the above, Contractor shall not be required to indemnify and defend Owner, District Manager, and Consultant for damages found by a Court to have been caused solely by Owner, District Manager, or Consultant's gross negligence or the willful, wanton or intentional misconduct of Owner, District Manager, and Consultant or their employees, officers, directors, successors and assigns. The provisions of this Section shall survive the expiration or earlier termination of this Service Agreement.

No Construction Contract. It is understood and agreed that this Service Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Service Agreement.

Mechanics and Construction Liens. Contractor waives the right to file mechanics and construction liens, and will indemnify, defend and save harmless Owner, District Manager, and Consultant against all claims or liens filed by Contractor, its subcontractors, laborers or material suppliers.

Safety. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Service Agreement. Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration ("OSHA"). Contractor shall take precautions at all times to protect any persons and property related or affected by Contractor's Work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work under this Service Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

3.4 **Insurance**

a. Contractor shall provide and maintain during the life of this Service Agreement, "Workmen's Compensation Insurance" for all of its employees performing the work and in case work under this Service Agreement is sublet, the Contractor shall require any subcontractor similarly to provide "Workmen's Compensation Insurance" for all of its employees unless said subcontractor employees are covered by the protection afforded by the Contractor. In case any class of employees who are engaged in hazardous work performed under this Service Agreement are not protected under the "Workmen's Compensation" Statute, the Contractor shall provide and shall cause each subcontractor to provide adequate coverage for the protection of its employees not otherwise protected.

b. Contractor shall provide and maintain during the life of this Service Agreement, insurance that will protect the Contractor and any subcontractor performing the Work under the Service Agreement from claims for damages or personal injury, including accidental death, as well as from claims for property damages which may arise from Work performed, whether such operations be by the Contractor or by any subcontractor or by anyone directly or indirectly employed by any of them.

During the life of this Service Agreement, Contractor shall at all times maintain insurance policies and coverage as required by this Section, and promptly pay all premiums due thereon. At the time of execution of this Service Agreement, the Contractor shall deliver to the Owner and District Manager certificates of insurance setting forth the required coverages from companies acceptable to the Owner and District Manager. The certificates shall contain a provision that the coverage afforded under the policies will not be canceled or materially changed without 30 days prior written notice to the Owner and District Manager.

Insurance shall be provided with a per occurrence limit of $1,000,000 in each of three policies as follows:

1. Comprehensive General Liability Insurance, including products and completed operations. The Owner, District Manager, individual Supervisors, Independent/Sub Contractors, and Consultant shall be named as additional insured.

2. Comprehensive Auto Liability Insurance. The Owner, District Manager, and individual Supervisors shall be named as an additional insured.

3. Contractual Liability Insurance. The Owner, District Manager, and individual Supervisors shall be named as additional insured.

c. All such insurance shall be obtained from companies listed and authorized to do business in the field of insurance in the State of Florida with an A.M. Best rating of at least A- and acceptable to Owner. Insurance provided by out-of-state re-insurers shall not be acceptable.

ARTICLE FOUR – PAYMENT

Subject to the conditions set forth in this Article, payments by Owner to Contractor for the Work performed pursuant to this Service Agreement shall be paid in the following annual amounts for the first year, and then the corresponding annual amounts as described the Summary Bid Form attached hereto as Exhibit "B" for subsequent years:

Category A - Landscape Maintenance Total	$112,300.00
Category B - Seasonal Color/Perennial Maintenance Total	$ Included
Category C - Seasonal Plant Installation Total	$20,200.00
Category D - Mulch Total	$51,500.00
1ST YEAR TOTAL CONTRACT PRICE	**$184,000.00**

4.1 Payment for Landscape Maintenance (Category A) and Seasonal Color/Perennial Maintenance (Category B) from the Summary Bid Form attached hereto as Exhibit "B" (collectively, the "Landscape Maintenance Payment") will be based on 12 equal monthly payments.

4.2 Contractor shall submit to the District Manager a monthly invoice for the Landscape Maintenance Payment, together with a detailed statement of all services rendered to the Owner by the Contractor in the preceding month. Within 30 days after receipt of said invoice and statement, the Owner shall remit to the Contractor seventy-five percent (75%) of the Landscape Maintenance Payment, or $7,018.75 for the first year (the "Base Payment").

4.3 In addition to the Base Payment portion of the Landscape Maintenance Payment, Contractor may also be entitled to receive a monthly *Performance Payment*™ of twenty-five percent (25%) of the Landscape Maintenance Payment, or $2,339.58 for the first year (the "*Performance Payment*™"). The amount of a *Performance Payment*™, if any, shall be determined as follows: Consultant, Owner or District Manager, and Contractor shall conduct an inspection of the Work performed by the Contractor once per month, and the Consultant shall prepare a Landscape Maintenance Inspection Grade Sheet (see Service Agreement – Exhibit "C") based on each inspection. Based upon the *Performance Payment*™ percentage (described in Article 8.4 "Grade Evaluation/Scoring") for a month, the Contractor may be entitled to a *Performance Payment*™ for said month based on a score of 87% or above.

4.4 Any *Performance Payment*™ due for a month shall be paid concurrent with the Base Payment Fixed Amount for said month. Consultant will be responsible for scheduling the monthly inspections. Consultant must be given at least 14 days' notice to reschedule. All inspections will proceed as scheduled with or without the attendance of the Contractor.

4.5 *Performance Payment*™ is void unless the Consultant performs the monthly landscape maintenance inspection. If Consultant does not perform the monthly landscape maintenance inspection, the Contractor will be entitled to receive the full Landscape Maintenance Payment for that month.

4.6 Payment for Seasonal Color/Perennial Installation and Mulching, Categories C and D from the Proposal Forms, will be invoiced as the Work is completed and approved by Consultant and/or District Manager on behalf of the Owner.

ARTICLE FIVE – TERMINATION

5.1 Owner may terminate this Service Agreement with 30 days' written notice, at any time prior to the expiration of any term, with or without cause, at Owner's sole and absolute discretion. The written notice must be transmitted to the Contractor by Certified Mail or hand delivery. The 30-day notice shall commence on the day of actual receipt of said written notice by Contractor.

5.2 Contractor may terminate the Service Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the Owner and/or District Manager by Certified Mail. The 60-day notice shall commence on the day of actual receipt of said written notice by Owner and/or District Manager via Certified Mail or hand delivery.

5.3 The table below is to be used in determining the actual dollar amounts owed to either the Owner/District Manager or Contractor in the event the Service Agreement is terminated before the end of a twelve-month period (assuming a leveled billing system). The percentages apply only to Categories A and B from the Summary Bid Form (Exhibit "B") and are representative of the dollar amount of the actual work performed. To determine this dollar amount, add each month's percentage between the Service Agreement start date and termination date. Multiply this percentage by the A and B total to determine the amount of actual Work done. The difference between this total, compared to the amount actually paid [1/12 x (A+B)], is the amount owed to either the Owner and/or District Manager or the Contractor.

Mth	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
%	5	6	7	10	10	10	10	10	10	10	7	5

Example:
Category A plus Category B from the Service Agreement Summary Bid Form is $12,000.00. The Service Agreement start date is January 1. The termination date is July 31. The total of the percentages = 58%. 58% x $12,000 = $6,960.00, which represents the actual work done. The actual amount paid was $1,000.00/month x 7 months = $7,000.00. Because the actual amount of Work done is less than the actual amount paid, the Contractor owes the Owner and/or District Manager $40.00.

ARTICLE SIX – SCHEDULING

6.1 Timing

Scheduling of maintenance visits will be determined by the Owner and/or District Manager. Owner and/or District Manager shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled.

Owner and/or District Manager may at any time request alterations to the general maintenance service provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials or labor.

ARTICLE SEVEN – BILLING/ADDITIONAL WORK REQUEST

7.1 Billing

It is the Contractor's responsibility to inspect and manage the need for the specified items and frequency of the specified items in Exhibit "B". It is also the responsibility of the Contractor to notify the Consultant/Owner and/or District Manager (see Article 4.2) of items performed to ensure they do not exceed the frequencies specified on the Category A and B (Maintenance Itemized Bid Forms – Exhibit "B").

Labor unit prices, including a per supervised man-hour cost and a per labor hour cost, shall be provided for any proposed Contractor work outside the Service Agreement scope that the Owner and/or District Manager requests. Any such Work must be approved in writing by the Owner and/or District Manager before it is begun by the Contractor. When any extra Work is performed, and the Owner and/or District Manager deems such work entitles compensation beyond the monthly price of maintenance, the Contractor will complete an additional work request showing:

a. The number of workmen, their title, and the number of man-hours required to perform the Work.
b. A brief description of the nature of the Work, a list of materials used, along with an estimate of total cost to complete Work.
c. All possible associated future costs, i.e., mulch, additional irrigation heads.

ARTICLE EIGHT – LANDSCAPE MAINTENANCE INSPECTIONS

8.1 Weekly Inspections

Contractor is responsible for a weekly inspection of the entire property and for the performance of all items required and referred to in these Specifications.

8.2 Weekly Maintenance Worksheet

Contractor is also responsible for notifying the Owner and/or District Manager and the Consultant through the Weekly Maintenance Worksheet (Exhibit "D") of any problems. This worksheet must be left with the property manager on the day of the maintenance visit and copies must be sent to OLM, INC. on a weekly basis. These forms are very important in protecting Owner and/or District Manager and Contractor when discrepancies occur. Contractor may use its own formatted worksheet form upon approval of the Owner and/or District Manager and/or Consultant. Any items not called to the attention of the Owner and/or District Manager and Consultant that result in any damage to the property will become the liability of the Contractor.

8.3 Monthly Landscape Maintenance Inspection

Owner and/or District Manager and Consultant will perform a monthly site inspection with the Contractor. At that time, the Consultant will compile a list of landscape related items that should be performed before the next site inspection. OLM, Inc. will be responsible for scheduling the monthly inspections. OLM, Inc. must have no less than a 14-day notice if there is a need to reschedule. All scheduled inspections will proceed with or without the attendance of the Contractor.

8.4 **Grade Evaluation/Scoring**

Consultant will be responsible for the graded evaluation of the property. The final grade evaluation will be determined by the timely and quality execution of the Contractor's landscape maintenance functions. The Contractor's monthly *Performance Payment*™ will be determined by the final score, based on the form labeled Sample Landscape Maintenance Inspection Grade sheet (Exhibit "C"). Each item listed on the Inspection Form has a specific amount of points from which deductions may be made for the improper execution of each landscape-related task. Items are not scored if the Work is being performed to industry standards.

ARTICLE NINE – COMPLIANCE WITH LAWS

Contractor shall, at its own expense, obtain all necessary permits and licenses required by any federal, state, county or local codes, laws, ordinances and regulations to conduct work identified within this scope of work. Contractor will comply with all applicable state, federal, county and local laws, orders and judicial decisions, including, but not limited to matters regarding occupational health and safety.

ARTICLE TEN – MISCELLANEOUS

This Service Agreement, together with all Exhibits, shall supersede any and all agreements, both oral and written, between the Parties with respect to the rendering of services by the Contractor for the Owner and/or District Manager.

The invalidity in whole or in part of any provision of this Service Agreement shall not affect the validity of any other provision.

The rights and remedies of the Parties shall be cumulative and in addition to any other rights and remedies provided by law or equity. A waiver of a breach of any provision hereof shall not constitute a waiver of any other breach. This Service Agreement shall be governed and construed in accordance with the laws of the State of Florida with venue in Hillsborough County.

No subsequent agreement concerning the service provided shall be effective unless made in writing and executed by authorized representatives of the Parties.

Notices shall be in writing, effective upon receipt, if mailed, emailed, or faxed to:

Owner:	Company Name	Meritus Communities
	Street Address	2005 Pan Am Circle, Ste 120
	City, State	Tampa, FL 33607
	ATTN.:	Brian Howell, District Manager
	Tel.:	813-397-5120 x329
	Fax:	813-873-7070
	Email:	brian.howell@merituscorp.com
Contractor:	Company Name	Millennium Lawn & Landscape, Inc.
	Street Address	12032 Tarpon Springs Road
	City, State	Odessa, FL 33556
	ATTN.:	James Slayton
	Office:	813-920-8041
	Cell:	727-647-7847
	Fax:	813.792.7967
	E-Mail:	millenniumlawn@yahoo.com

The Exhibits and Schedules attached to this Service Agreement and made a part hereof are:

Exhibit "A" Service Description and Specifications
Exhibit "B" Summary and Itemized Bid Forms
Exhibit "C" Landscape Maintenance Inspection Gradesheet
Exhibit "D" Weekly Maintenance Worksheet
Exhibit "E": Boundary Descriptions
Exhibit "F": Irrigation Controllers
Exhibit "G": Site Map

Any subcontractor utilized by Contractor shall be total responsibility of Contractor. All terms and conditions of this Service Agreement imposing responsibilities and obligations on Contractor shall apply to any and all subcontractors as if they were the responsible contractor. In the event suit is brought or an attorney is retained by either Party to enforce the terms of this Service Agreement, the prevailing Party shall be entitled to recover, in addition to any other remedy to which that Party may be entitled, reimbursement for reasonable attorney's fees.

The terms and provisions of this Service Agreement that by their sense and context are intended to survive the performance thereof by the Parties shall survive the completion of performance and termination of this Service Agreement.

This Service Agreement shall not be assigned by the Contractor without prior written consent of the Owner and/or District Manager.

ARTICLE ELEVEN – SIGNATURES

Having carefully examined this Service Agreement, as well as the premises and the conditions affecting the Work outlined herein, the undersigned Contractor agrees to furnish all services, equipment, labor and materials called for in said documents. The term of this Service Agreement shall begin on **January 1, 2019 and expire on December 31, 2021.** Upon the expiration of the initial term, the parties may elect to renew the Service Agreement pursuant to the same terms and pricing of the final year for subsequent one year terms.

The parties hereto signing this Service Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Service Agreement on behalf of their respective companies. This Service 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.

ARTICLE TWELVE – 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 Owner in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the Owner 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 Owner all public records in possession of the Contractor upon termination of this Service 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 Owner in a format that is compatible with the information technology systems of the Owner.

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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 397-5120 EXT 329, BRIAN.HOWELL@MERITUSCORP.COM, OR AT 2005 PAN AM CIRCLE, SUITE 120, TAMPA, FL 33607.

ARTICLE THIRTEEN – 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 Service 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 Owner whereupon this Service Agreement may be terminated by the Owner.

ARTICLE FOURTEEN – SCRUTINIZED COMPANIES.

Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Service 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 Owner whereupon this Service Agreement may be terminated by the Owner.

ARTICLE FIFTEEN – RELATIONSHIP BETWEEN PARTIES

It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Service Agreement. As an independent contractor, nothing in this Service Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and Owner. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, Owner without the prior written approval of Owner. 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 Owner.

IN WITNESS WHEREOF, the Parties hereto have executed this Service Agreement as of the day and year first written above.

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
(Owner)

_____
Doris Cockerell
Chair of the Board of Supervisors

Date:_____

MILLENNIUM LAWN & LANDSCAPE, INC.
(Contractor)

_____
James Slayton
Vice President

Date: 1/1/19

EXHIBIT "A"

SERVICE DESCRIPTION AND SPECIFICATIONS

The indications for Line Items correspond to the Itemized Bid Forms – Exhibit "B" and are to be performed to the frequencies specified.

I. ST. AUGUSTINE TURF MAINTENANCE

A. Mowing

Turf shall be cut at a height of two (2) to five (5) inches as turf type and conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting. ***(Line Item: St. Augustine Mow)***

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to five (5) inches. ***(Line Item: Lake Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Line Item: Edge Bedlines/Edge Hardlines)***

C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting as necessary the pH to maintain healthy plants. ***(Line Item: Turf Fertilization)***

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Line Item: Insect/Disease Control)***

E. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

F. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Line Item: Turf Weed Control)***

G. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Line Item: Monofilament Trim)***

II. HYBRID BERMUDA / ZOYSIA TURF MAINTENANCE

A. Mowing

Hybrid Bermuda turf shall be reel or rotary mowed to a height of three-fourths (¾) to two and one-half (2.5) inches. Zoysia turf shall be reel or rotary mowed to a height of of one (2.0) inches to four (4.0) inches. ***(Line Item: Hybrid Bermuda/Zoysia Mow)***

Lake / retention pond turf areas that are non-irrigated shall be mowed to a height of two (2) to four (5) inches. ***(Line Item: Lake Mow)***

Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited in lakes and/or retention ponds.

B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hardlines, and turf and bedlines. An angled or beveled appearance of hardlines or bedlines is unacceptable. Weedeaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. ***(Line Item: Edge Bedlines/Edge Hardlines)***

C. Overseeding

All turf areas shall be prepared and overseeded with 280# per acre of a Grade "A" quality Blue Tag Perennial Ryegrass. This seed shall be free of "Poa annua" and other noxious weed seeds. Overseeding will begin in November, with 90% germination of all areas by December 31. Reducing the height of turf prior to overseeding is acceptable. Contractor shall not change the above schedule, rates, or specifications without approval of District Manager. ***(Unit Supplemental Price Line Item: Hybrid Bermuda Overseeding)***

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilization from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Line Item: Turf Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any turf area unless plant material is under additional warranty. ***(Line Item: Irrigation Management)***

G. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. All turf is to be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. ***(Line Item: Turf Weed Control)***

H. Monofilament Trim

After each mowing operation Contractor shall use a weedeater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. Contractor shall be responsible for monofilament trimming of grasses and/or other vegetation along lake edges up to water's edge to the same height as surrounding mowed areas. ***(Line Item: Monofilament Trim)***

III. SHRUB AND GROUNDCOVER MAINTENANCE

A. Shrub Pruning

All shrubs shall be pruned using a combination of hand pruning, lopper and shears to remove dead and/or damaged wood to allow for natural development of plant material and to create the effect intended by the Consultant and Owner and/or District Manager. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries. Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, and to promote interior growth and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants or greater depending on the age and size of plant material, shall take place during these prunings. ***(Line Item: Shrub/Groundcover Pruning)***

B. Ornamental Grass Pruning

All Ornamental grasses shall be pruned to an approximate 12 to 18-inch height removing previous year's growth and drying and declining foliage. This pruning shall take place once plants begin to "shatter" or fall apart, approximately twice per year. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

C. Groundcover Pruning

Groundcover shall be pruned as needed to maintain separation away from base of trees, shrub masses, and hardscapes. All pruning debris shall be removed from the site. ***(Line Item: Shrub/Groundcover Pruning)***

D. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Line Item: Shrub Fertilization)***

E. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Fire ants shall be treated and mounds removed as needed. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Line Item: Insect/Disease Control)***

F. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner and/or District Manager in writing and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any shrub or groundcover areas unless plant material is under warranty. ***(Line Item: Irrigation Management)***

G. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained to control and strive to eliminate weeds. ***(Line Item: Bed Weed Control)***

IV. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees along boulevards, roadways, parks, activity areas, conservation areas, and all designated neighborhoods such that no branches/limbs will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet, excluding palm trees. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property. All sucker growth from trunk and base of trees shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. ***(Line Item: Tree Pruning)***

Palm Pruning

All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. All palms should be pruned at a 90-degree angle, no "carrot topping." Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seed heads. When pruning palms, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees/palms. Contractor shall be not responsible for pruning palms over 50 feet in overall height ***(Line Item: Palm Pruning)***

B. Fertilization

Contractor shall be responsible for fertilizing all planted trees that have a caliper of eight (8) inches or less. Existing mature trees do not apply. Contractor is required to notify District Manager and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. ***(Line Item: Tree Fertilization)***

Palms are to be fertilized using fertilizers especially formulated for palms. ***(Line Item: Palm Fertilization)***

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem for all planted trees that have a caliper of eight (8) inches or less, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Line Item: Insect/Disease Control)***

D. Water

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated trees and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees/palms that were not reported to the Owner and District Manager in writing and will be responsible for replacement of these items. Contractor shall not be responsible for manual watering of any trees/palms unless plant material is under warranty. ***(Line Item: Irrigation Management)***

E. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant and/or Contractor. Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. (***Line Item: Tree Pruning***)

V. SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish. Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. Owner and/or District Manager and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris and shall trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the Owner and/or District Manager.

C. Seasonal Color Replacement

Contractor shall be responsible for replacing any seasonal color plants that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and/or District Manager and Consultant.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass. ***(Line Item: Deadheading & Pruning)***

F. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks. ***(Line Item: Fertilization)***

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. ***(Line Item: Insect/Disease Control)***

H. Watering

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner and District Manager in writing and will be responsible for replacement of these items.

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. ***(Line Item: Watering)***

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks. ***(Line Item: Bed Weed Control)***

J. Perennial Maintenance

Perennials such as but not limited to Rose, Allamanda, Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, Owner and/or District Manager and/or Consultant request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. ***(Line Item: Deadheading and Pruning)***

VI. MULCHING FOR TREE AND SHRUB BED AREAS

A. Mulch

Contractor will be responsible for pricing complete application(s) Medium Pine Bark Nugget mulch which will occur at the District Manager's discretion. Mulch is to be applied to a finished mulch depth of two (2) inches such that none of the old or previously laid mulch is visible.

Contractor shall be responsible for weekly raking and grooming of mulch areas within all playgrounds. Contractor shall be responsible for installing mulch as needed in playgrounds. Owner shall be responsible for supplying mulch needed for playgrounds only. Contractor shall be responsible for removal of mulch from paved surfaces, curbs, and sidewalks. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. Contractor is responsible for spot mulching of any bare soil areas that have resulted due to underestimation of mulch or landscape maintenance performance, i.e., mower damage around bedlines, etc.

All mulch is to be consistent in color and free of debris when installation is complete. Owner/Consultant shall be notified of any deviation from this specific type mulch. Contractor shall provide, on request, a sample of mulch prior to installation and must have written approval prior to beginning work. ***(Line Item: Mulch)***

B. Trenching

Bedline edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined and only have areas growing into the beds removed. A three (3)-inch deep trench along turf bedlines are not required. All tree wells located in turf areas shall have root balls raked smooth, and shall be trenched and beveled at a depth of three (3) inches. . All trenching soil including mulch and debris shall be disposed of off site and is not to be redeposited back into bed areas. ***(Line Item: Mulch)***

VII. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

As a part of each weekly maintenance visit, a general cleanup program will occur. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. A complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will also be performed. This will encompass complete removal of weeds at curbs, sidewalks, parking lot surfaces, roadways, and pavers, and other trash that has settled in these areas. Parking lot areas will be kept clean within 15 feet of curbs and planted areas. ***(Line Item: Debris Disposal)***

B. Road Kill

Contractor shall be responsible for removal and proper disposal of any animal carcass Monday through Friday. ***(Line Item: Debris Disposal)***

C. Park Trash Containers

Contractor shall be responsible for emptying and replacing trash liners of all trash containers every fourth day or when container is 85% full or twice a week Monday through Friday. ***(Line Item: Debris Disposal)***

D. Weed Control

All parking lot areas, roadways, parkways, pavers, curbs, gutters, drains, driveways, sidewalks areas, paths and bike paths shall be maintained to control and strive to eliminate weeds. ***(Line Item: Bed Weed Control)***

E. Disposal of Debris

All debris shall be disposed of off site. Owner shall furnish area for Contractor dumpster storage. ***(Line Item: Debris Disposal)***

F. Severe Weather Cleanup

In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If Owner elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup.

G. Typical Weather Cleanup

Contractor shall be responsible for debris cleanup deposited by typical weather conditions. ***(Line Item: Debris Disposal)***

VIII. LEAF REMOVAL

A. Leaf Collection

Fallen leaves in all areas shall be collected no less than four (4) times per year and removed from property. This is to be done as requested by the Consultant and Owner and/or District Manager from the beginning of November through February, or until leaf dispersement ceases.

On a weekly basis, the Contractor will collect leaves from focal areas, bed, and turf areas to prevent heavy build-up and cause damage to plant material by smothering. ***(Line Item: Debris Disposal)***

B. Disposal of Debris

All debris shall be disposed of off site. ***(Line Item: Debris Disposal)***

IX. NATURAL AREA MAINTENANCE

All wooded natural areas should be kept free of limbs and weeds which intrude into formally landscaped areas. Natural leaf drop will not have to be removed. These areas can also be used for leaf deposit if Owner and/or District Manager's permission is obtained.

Contractor shall be responsible for maintaining a three-foot (3-foot) buffer between formally maintained areas and natural vegetation growth including but not limited to trees, vines, or large variety weeds. ***(Line Item: Debris Disposal)***

X. PLANT MATERIAL DISPOSAL

A. Removal

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. ***(Line Item: Debris Disposal)***

B. Replacement

Contractor shall contact and advise the District Manager, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

XI. IRRIGATION SYSTEM

A. Irrigation Inspection and Management

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract and as needed. Contractor shall be required within first 30 days of Commencement of Contract and/or startup of system to furnish Owner and Consultant with a complete summary identifying any inoperable/damaged components with pricing to make system operational and furnishing this information to Owner.

Owner shall be liable for all costs associated with making irrigation systems completely operational prior to Contractor assuming responsibility as described throughout Section XII. Irrigation System.

Contractor agrees to program, monitor, adjust and manage all automatic entire irrigation systems for all areas as to proper frequency, duration, and operation of supplemental watering on a daily basis. At all times the system shall be functioning properly and conforming to all related codes and regulations. Adjustments include but are not limited to flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment

Contractor agrees to be responsible for monitoring all systems within the described premises and correct for coverage, adjustment, clogging of lines and removal of obstacles, including plant materials and turf, which obstruct the spray. Contractor shall be responsible for checking and adjusting all controllers to assure proper operation.

B. Irrigation System Maintenance

Contractor shall provide a written summary of Irrigation Inspections (aka "wet check") to the Owner on at minimum monthly basis. A proposal for any needed repairs to achieve conformance with Section XII.

Costs of repairs will be born by the Owner on written approval or mutual agreement. Contractor caused damage will be replaced at no cost to the Owner. Vandalism or other party damage will be reported, on discovery, to the Owner.

C. Water and Electrical Consumption

Contractor shall be responsible for monitoring water and electrical consumption to insure adequate, but not excessive, water or electrical use. Contractor shall be responsible for compliance with any the Southwest Florida Water Management District water consumption meters and forwarding the appropriate documentation to District Manager. Based on Owner's historical water and electrical use records, an agreed upon yearly level of water and electrical use shall be determined. Should water or electrical consumption be deemed excess, the Owner shall be reimbursed by the Contractor. ***(Line Item: Irrigation Management)***

XII. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET

A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The Specifications are intended to be consistent with current label instructions. In the event the Specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.

B. Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the Owner with healthy, vigorous plant material throughout the term of the contract.

C. Chemical forms may vary with weather conditions.

D. Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.

E. Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. Owner, District Manager and Consultant should receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the contract.

F. Contractor will be responsible for making any extra visits necessary during the year to correct any problems which may occur during the duration of the contract.

G. Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.

H. Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
PARK PLACE CDD - RACETRACK ROAD
Hillsborough County, FL

A. Landscape Maintenance Total	$14,300.00
B. Seasonal Color / Perennial Maintenance Total	Included in installation
C. Seasonal Plant Installation Total	$ 2,200.00
D. Mulch Total	$ 11,500.00
1ST YEAR TOTAL BID PRICE	**$ 28,000.00**
2ND YEAR TOTAL BID PRICE	***$ 28,840.00***
3RD YEAR TOTAL BID PRICE	***$ 29,705.20***

Contractor Company Name Millennium Lawn & Landscape, Inc.

Contractor Address 12032 Tarpon Springs Road, Odessa, FL 33556

Contractor Representative James Slayton

Contractor Signature

Title Vice President

Telephone Number 813-920-8041 (office) 727-647-7847 (cell)

Date 1/1/19

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
PARK PLACE CDD - MANDOLIN ESTATES
Hillsborough County, FL

A. Landscape Maintenance Total	$ 41,000.00
B. Seasonal Color / Perennial Maintenance Total	Included in installation
C. Seasonal Plant Installation Total	$ 6,000.00
D. Mulch Total	$ 18,000.00
1ST YEAR TOTAL BID PRICE	**$ 65,000.00**
2ND YEAR TOTAL BID PRICE	***$ 66,950.00***
3RD YEAR TOTAL BID PRICE	***$ 68,958.50***

Contractor Company Name Millennium Lawn & Landscape, Inc.

Contractor Address 12032 Tarpon Springs Road, Odessa, FL 33556

Contractor Representative James Slayton

Contractor Signature

Title Vice President

Telephone Number 813-920-8041 (office) 727-647-7847 (cell)

Date 1/1/19

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B"

SUMMARY BID FORM

Exterior Landscape Maintenance
PARK PLACE CDD - HIGHLAND PARK
Hillsborough County, FL

A. Landscape Maintenance Total	$ 57,000.00
B. Seasonal Color / Perennial Maintenance Total	Included in installation
C. Seasonal Plant Installation Total	$ 12,000.00
D. Mulch Total	$ 22,000.00
1ST YEAR TOTAL BID PRICE	**$ 91,000.00**
2ND YEAR TOTAL BID PRICE	***$ 93,730.00***
3RD YEAR TOTAL BID PRICE	***$ 96,541.90***

Contractor Company Name Millennium Lawn & Landscape, Inc.

Contractor Address 12032 Tarpon Springs Road, Odessa, FL 33556

Contractor Representative James Slayton

Contractor Signature

Title Vice President

Telephone Number 813-920-8041 (office) 727-647-7847 (cell)

Date 1/1/19

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

WORK SCHEDULE

Work under this Service Agreement is to begin at the execution of the Service Agreement and run concurrently with any successive terms.

ADDENDA

Contractor acknowledges receipt of the following Addenda, which are included in our Proposal.

ADDENDUM #	DATED:
ADDENDUM #	DATED:

UNIT PRICES

We acknowledge receipt of the following Unit Prices which are included in our Proposal.

UNIT PRICE #	DATED:
UNIT PRICE #	DATED:

EXHIBIT "B" *(Continued)*
PARK PLACE CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM

TURF FUNCTION	FREQUENCY (PER YEAR)	UNIT PRICE	TOTAL
St. Augustine			
Mow	42		
Edge (Bedlines)	21		
Edge (Hardlines)	42		
Monofilament Trim	42		
Turf Fertilization	6		
Turf Insect/Disease/Weed Control	52		
Bermuda / Zoysia			
Mow	42		
Edge (Bedlines)	21		
Edge (Hardlines)	42		
Monofilament Trim	42		
Turf Fertilization	6		
Turf Insect/Disease/Weed Control	52		
Overseeding	O/R		
Bahia			
Mow	40		
Turf Fertilization	2		

Continued on following page.

EXHIBIT "B" ***(Continued)***

PARK PLACE CDD

CATEGORY A

LANDSCAPE MAINTENANCE ITEMIZED BID FORM ***(Continued)***

MAINTENANCE FUNCTIONS	FREQUENCY (PER YEAR)	UNIT PRICE	FIRST YEAR TOTAL PRICE
Bed Weed Control	52		
Shrub Insect/Disease Control	52		
Shrub/Groundcover Pruning	12		
Shrub/Groundcover Fertilization	4		
Tree / Woodline Pruning	12		
Tree Fertilization	2		
Palm Pruning	2		
Palm Fertilization	2		
Debris Disposal	52		
Irrigation Management	52		

CATEGORY A. 1ST YEAR LANDSCAPE MAINTENANCE TOTAL $ 112,300.00

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" ***(Continued)***

PARK PLACE CDD

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

SEASONAL COLOR/PERENNIAL MAINTENANCE	FREQUENCY (PER YEAR)
Deadheading/Pruning	24
Mulching	As Needed
Insect/Disease Control	52
Watering	As Needed
Fertilization	12

CATEGORY B. **1ST YEAR SEASONAL COLOR/ PERENNIAL MAINTENANCE TOTAL** **$____Included____**

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*
PARK PLACE CDD

CATEGORY C

SEASONAL COLOR INSTALLATION ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
2,020	Spring	4"	$2.50	$5,050.00
2,020	Summer	4"	$2.50	$5,050.00
2,020	Fall	4"	$2.50	$5,050.00
2,020	Winter	4"	$2.50	$5,050.00

CATEGORY C. 1ST YEAR SEASONAL PLANT INSTALLATION TOTAL **$ 20,200.00**

NOTES:

1. Not all properties have seasonal colorbeds.

2. All annuals shall be four-inch (4") container-grown Grade A plants with multiple blooms at the time of installation.

3. All prices shall be inclusive of material costs including soil amendments, mulch, labor, taxes, etc.

4. Contractor is responsible for estimating and confirming the quantity of flowers based on the existing beds on the property at the time of bid submittal and on the spacing shown below:

   a. Distance away from curbs, turflines, etc.:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

   b. On Center (o.c.) Spacings:
      Spring Annuals 10"
      Summer Annuals 10"
      Fall Annuals 8"
      Winter Annuals 8"

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" ***(Continued)***

PARK PLACE CDD

CATEGORY D

MULCH ITEMIZED BID FORM

MATERIAL	UNIT PRICE	TOTAL PRICE
Pine Bark Nugget (1st application)	$35.00 per yard	
Pine Bark Nugget (2nd application)	$35.00 per yard	

CATEGORY D. 1ST YEAR MULCH TOTAL $ 51,500.00

NOTES:

1. Contractor is responsible for measuring and pricing the quantity of mulch required for each complete mulching of all presently mulched areas on site.

2. Contractor mulching total **shall include** one complete trenching as specified in the trenching specifications.

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "B" *(Continued)*

SUPPLEMENTAL PRICING FORM

1. Grade A pinestraw (cost/bale, spread on site)	$6.00
2. Cypress mulch (cost/yard, spread on site)	$35.00
3. Mini pinebark nuggets - (cost/yard, spread on site)	$35.00
4. Winter Rye Overseed – (cost/occurrence, including spot reseeding)	N/A
5. St. Augustine sod laid, non-site ready (cost/square foot)	$1.00
6. Additional labor with truck and hand tools (cost/man hour)	$32.00
7. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	$32.00
8. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	$32.00
9. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour)	a. $150.00 b. $150.00
10. Cost per hour a. General Laborer b. Supervisor and truck c. Irrigation Technician & truck d. Irrigation Technician with one laborer & truck e. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price should include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. $25.00 b. $50.00 c. $50.00 d. $80.00 e. $50.00

The prices above shall be commensurate with the contract term.

Contractor Signature | Company Name: Millennium Lawn + Landscape | Date: 1/1/15

*** Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.**

EXHIBIT "C"
SAMPLE MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	**VALUE**	**DEDUCTION**	**REASON FOR DEDUCTION**
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	**145**		

Date:_____ Score:_____ *Performance Payment™* %_____

Contractor Signature:_____

Inspector Signature:_____

Property Representative Signature:_____

EXHIBIT "D"
SAMPLE WEEKLY MAINTENANCE WORKSHEET

1) Date of maintenance visit:_____
2) Supervisor:_____
3) Watering man-hours:_____
4) Listing of problems and locations:
   a) Insect and plants:_____
   b) Disease and plants:_____
   c) Nutrient problems and plants_____
   d) Dry plants:_____
   e) Wet plants:_____
   f) Amount of mulch applied:_____
   g) Amount of mulch needed or applied over designated amount:_____
   h) Dead plants removed:_____
   i) Tree service work needed:_____
   j) Irrigation damage and repairs:_____
5) Extra work performed:
   a) Number of men:_____
   b) Their title(s):_____
   c) Hours per man:_____
   d) Description of work performed:_____

General Notes:

Please list any items the Owner and/or Consultant need to know or any extra work that is to be performed outside of the grounds maintenance contract scope. Also, give an estimate of time to perform the work:

EXHIBIT "E"

PARK PLACE CDD

BOUNDARY DESCRIPTIONS OF AREAS TO BE MAINTAINED

EXHIBIT "F"

PARK PLACE CDD

IRRIGATION CONTROLLERS

EXHIBIT "G"

PARK PLACE CDD

SITE MAP

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

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

November 15, 2018

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

Dear Mr. Howell:

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

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

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

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

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

Sincerely,

Matt Kuisle PE, PRA, RS
Southeast Regional Executive Director
Matt@reserveadvisors.com
See our report overview

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

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Reserve Study Benefits

For Boards

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

For Homeowners

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

Distinct Reasons Communities Choose Reserve Advisors

- ☑ **The History of Your Property** is well documented in our last reserve study. We observe the rate of deterioration and preventative maintenance steps implemented between studies to ensure your reserve study update includes the most accurate timing of capital projects. We will recommend appropriate funding levels based on our updated property condition analysis and updated replacement costs.

- ☑ **Dedication and Commitment to You** with an exceptional experience during and after the study. We listen to you and create a custom reserve study with your objectives in mind. Our staff of multi-disciplined engineers is dedicated to ensuring your satisfaction. We're always available with free support after the study is complete.

- ☑ **Comprehensive Reports** solve problems before they escalate. We include:
  - Thorough condition assessments that prioritize your near-term projects
  - Best practices and technical illustrations to better understand project scope and compare contractor bids

- ☑ **Knowledge of Local Replacement Costs** is the basis for adequate, not excessive, reserve budgets.

- ☑ **Multi-disciplined Engineers** – With more than 30 engineers, we match our expertise with your community rather than a "one size fits all" engineer.

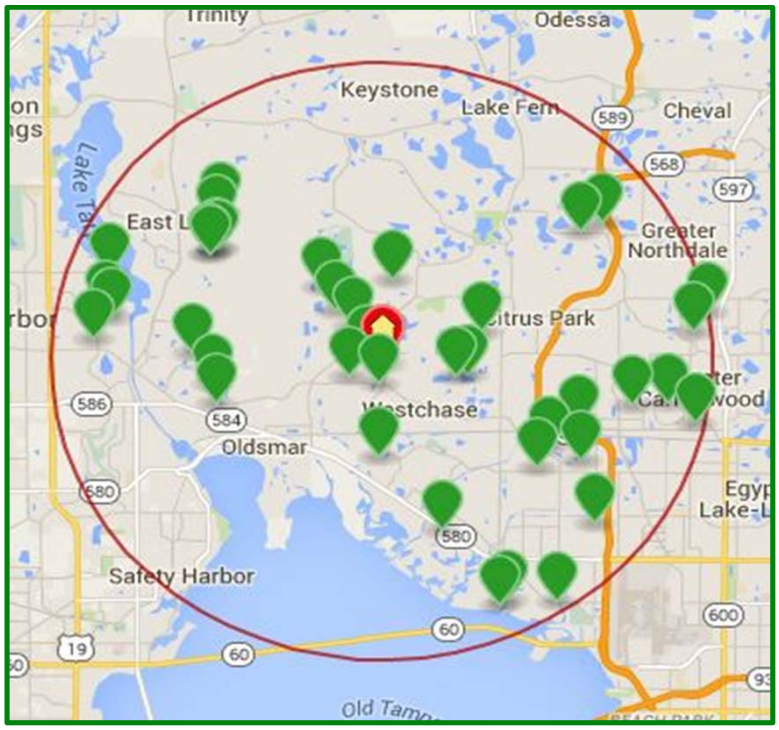
- ☑ **Unbiased Recommendations** - Your best interest is our only goal. We don't provide design or project management services, nor do we profit from your capital projects.

- ☑ **Unmatched Local Experience** – We know the local costs and conditions that affect your community. Visit our map of our experience near your community on the following page.

Download our report overview

Clients Served Near You

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



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

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Tampa, FL 33602

Using Your Reserve Advisors Study Has Never Been Easier

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

- ☑ **The Report** – Comprehensive and Customized to Your Community
  - One-Click to read online
  - Executive Summary communicates key findings and recommendations ***at a glance***
  - Flip through your report copy which includes panoramic 11" x 17" spreadsheets
  - Helps board planning with a prioritized capital project schedule

- ☑ **The Numbers** – Always Quick and Easy
  - One-Click to open your Expenditures & Funding Plan spreadsheets
  - Print your spreadsheets on any printer in panoramic multi-page format

- ☑ **Easy Planning** – Your reserve study includes:
  1. **Excel™ spreadsheets with formulas** for what-if scenarios
  2. **ForeSite™** a cloud-based software solution
     a. Store your photos and project documents
     b. Record comments and costs of your ***actual*** capital projects
     c. Optionally, subscribe to ForeSite™ Plus for multiple users to collaborate online, creating unlimited replacement and funding scenarios
     d. Full support with Webinars and Tutorials

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

FORESITE™
Tracking Your Past. Forecasting Your Future.

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Tampa, FL 33602

Our Commitment to You

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

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

Matt Kuisle PE, PRA, RS
Southeast Regional Executive Director

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

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

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

Site Components

- Playgrounds (2)
- Streets & Curbs
- Parking Areas
- Pavers
- Catch Basins
- Post or Pole Lights
- Sidewalks
- Ponds (15)
- Irrigation System
- Docks (2)
- Perimeter Walls
- Fences
- Gates
- Monuments
- Signage
- Fountain
- Clock Tower
- Boardwalks
- Restroom Buildings

Park Place Community Development District Reference Photograph:

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

RESERVE STUDY PROVIDER CHECKLIST

RESERVE ADVISORS, INC.	#2	#3	
			YOUR REPORT INCLUDES:
✓	❑	❑	Executive summary of key findings and list of prioritized near-term projects
✓	❑	❑	30-Year expenditure forecast derived from actual local costs, not standardized information
✓	❑	❑	Project-specific best practices that provide in-depth information to support board decisions
✓	❑	❑	Element-specific opportunities to save money through cost-effective alternative replacement options
✓	❑	❑	Detailed photographs documenting the condition of every reserve element
✓	❑	❑	Condition assessments that identify elements in need of repair vs replacement
			EASE OF USE
✓	❑	❑	Easily print expenditure and funding plan spreadsheets in panoramic multi-page format
✓	❑	❑	Quickly create what-if scenarios with Excel spreadsheets that contain built-in formulas
✓	❑	❑	Cloud-based software, allowing for easy remote collaboration among your board members
			STAFF'S QUALIFICATIONS
✓	❑	❑	Only uses engineers who are committed to the highest industry standards, as shown by their Reserve Specialist (RS) and/or Professional Reserve Analyst (PRA) designations
✓	❑	❑	Specializes in prioritizing capital projects and funding needs based on your individual goals
✓	❑	❑	Always available to discuss your reserve study anytime in the future at no additional cost
			FIRM'S QUALIFICATIONS
✓	❑	❑	Offers local experience, utilizing actual project costs to provide a basis for realistic reserve budgets
✓	❑	❑	Comprises over 30 engineers from multiple engineering disciplines to ensure matching the appropriate background and expertise with your community association needs
✓	❑	❑	With over 25 years of expertise in the community association industry, has the knowledge to identify any common element issue and make recommendations for best practices
✓	❑	❑	No real or perceived conflict of interest – An independent consultant that does not manage or profit from your replacement projects
✓	❑	❑	All reports are reviewed by a team of senior engineers to ensure the utmost quality
✓	❑	❑	Provides high client satisfaction ★★★★★ 667 Reviews

COLLABORATE. CREATE. STORE & SHARE.

FORESITE™
Tracking Your Past. Forecasting Your Future.

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

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

Upgrade to **ForeSite Plus...**

All the features of Basic and MORE!

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

The benefits of ForeSite Plus add up.

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Confirmation of Services for Park Place Community Development District

_☑_ Reserve Study Update, with Site-Visit for an investment of $4,050 (includes all expenses)

_☑_ Report *(See our report overview)*

- *Electronic PDF Report* with 30-year Reserve Expenditure and Funding Plan tables for printing in 8 ½" x 11" panoramic multi-page format on *any printer*
- *Excel® spreadsheet* of Reserve Expenditures and Funding Plans (3) with formulas for "what-if" alternative scenarios

_☑_ Support

- We listen and respond to your questions and suggestions to create a custom report
- Meeting with our engineer on the day of our visual property inspection
- Unlimited video/teleconference support with our engineer during and after reserve study delivery

_☑_ ForeSite™ Basic – Access your reserve study and Excel spreadsheets online, store photos and project documents, record comments and project costs. Also receive a free 60-day trial to ForeSite Plus.

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

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

Sign and Send to Get Started:
Email: Matt@reserveadvisors.com or
Fax: (813) 254-5474

by: _____
Matt Kuisle, Southeast Regional Executive Director
for Reserve Advisors, Inc.,
on November 15, 2018
Ref. 151788

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

Signature:_____ Date:_____

(Print Name)_____

Title_____

for Park Place Community Development District

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

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

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

PROFESSIONAL SERVICE CONDITIONS

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

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

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

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

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

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

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

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

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

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

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

November 15, 2018

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

RETAINER INVOICE #

1868424R

Amount Due Now:

$2,025

PROPERTY:
Park Place Community Development District
Tampa, Florida

Contract Number: 151788

RETAINER DUE: $2,025

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

Mail retainer to:

Reserve Advisors, Inc.
735 N. Water Street, Suite 175
Milwaukee, WI 53202

OR

CONTACT US FOR
CREDIT CARD PAYMENT

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

November 28, 2018 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, November 28, 2018 at 4:30 p.m**. at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, November 28, 2018 at 4:30 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair
Cathy Kinser-Powell	Supervisor
Andrea Jackson	Supervisor
Erica Lavina	Supervisor
Darren Booth	Supervisor

Staff Members Present:

Brian Howell	District Manager
Phil Chang	District Engineer
Paul Woods	OLM

There were approximately seven audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Howell stated that Counsel did not have much to report, and the transition with the CDD taking over roads and sidewalks in the Estates/Reserve was going well. Mr. Chang had bids for the sidewalk work, and staff had been working with the HOA for the transition to be finished in January. The HOA will submit some bills they would like the CDD to consider for reimbursement at the January meeting.

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B. District Engineer

i. Authorization to Provide a CDD Ownership Map

Mr. Chang went over proposal to update the CDD map. Mr. Howell explained the benefits and stated that the cost was reasonable. The Board asked for streetlight locations in Highland Park to be included.

MOTION TO:	Approve the map with a cap not to exceed $3,000.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

ii. Sidewalk Trip Hazards Memo and Quotes

Mr. Chang then over the sidewalk repairs and made a recommendation to approve Spearem for $15,899. There was discussion on whether doing the granite base would help to extend the life of the repairs and tree root issues.

MOTION TO:	Approve Spearem with the condition that if research by Mr. Chang shows that granite would be beneficial, then Mr. Chang will rebid the project, and if research shows that adding granite would not be helpful or cost effective, then Spearem will proceed.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

Mr. Chang commented that he was still waiting on more bids for road work in Highland Park, and the pothole that Supervisor Jackson mentioned was part of the scope. Mr. Chang went over Pond 15 and stated that the District would need SWFWMD's approval to do work in there. Staff will have the aquatics vendor look into and report on the matter at the January meeting. Supervisor Booth asked for Mr. Chang to check out the stop sign and streetlight at Race Track Road.

DRAFT

4. BUSINESS ITEMS

A. OLM Landscape Maintenance Bids Summary

Paul Woods with OLM went over the bid summary for the landscape maintenance program.

The full discussion is available on audio recording.

Mr. Woods went over the bid sheets and stated that the three lowest bidders were BrightView, Millennium, and Yellowstone. Mr. Woods answered questions from the Board on bids, itemized pricing, and his work history with the bidders. Mr. Howell also commented on his experience with the bidders. Mr. Howell noted that all three bidders were within budget for the District.

MOTION TO:	Award the bid to Millennium.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

Mr. Howell will send out the cancellation notice to Brightview. Millennium will start on January 1, 2019. Mr. Howell will make sure all of the plants under warranty are replaced and that maintenance is done properly before the final check is released to BrightView.

The Board then reviewed and discussed using OLM for monthly inspection services.

MOTION TO:	Approve OLM for monthly inspection services.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

B. Discussion on Dog Park Proposal

Supervisor Booth then went over the dog park project with the Board. The Board directed staff to review the site, costs, and signage requirements, and to have the packet ready for the January meeting for review.

C. Consideration of Resolution 2019-01; Re-designating Officers

The Board discussed re-designating officers.

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MOTION TO:	Approve Supervisor Cockerell as the Chair.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

The Board continued to discuss re-designating officers.

MOTION TO:	Approve Supervisor Booth as the Vice Chair.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

D. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting October 17, 2018

The Board reviewed the minutes.

MOTION TO:	Approve the October 17, 2018 meeting minutes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures (Admin) October 2018

The Board went over the Admin O&Ms.

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MOTION TO:	Approve the October 2018 Admin O&Ms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures (HP) October 2018

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Highland Park October 2018 O&Ms
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures (M/W) October 2018

The Board went over the Mandolin/Winsor O&Ms.

MOTION TO:	Approve the Mandolin/Windsor October 2018 O&Ms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending October 31, 2018

The financials were reviewed and accepted.

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6. MANAGEMENT REPORTS

A. District Manager's Report

- **i. Action Item List**
- **ii. Community Inspection Reports**
- **iii. Speed Data**

Mr. Howell went over his reports with the Board.

7. SUPERVISOR REQUESTS

Supervisor Jackson said she would like for the Board to get more community support and feedback before approving major policies and improvements.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Audience members commented on the trees on Citrus Park that need to be trimmed, the sprinkler heads along Countryway and Citrus Park Drive, and holiday lighting. A resident said that the Windsor townhomes opposes CDD using funds for sidewalks and roads for the Estates and Reserve; they would like their own reserve account or fees reduced. Mr. Howell stated that Counsel will attend the January meeting to discuss. The CDD books were also discussed, as were the sidewalk areas that are flagged/marked on Race Track Road.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

DRAFT

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:	**Title:**
□ Chairman	**□ Secretary**
□ Vice Chairman	**□ Assistant Secretary**

Recorded by Records Administrator

_____

Signature

_____

Date

Official District Seal

DRAFT

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Meritus Districts	8699	6,920.65			Management Services - November
Monthly Contract Sub-Total		**$ 6,920.65**			
Variable Contract					
Variable Contract Sub-Total		**$ 0.00**			
Utilities					
Utilities Sub-Total		**$ 0.00**			
Regular Services					
Regular Services Sub-Total		**$ 0.00**			
Additional Services					
Additional Services Sub-Total		**$ 0.00**			
TOTAL:		**$ 6,920.65**			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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

INVOICE

Invoice Number: 8699
Invoice Date: Nov 1, 2018
Page: 1

Bill To:	Ship to:
Park Place CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Park Place CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		11/1/18

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		4,333.34
		Accounting Services		2,583.34
		Postage - September		3.97

Subtotal	6,920.65
Sales Tax	
Total Invoice Amount	6,920.65
Payment/Credit Applied	
TOTAL	**6,920.65**

REVIEWEDdthomas 11/1/2018

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/ Contract Highland Park	Monthly Budget/ Contract Mixed Use	Comments/Description
Monthly Contract								
Bella Pool Service	4435	$ 112.50	$ 37.50	$ 150.00				HP - Fountain Service - November
Brightview Landscape	6026533	1,545.00	515.00	2,060.00				HP - Exterior Maintenance - Racetrack Rd - November
Brightview Landscape	6026535	5,554.36	1,851.45	7,405.81				HP - Exterior Maintenance - November
Brightview Landscape	6026535A	265.50	88.50	354.00	**$ 9,819.81**			HP - Exterior Maintenance - Calf Path - November
Yellowstone	237362	1,683.75	561.25	2,245.00				HP - Aquatic Service - November
Monthly Contract Sub-Total				**$12,214.81**				
Variable Contract								
Variable Contract Sub-Total				**$0.00**				
Utilities								
Tampa Electric	311000010091 100518	$ 340.41	$ 113.47	$ 453.88				Electric Service - thru 09/24/18
Utilities Sub-Total				**$ 453.88**				
Regular Services								
Regular Services Sub-Total				**$ 0.00**				
Additional Services								
Brightview	6033268			$ 497.80				HP - PVC Repaired - 10/30/18
Brightview	6033336			497.80				HP - PVC Repaired - 10/30/18
Brightview	6033378			298.70				HP - Repaired Items - 10/30/18
Brightview	6033538			831.20				HP - Repaired Valves - 10/30/18
Brightview	6044411			600.00				HP - Dead Tree Removed - 11/09/18
Brightview	6044474			1,060.00	**$ 3,785.50**			HP - Landscape Enhancement - 11/09/18
Site Masters of Florida, LLC	111518 1			9,740.00				HP - Constructed Speed Tables - 11/15/18
Spearem Enterprises, LLC	3666			5,700.00				HP - Lamp & Sign Poles - 11/12/18
Additional Services Sub-Total				**$19,225.50**				
Total				**$31,894.19**				

Park Place Community Development District
Summary of Operations and Maintenance Invoices

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

Approved (with any necessary revisions noted):

Signature Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Bella Pool Service LLC

1324 Seven Springs Blvd
Ste 188
Trinity, FL 34655

Invoice

Date	Invoice #
11/15/2018	4435

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		11/15/2018			

Quantity	Item Code	Description	Price Each	Amount
	Fountain Service	NOVEMBER Maintain fountain water and equipment for operation	150.00	150.00

57204

4601

Phone #	E-mail
727-656-7285	bellapoolservice@verizon.net

Total $150.00

REVIEWEDdthomas 12/10/2018

BrightView Landscape Services

INVOICE

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 6026533
Invoice Date: 11/1/2018
Cust PO #:

Job Number	Description	Amount
342303106	Park Place – Racetrack Road Exterior Maintenance For November	2,060.00
	Total Invoice amount	**2,060.00**
	Tax amount	
	Balance due	**2,060.00**

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813–243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 6026533
Invoice Date: 11/1/2018

Amount Due: $2,060.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

REVIEWEDdthomas 12/10/2018

BrightView
Landscape Services

INVOICE

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Customer #: 10689180
Invoice #: 6026535
Invoice Date: 11/1/2018

Job Number	Description	Amount
342300108	**Park Place CDD - Highland Park**	7,405.81
	Exterior Maintenance for November 2018	
	Exterior Maintenance $7045.81 Fountainhead Park & Urn Maintenance $195.00 Fountainhead Park - Annulas $165.00	
	Total Invoice Amount	7,405.81
	Tax amount	
	Balance due	7,405.81

Terms: Net 15 Days

If you should have any questions regarding this invoice, please call Carmen at (813) 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 6026535
Invoice Date: 11/1/2018

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Amount Due: $7,405.81

Thank you for allowing us to serve you.

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

REVIEWEDdthomas 12/10/2018

BrightView™

Landscape Services

INVOICE

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Customer #: 10689180
Invoice #: 6026535A
Invoice Date: 11/1/2018

Job Number	Description	Amount
342300108	**Calf Path**	354.00
	Exterior Maintenance for November 2018	
	Total Invoice Amount	354.00
	Tax amount	
	Balance due	354.00

Terms: Net 15 Days

If you should have any questions regarding this invoice, please call Carmen at (813) 243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689180
Invoice #: 6026535A
Invoice Date: 11/1/2018

Park Place CDD-Highland Park
5680 W Cypress St., Suite A
Tampa, FL 33607

Amount Due: $354.00

Thank you for allowing us to serve you.

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

REVIEWEDdthomas 12/10/2018

YELLOWSTONE LANDSCAPE

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

Invoice

Invoice: INV-0000237362
Invoice Date: November 1, 2018

Account: 11811
PO Number:

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

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141056.101
Property Name: PP Highland Pk Aq.
Terms: NET 30

Invoice Due Date: December 1, 2018
Invoice Amount: $2,245.00
Month of Service: November 2018

Description	Current Amount
Aquatic Service	2,245.00

Invoice Total **2,245.00**

Should you have any questions or inquiries please call (386) 437-6211.

REVIEWEDdthomas 12/10/2018

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 10/05/18
Account: 311000010091

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

Current month's charges:	$3,870.03
Total amount due:	$3,870.03
Payment Due By:	10/19/18

Your Account Summary

Previous Amount Due	$3,771.93
Payment(s) Received Since Last Statement	-$3,771.93
Credit balance after payments and credits	$0.00
Current Month's Charges	**$3,870.03**
Total Amount Due	**$3,870.03**

DO NOT PAY. Your account will be drafted on 10/19/18

3870.03
10/24

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.

53104 / 4301 = ~~158.62~~ 474.46
53106 / 4301 = 158.68
53102 / 4301 = 3236.89

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 311000010091

Current month's charges:	$3,870.03
Total amount due:	$3,870.03
Payment Due By:	10/19/18
Amount Enclosed	$

700250000562 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 10/19/18

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

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

91

000000037-0000396-Page 3 of 20

REVIEWEDdthomas 12/10/2018

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

tampaelectric.com

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 monthly amount to cover the cost of providing service to your location.

Bright Choices℠ - The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated - If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use 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. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege 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 for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is 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.

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 – In addition to the Franchise Fee, 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.

Renewable Energy℠ – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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 is important that you pay your bill before this date in order to avoid interruption of service.

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

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

Your payment options are:

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

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

Please note: If you choose to pay your bill at a location not listed on our website or provided by 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 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.

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	$28.30
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	$947.34
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	$1638.16
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	$258.91
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	$228.72
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	$343.02
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	$193.53
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	$34.01
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	$30.81
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	$54.06
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	$41.75
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	$30.63
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	$40.79

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211007038386**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/21/18

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

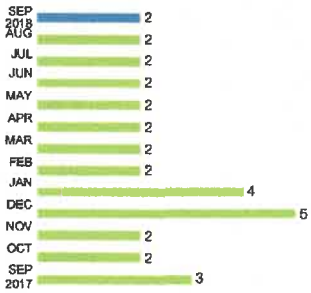
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H36020	09/21/18	23,816		23,735		81 kWh	1	35 Days

Basic Service Charge		$19.94
Energy Charge	81 kWh @ $0.06311/kWh	$5.11
Fuel Charge	81 kWh @ $0.03132/kWh	$2.54
Florida Gross Receipt Tax		$0.71
Electric Service Cost		**$28.30**
Current Month's Electric Charges		**$28.30**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015021994**
Statement Date: 10/02/18

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Details of Charges – Service from 08/18/18 to 09/20/18

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

Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	1876 kWh @ $0.03221/kWh	$60.43	
Fixture & Maintenance Charge	22 Fixtures	$299.57	
Lighting Pole / Wire	22 Poles	$526.24	
Lighting Fuel Charge	1876 kWh @ $0.03095/kWh	$58.06	
Florida Gross Receipt Tax		$3.04	
Lighting Charges			**$947.34**
Current Month's Electric Charges			**$947.34**

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022109**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/20/18

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

00000037-0000396-Page 9 of 20

Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	1772 kWh @ $0.03221/kWh	$57.08	
Fixture & Maintenance Charge	43 Fixtures	$598.38	
Lighting Pole / Wire	43 Poles	$924.99	
Lighting Fuel Charge	1772 kWh @ $0.03095/kWh	$54.84	
Florida Gross Receipt Tax		$2.87	
Lighting Charges			**$1,638.16**
Current Month's Electric Charges			**$1,638.16**

Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022232**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/20/18

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

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Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	273 kWh @ $0.03221/kWh	$8.79	
Fixture & Maintenance Charge	7 Fixtures	$90.52	
Lighting Pole / Wire	7 Poles	$150.71	
Lighting Fuel Charge	273 kWh @ $0.03095/kWh	$8.45	
Florida Gross Receipt Tax		$0.44	
Lighting Charges			**$258.91**
Current Month's Electric Charges			**$258.91**

Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022349**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/20/18

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

Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	264 kWh @ $0.03221/kWh	$8.50	
Fixture & Maintenance Charge	6 Fixtures	$82.44	
Lighting Pole / Wire	6 Poles	$129.18	
Lighting Fuel Charge	264 kWh @ $0.03095/kWh	$8.17	
Florida Gross Receipt Tax		$0.43	
Lighting Charges			**$228.72**
Current Month's Electric Charges			**$228.72**

00000037-0000399- Page 10 of 20

Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022463**
Statement Date: 10/02/18

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Details of Charges – Service from 08/18/18 to 09/20/18

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

Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	359 kWh @ $0.03221/kWh	$11.56	
Fixture & Maintenance Charge	9 Fixtures	$126.00	
Lighting Pole / Wire	9 Poles	$193.77	
Lighting Fuel Charge	359 kWh @ $0.03095/kWh	$11.11	
Florida Gross Receipt Tax		$0.58	
Lighting Charges			**$343.02**
Current Month's Electric Charges			**$343.02**

Billing information continues on next page

TECO. TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022745**
Statement Date: 10/02/18

Details of Charges – Service from 08/22/18 to 09/24/18

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

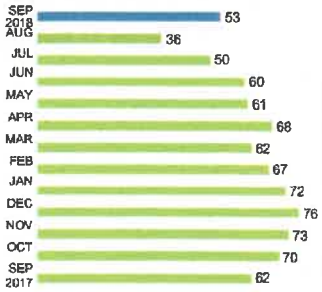
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
91055	09/24/18	13,537		11,750		1,787 kWh	1	34 Days

Basic Service Charge		$19.94	
Energy Charge	1,787 kWh @ $0.06311/kWh	$112.78	
Fuel Charge	1,787 kWh @ $0.03132/kWh	$55.97	
Florida Gross Receipt Tax		$4.84	
Electric Service Cost			**$193.53**
Current Month's Electric Charges			**$193.53**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022836**
Statement Date: 10/02/18

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Details of Charges – Service from 08/22/18 to 09/24/18

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

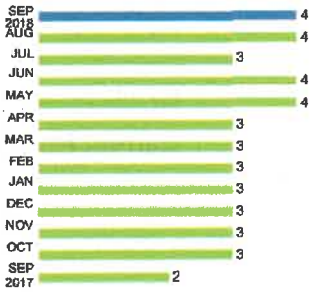
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94769	09/24/18	12,037		11,897		140 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	140 kWh @ $0.06311/kWh	$8.84
Fuel Charge	140 kWh @ $0.03132/kWh	$4.38
Florida Gross Receipt Tax		$0.85
Electric Service Cost		**$34.01**
Current Month's Electric Charges		**$34.01**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022968**
Statement Date: 10/02/18

Details of Charges – Service from 08/22/18 to 09/24/18

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

Rate Schedule: General Service - Non Demand

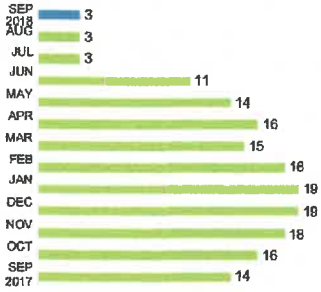
Meter Location: Area Light

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94748	09/24/18	39,126		39,019		107 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	107 kWh @ $0.06311/kWh	$6.75
Fuel Charge	107 kWh @ $0.03132/kWh	$3.35
Florida Gross Receipt Tax		$0.77
Electric Service Cost		**$30.81**
Current Month's Electric Charges		**$30.81**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015023099**
Statement Date: 10/02/18

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Details of Charges – Service from 08/22/18 to 09/24/18

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

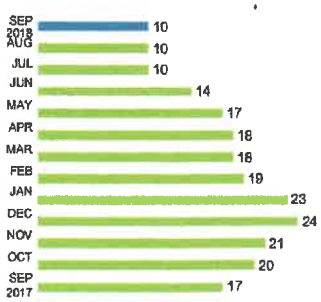
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E90489	09/24/18	45,376		45,029		347 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	347 kWh @ $0.06311/kWh	$21.90
Fuel Charge	347 kWh @ $0.03132/kWh	$10.87
Florida Gross Receipt Tax		$1.35
Electric Service Cost		**$54.06**
Current Month's Electric Charges		**$54.06**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015023214**
Statement Date: 10/02/18

Details of Charges – Service from 08/22/18 to 09/24/18

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

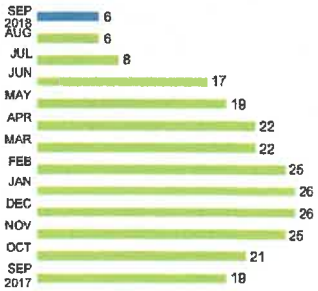
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49906	09/24/18	57,410		57,190		220 kWh	1	34 Days

Basic Service Charge		$19.94	
Energy Charge	220 kWh @ $0.06311/kWh	$13.88	
Fuel Charge	220 kWh @ $0.03132/kWh	$6.89	
Florida Gross Receipt Tax		$1.04	
Electric Service Cost			**$41.75**
Current Month's Electric Charges			**$41.75**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO. TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015023339**
Statement Date: 10/02/18

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Details of Charges – Service from 08/22/18 to 09/24/18

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

Rate Schedule: General Service - Non Demand

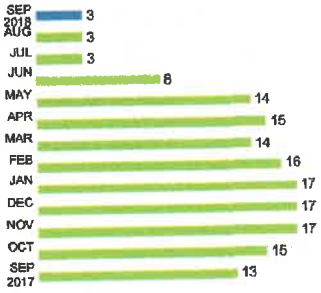
Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A62039	09/24/18	68,405		68,300		105 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	105 kWh @ $0.06311/kWh	$6.63
Fuel Charge	105 kWh @ $0.03132/kWh	$3.29
Florida Gross Receipt Tax		$0.77
Electric Service Cost		**$30.63**
Current Month's Electric Charges		**$30.63**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

105

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015023446**
Statement Date: 10/02/18

Details of Charges – Service from 08/22/18 to 09/24/18

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

Rate Schedule: General Service - Non Demand

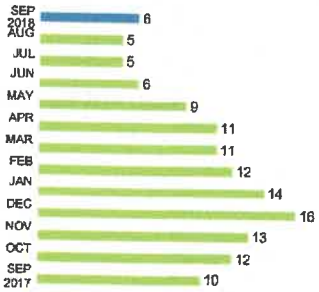
Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A36635	09/24/18	49,345		49,135		210 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	210 kWh @ $0.06311/kWh	$13.25
Fuel Charge	210 kWh @ $0.03132/kWh	$6.58
Florida Gross Receipt Tax		$1.02
Electric Service Cost		**$40.79**
Current Month's Electric Charges		**$40.79**
Total Current Month's Charges		**$3,870.03**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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INVOICE

BrightView Landscape Services

Sold To: 10689180
Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 6033268
Invoice Date: 10/30/2018
Sales Order: 6778228
Cust PO #:

Project Name: Mainline repaired
Project Description: Lake Dagney entrance

Job Number	Description	Amount
342300108	Park Place CDD–Highland Park PVC Repaired Mainline 2–1/2" break at entrance side to Lake Dagney	497.80
	Total Invoice Amount	497.80
	Taxable Amount	
	Tax Amount	
	Balance Due	497.80

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 6033268
Invoice Date: 10/30/2018

Amount Due: $ 497.80

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

REVIEWEDdthomas 12/10/2018

INVOICE

BrightView
Landscape Services

Sold To: 10689180
Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 6033336
Invoice Date: 10/30/2018
Sales Order: 6778235
Cust PO #:

Project Name: Mainline Repaired

Job Number	Description	Amount
342303106	Park Place – Racetrack Road PVC Repaired Mainline 2–1/2" break in median island tip	497.80
	Total Invoice Amount	497.80
	Taxable Amount	
	Tax Amount	
	Balance Due	497.80

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 6033336
Invoice Date: 10/30/2018

Amount Due: $ 497.80

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWEDdthomas 12/10/2018

INVOICE

BrightView
Landscape Services

Sold To: 10689180
Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: **6033378**
Invoice Date: 10/30/2018
Sales Order: 6780510
Cust PO #:

Project Name: Repaired items found broken during monthly irrigation inspection October 2018

Job Number	Description	Amount
342303106	Park Place – Racetrack Road	298.70
	Heads – Replaced – Spray 6" (7)	
	Nozzles – Replaced – Standard (4)	
	Total Invoice Amount	298.70
	Taxable Amount	
	Tax Amount	
	Balance Due	298.70

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 6033378
Invoice Date: 10/30/2018

Amount Due: $ 298.70

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWEDdthomas 12/10/2018

INVOICE

BrightView Landscape Services

Sold To: 10689180
Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 6033538
Invoice Date: 10/30/2018
Sales Order: 6774105
Cust PO #:

Project Name: Repaired Valves

Job Number	Description	Amount
342303106	Park Place – Racetrack Road Valves – Replaced defective decoders 1 Sta for Zones 11, 12, 21 and 28	831.20
	Total Invoice Amount	831.20
	Taxable Amount	
	Tax Amount	
	Balance Due	831.20

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 6033538
Invoice Date: 10/30/2018

Amount Due: $ 831.20

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWEDdthomas 12/10/2018

BrightView Landscape Services

INVOICE

Sold To: 10689180
Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 6044411
Invoice Date: 11/9/2018
Sales Order: 6781000
Cust PO #:

Project Name: Dead Tree Removed

Job Number	Description	Amount
342300108	Park Place CDD–Highland Park Removed one dead tree in preserve area inside Lake Dagney	600.00
	Total Invoice Amount	600.00
	Taxable Amount	
	Tax Amount	
	Balance Due	600.00

53904
4555
M
$450

53906
4555
$150.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 6044411
Invoice Date: 11/9/2018

Amount Due: $ 600.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWEDdthomas 12/10/2018

BrightView
Landscape Services

Proposal for Extra Work at Park Place CDD-Highland Park

Property Name	Park Place CDD-Highland Park	Contact	Brian Howell
Property Address	11740 Casa Lago Ln Tampa , FL 33618	To	Park Place CDD-Highland Park
		Billing Address	2005 Pan Am Cir Ste 120 Tampa , FL 33607

Project Name: Dead Tree Removal

Project Description: Remove one dead tree in preserve area inside Lake Dagney

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Remove one dead tree

ok to bill
HB

For internal use only

SO#	6781000
JOB#	342300108
Service Line	300

Total Price $600.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.

7001 Benjamin Rd, Tampa, FL 33634 ph. (813) 243-5399 fax (813) 243-5414

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.

2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.

3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.

4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.

5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/ Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.

7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.

9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.

10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.

11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.

12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.

13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of $150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.

16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract
Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	DR Horton Homes
Signature	Title
Brian Howell	October 30, 2018
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

	Specialist, Account
Signature	Title
Heather Bowers	October 30, 2018
Printed Name	Date

Job #: 342300108 Proposed Price: $600.00

SO # 6781000

INVOICE

BrightView Landscape Services

Sold To: 10689180
Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: 6044474
Invoice Date: 11/9/2018
Sales Order: 6776581
Cust PO #:

Project Name: Live Oak Replaced Manor Series Entrance
Project Description: Landscape Enhancement Work completed on 11/5/18

Job Number	Description	Amount
342300108	Park Place CDD–Highland Park	1,060.00
	Labor – Enhancement Gardener	
	Provided landscape enhancement. Removed and disposed of existing stump, installed new Live Oak (specifications below) tree, inspected and re–set existing irrigation tree bubbler and top dressed area with Pine Bark mulch. The above mentioned includes the installation of the following;	
	Live Oak (1) 45 Gallon 2 3/4" Caliper / 12' – 14' oa. ht.	
	53904 4554 B $795 53906 4554 $265.00	
	Total Invoice Amount	1,060.00
	Taxable Amount	
	Tax Amount	
	Balance Due	1,060.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 6044474
Invoice Date: 11/9/2018

Amount Due: $ 1,060.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWED dthomas 12/10/2018

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

INVOICE
#111518-1

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

53914
4910
$7305.00

53916
4910
$2435.00

Date: November 15, 2018

Constructed 2 speed tables on Canopy Drive

Original Contract Amount	$7900
Change Order Amount	$1840
Revised Contract Amount	$9740

TOTAL DUE $9740

REVIEWEDdthomas 12/10/2018

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

INVOICE

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

INVOICE # 3666
DATE 11/12/2018
DUE DATE 12/12/2018
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Highland Park, Lamp and sign poles, bases, hardware and lamp frames throughout the neighborhood approximimatley 120 total poles. Pressure wash all poles and signs. Clean all lamp globes inside and out. Prepare all the above for paint. Paint all prepaired poles, hardware bases and lamp frames with gloss black direct to metal premimum outdoor paint. Price includes all labor and material to complete this project based off 120 pole count at $47.50 per pole. The price will be adjusted accourding to the final count upon completion of the project.	120	47.50	5,700.00

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.

BALANCE DUE **$5,700.00**

53914
4914
$4275

53916
4914
$1425

REVIEWEDdthomas 12/10/2018

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
BrightView	6026534	6,334.82			WM - Exterior Maintenance - November
Yellowstone	237363	1,000.00	**$ 3,245.00**		WM - Aquatic Service - November
Monthly Contract Sub-Total		**$ 7,334.82**			
Variable Contract					
Variable Contract Sub-Total		**$ 0.00**			
Utilities					
BOCC	1923999022 111318	$ 62.91		$ 145.83	WM - Water Service - thru 11/06/18
Tampa Electric	311000010091 100518	3,416.15			Electric Service - thru 09/24/18
Utilities Sub-Total		**$ 3,479.06**			
Regular Services					
Regular Services Sub-Total		**$ 0.00**			
Additional Services					
BrightView	6044493	604.84			WM - Pruned Oak Tree - 11/09/18
BrightView	6049873	560.36	**$ 1,165.20**		WM - Irrigation Inspection - 11/19/18
Additional Services Sub-Total		**$ 1,165.20**			
TOTAL:		**$ 11,979.08**			

Approved (with any necessary revisions noted):

Park Place Community Development District
Summary of Operations and Maintenance Invoices

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

Signature Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

INVOICE

BrightView™
Landscape Services

Park Place CDD Mandolin
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689139
Invoice #: 6026534
Invoice Date: 11/1/2018
Cust PO #:

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Exterior Maintenance For November . BREAKDOWN AS FOLLOWS: (Increase as of 6/1/2017) . Windsor Place = $1,626.62 . Mandolin Reserve = $2,354.10 . Mandolin Estates = $2,354.10	6,334.82
	Total Invoice amount	**6,334.82**
	Tax amount	
	Balance due	**6,334.82**

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-243-5399

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 10689139
Invoice #: 6026534
Invoice Date: 11/1/2018

Amount Due: $6,334.82

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Park Place CDD Mandolin
2005 Pan Am Cir Ste 120
Tampa FL 33607

REVIEWEDdthomas 12/10/2018

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

Invoice

Invoice: INV-0000237363
Invoice Date: November 1, 2018

Account: 11811
PO Number:

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

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141056.102
Property Name: PP Mandolin Estates Aq
Terms: NET 30

Invoice Due Date: December 1, 2018
Invoice Amount: $1,000.00
Month of Service: November 2018

Description	Current Amount
Aquatic Service	1,000.00

Invoice Total **1,000.00**

Should you have any questions or inquiries please call (386) 437-6211.

REVIEWEDdthomas 12/10/2018

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	11/13/2018	12/04/2018

Summary of Account Charges

Previous Balance	$55.18
Net Payments - Thank You	($55.18)
Total Account Charges	**$62.91**
AMOUNT DUE	**$62.91**

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

REVIEWEDdthomas 12/10/2018

Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1923999022

Received
NOV 19 2018

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

THANK YOU!

DUE DATE	12/04/2018
AMOUNT DUE	$62.91
AMOUNT PAID	

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

103

121

0019239990229 00000062919

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	11/13/2018	12/04/2018

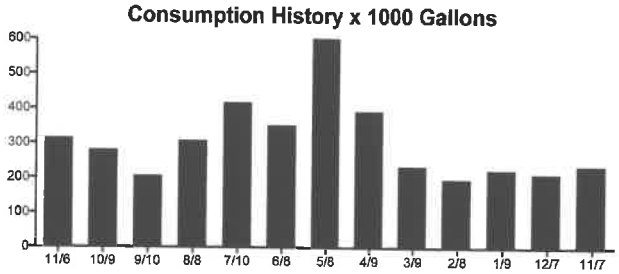
Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599843	10/09/2018	329325	11/06/2018	332453	312800	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$48.87
Total Service Address Charges	**$48.87**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	11/13/2018	12/04/2018

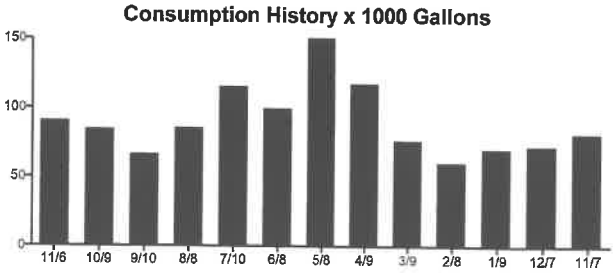
Service Address: 11698 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599847B	10/09/2018	45582	11/06/2018	46486	90400	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$14.04
Total Service Address Charges	**$14.04**



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 10/05/18
Account: 311000010091

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

Current month's charges:	$3,870.03
Total amount due:	$3,870.03
Payment Due By:	10/19/18

Your Account Summary

Previous Amount Due	$3,771.93
Payment(s) Received Since Last Statement	-$3,771.93
Credit balance after payments and credits	$0.00
Current Month's Charges	**$3,870.03**
Total Amount Due	**$3,870.03**

DO NOT PAY. Your account will be drafted on 10/19/18

3870 03
10/24

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.

53104 / 4301 = ~~158 62~~ 474 46
53106 / 4301 = 158 68
53102 / 4301 = 3236 89

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.

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TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL
mail phone online pay agent
See reverse side for more information

Account: 311000010091

Current month's charges:	$3,870.03
Total amount due:	$3,870.03
Payment Due By:	10/19/18
Amount Enclosed	$

700250000562 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 10/19/18

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

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

123

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REVIEWEDdthomas 12/10/2018

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

tampaelectric.com

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 monthly amount to cover the cost of providing service to your location.

Bright Choices℠ - The number of light fixtures and/or poles leased from Tampa Electric, and associated fees and charges.

Budget Billing – Optional plan takes the highs and lows out of monthly electric bills. This "leveling" billing plan averages your last 12 monthly billing periods so you can pay about the same amount for your service each month.

Energy Charge -- The cost (except fuel) of producing the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

Estimated - If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your electric use has been estimated based on previous usage. The meter is scheduled to be read next month, and any difference between the estimate and actual use 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. The tax is levied on utility companies, which collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A privilege 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 for the purpose of providing electric service. Like taxes, the fee is collected by Tampa Electric and is 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.

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 – In addition to the Franchise Fee, 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.

Renewable Energy℠ – The amount of electricity purchased from renewable sources.

Share – A program co-sponsored by Tampa Electric and the Salvation Army where customers can help pay the energy bills of customers in need. A one-time contribution can be made, or your monthly elected contribution will appear on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

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 is important that you pay your bill before this date in order to avoid interruption of service.

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

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

Your payment options are:

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

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

Please note: If you choose to pay your bill at a location not listed on our website or provided by 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 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.

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

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TAMPA ELECTRIC
AN EMERA COMPANY

Billed Individual Accounts

ACCOUNT NAME	ACCOUNT NUMBER	ADDRESS	AMOUNT
PARK PLACE CDD	211007038386	11742 CITRUS PARK DR TAMPA, FL 33626-0000	$28.30
MANDOLIN HOA	211015021994	NOELL PURCELL D&F, PH 1 TAMPA, FL 33625-0000	$947.34
MANDOLIN HOA	211015022109	CITRUS PARK BL MARINET DR TAMPA, FL 33625-0000	$1638.16
PARK PLACE CDD	211015022232	MANDOLIN PHASE 2A TAMPA, FL 33625-0000	$258.91
PARK PLACE CDD	211015022349	MANDOLIN PHASE 3 TAMPA, FL 33625-0000	$228.72
PARK PLACE CDD	211015022463	MANDOLIN PHASE 2B TAMPA, FL 33625-0000	$343.02
PARK PLACE CDD	211015022745	14719 BRICK PL TAMPA, FL 33626-0000	$193.53
PARK PLACE CDD	211015022836	14729 CANOPY DR TAMPA, FL 33626-3356	$34.01
PARK PLACE CDD	211015022968	14662 CANOPY DR TAMPA, FL 33626-3348	$30.81
PARK PLACE CDD	211015023099	11513 SPLENDID LN TAMPA, FL 33626-3366	$54.06
PARK PLACE CDD	211015023214	14691 COTSWOLDS DR LGT TAMPA, FL 33626-0000	$41.75
PARK PLACE CDD	211015023339	11562 FOUNTAINHEAD DR TAMPA, FL 33626-3321	$30.63
PARK PLACE CDD	211015023446	14572 COTSWOLDS DR TAMPA, FL 33626-0000	$40.79

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211007038386**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/21/18

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

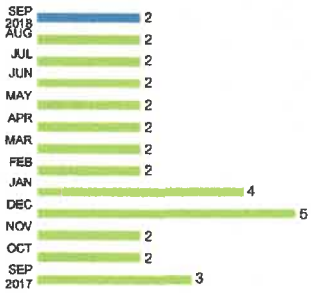
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H36020	09/21/18	23,816		23,735		81 kWh	1	35 Days

Basic Service Charge		$19.94
Energy Charge	81 kWh @ $0.06311/kWh	$5.11
Fuel Charge	81 kWh @ $0.03132/kWh	$2.54
Florida Gross Receipt Tax		$0.71
Electric Service Cost		**$28.30**
Current Month's Electric Charges		**$28.30**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015021994**
Statement Date: 10/02/18

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Details of Charges – Service from 08/18/18 to 09/20/18

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

Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	1876 kWh @ $0.03221/kWh	$60.43	
Fixture & Maintenance Charge	22 Fixtures	$299.57	
Lighting Pole / Wire	22 Poles	$526.24	
Lighting Fuel Charge	1876 kWh @ $0.03095/kWh	$58.06	
Florida Gross Receipt Tax		$3.04	
Lighting Charges			**$947.34**
Current Month's Electric Charges			**$947.34**

Billing information continues on next page

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022109**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/20/18

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

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Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	1772 kWh @ $0.03221/kWh	$57.08	
Fixture & Maintenance Charge	43 Fixtures	$598.38	
Lighting Pole / Wire	43 Poles	$924.99	
Lighting Fuel Charge	1772 kWh @ $0.03095/kWh	$54.84	
Florida Gross Receipt Tax		$2.87	
Lighting Charges			**$1,638.16**
Current Month's Electric Charges			**$1,638.16**

Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022232**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/20/18

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

00000037-0000399-Page 9 of 20

Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	273 kWh @ $0.03221/kWh	$8.79	
Fixture & Maintenance Charge	7 Fixtures	$90.52	
Lighting Pole / Wire	7 Poles	$150.71	
Lighting Fuel Charge	273 kWh @ $0.03095/kWh	$8.45	
Florida Gross Receipt Tax		$0.44	
Lighting Charges			**$258.91**
Current Month's Electric Charges			**$258.91**

Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022349**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/20/18

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

Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	264 kWh @ $0.03221/kWh	$8.50	
Fixture & Maintenance Charge	6 Fixtures	$82.44	
Lighting Pole / Wire	6 Poles	$129.18	
Lighting Fuel Charge	264 kWh @ $0.03095/kWh	$8.17	
Florida Gross Receipt Tax		$0.43	
Lighting Charges			**$228.72**
Current Month's Electric Charges			**$228.72**

00000037-0000399- Page 10 of 20

Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022463**
Statement Date: 10/02/18

Details of Charges – Service from 08/18/18 to 09/20/18

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

00000037-0000400-Page 11 of 20

Lighting Service Items LS-1 (Bright Choices) for 34 days			
Lighting Energy Charge	359 kWh @ $0.03221/kWh	$11.56	
Fixture & Maintenance Charge	9 Fixtures	$126.00	
Lighting Pole / Wire	9 Poles	$193.77	
Lighting Fuel Charge	359 kWh @ $0.03095/kWh	$11.11	
Florida Gross Receipt Tax		$0.58	
Lighting Charges			**$343.02**
Current Month's Electric Charges			**$343.02**

Billing information continues on next page

TECO. TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022745**
Statement Date: 10/02/18

Details of Charges – Service from 08/22/18 to 09/24/18

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

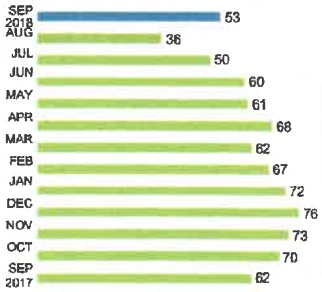
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
91055	09/24/18	13,537		11,750		1,787 kWh	1	34 Days

Basic Service Charge		$19.94	
Energy Charge	1,787 kWh @ $0.06311/kWh	$112.78	
Fuel Charge	1,787 kWh @ $0.03132/kWh	$55.97	
Florida Gross Receipt Tax		$4.84	
Electric Service Cost			**$193.53**
Current Month's Electric Charges			**$193.53**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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Billing information continues on next page

TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022836**
Statement Date: 10/02/18

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Details of Charges – Service from 08/22/18 to 09/24/18

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

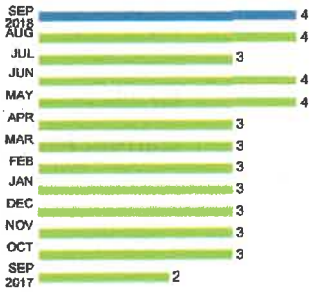
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94769	09/24/18	12,037		11,897		140 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	140 kWh @ $0.06311/kWh	$8.84
Fuel Charge	140 kWh @ $0.03132/kWh	$4.38
Florida Gross Receipt Tax		$0.85
Electric Service Cost		**$34.01**
Current Month's Electric Charges		**$34.01**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO. TAMPA ELECTRIC AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015022968**
Statement Date: 10/02/18

Details of Charges – Service from 08/22/18 to 09/24/18

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

Rate Schedule: General Service - Non Demand

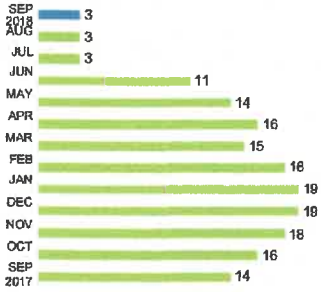
Meter Location: Area Light

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G94748	09/24/18	39,126		39,019		107 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	107 kWh @ $0.06311/kWh	$6.75
Fuel Charge	107 kWh @ $0.03132/kWh	$3.35
Florida Gross Receipt Tax		$0.77
Electric Service Cost		**$30.81**
Current Month's Electric Charges		**$30.81**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015023099**
Statement Date: 10/02/18

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Details of Charges – Service from 08/22/18 to 09/24/18

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

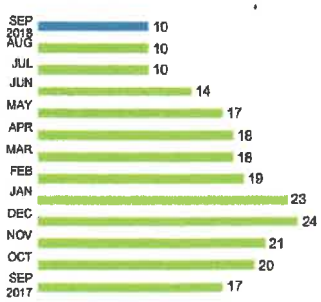
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
E90489	09/24/18	45,376		45,029		347 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	347 kWh @ $0.06311/kWh	$21.90
Fuel Charge	347 kWh @ $0.03132/kWh	$10.87
Florida Gross Receipt Tax		$1.35
Electric Service Cost		**$54.06**
Current Month's Electric Charges		**$54.06**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015023214**
Statement Date: 10/02/18

Details of Charges – Service from 08/22/18 to 09/24/18

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

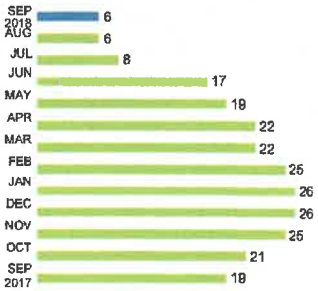
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G49906	09/24/18	57,410		57,190		220 kWh	1	34 Days

Basic Service Charge		$19.94	
Energy Charge	220 kWh @ $0.06311/kWh	$13.88	
Fuel Charge	220 kWh @ $0.03132/kWh	$6.89	
Florida Gross Receipt Tax		$1.04	
Electric Service Cost			**$41.75**
Current Month's Electric Charges			**$41.75**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO. TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015023339**
Statement Date: 10/02/18

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Details of Charges – Service from 08/22/18 to 09/24/18

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

Rate Schedule: General Service - Non Demand

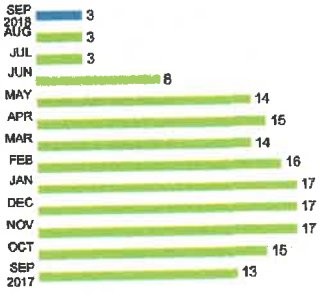
Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A62039	09/24/18	68,405		68,300		105 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	105 kWh @ $0.06311/kWh	$6.63
Fuel Charge	105 kWh @ $0.03132/kWh	$3.29
Florida Gross Receipt Tax		$0.77
Electric Service Cost		**$30.63**
Current Month's Electric Charges		**$30.63**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211015023446**
Statement Date: 10/02/18

Details of Charges – Service from 08/22/18 to 09/24/18

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

Rate Schedule: General Service - Non Demand

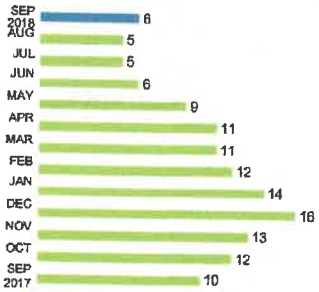
Meter Location: PUMP/LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
A36635	09/24/18	49,345		49,135		210 kWh	1	34 Days

Basic Service Charge		$19.94
Energy Charge	210 kWh @ $0.06311/kWh	$13.25
Fuel Charge	210 kWh @ $0.03132/kWh	$6.58
Florida Gross Receipt Tax		$1.02
Electric Service Cost		**$40.79**
Current Month's Electric Charges		**$40.79**
Total Current Month's Charges		**$3,870.03**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



000000037-0000403-Page 18 of 20

BrightView
Landscape Services

INVOICE

Sold To: 10689139
Park Place CDD Mandolin
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689139
Invoice #: **6044493**
Invoice Date: 11/9/2018
Sales Order: 6752288
Cust PO #:

Project Name: Pruned Oak tree in common area along Minaret Dr

Job Number	Description	Amount
342303107	Park Place CDD Mandolin Center pruned and lifted branches of (1) Oak tree in common area near home 11344 Minaret Drive	604.84
	Total Invoice Amount	604.84
	Taxable Amount	
	Tax Amount	
	Balance Due	604.84

53902
4554
B

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689139
Invoice #: 6044493
Invoice Date: 11/9/2018

Amount Due: $ 604.84

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD Mandolin
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWEDdthomas 12/10/2018

BrightView
Landscape Services

INVOICE

Sold To: 10689139
Park Place CDD Mandolin
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689139
Invoice #: 6049873
Invoice Date: 11/19/2018
Sales Order: 6788838
Cust PO #:

Project Name: Mandolin Monthly Irrigation Inspection – Performed on 11/15/18
Project Description: repairs/reserve/ estates /common

Job Number	Description	Amount
342303107	Park Place CDD Mandolin	560.36
	Head – Replace – Rotor 6"	
	Head – Replace – Spray 6"	
	Nozzle – Replace – Standard	
	Approved by Brian Howell	
	Total Invoice Amount	560.36
	Taxable Amount	
	Tax Amount	
	Balance Due	560.36

4587 53902
RV

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689139
Invoice #: 6049873
Invoice Date: 11/19/2018

Amount Due: $ 560.36

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD Mandolin
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWEDdthomas 12/10/2018

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Meritus Districts	8782	6,978.17			Management Services - December
Monthly Contract Sub-Total		**$ 6,978.17**			
Variable Contract					
Johnson Engineering, Inc.	20181258 000 2	$ 7,395.00			Professional Services - thru 11/04/18
Johnson Engineering, Inc.	20181258 000 3	3,060.00	**$ 10,455.00**		Professional Services - thru 12/02/18
Straley Robin Vericker	16406	30.00			Professional Services - General - thru 11/15/18
Straley Robin Vericker	16538	354.63	**$ 384.63**		Professional Services - General - thru 12/15/18
Variable Contract Sub-Total		**$ 10,839.63**			
Utilities					
Utilities Sub-Total		**$ 0.00**			
Regular Services					
Supervisor: Andrea Jackson	AJ112818	200.00			Supervisor Fee - 11/28/18
Supervisor: Booth Darren	DB112818	200.00			Supervisor Fee - 11/28/18
Supervisor: Cockerell Doris	DC112818	200.00			Supervisor Fee - 11/28/18
Supervisor: Erica Lavina	EL112818	200.00			Supervisor Fee - 11/28/18
Supervisor: Kinser Powell Cathy	CKP112818	200.00	**$ 1,000.00**		Supervisor Fee - 11/28/18
Tampa Bay Times	711127 111918	387.00			Meeting Change - 11/18/18
Regular Services Sub-Total		**$ 1,387.00**			
Additional Services					
OLM, Inc.	33914	2,500.00			Preparation of Landscape Maintenance Bid

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
					Specifications - 11/19/18
Additional Services Sub-Total		**$ 2,500.00**			

TOTAL:	**$ 21,704.80**			

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Meritus Districts
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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

INVOICE

Invoice Number: 8782
Invoice Date: Dec 1, 2018
Page: 1

Bill To:	Ship to:
Park Place CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms	
Park Place CDD		Net Due	
	Shipping Method	**Ship Date**	**Due Date**
	Best Way		12/1/18

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		4,333.34
		Accounting Services		2,583.34
		Postage - October		11.49
		ADA compliance		50.00

Subtotal	6,978.17
Sales Tax	
Total Invoice Amount	6,978.17
Payment/Credit Applied	
TOTAL	**6,978.17**

REVIEWEDdthomas 12/10/2018

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046 Fax: 239.334.3661

Project Manager Philip Chang

Invoice

November 28, 2018
Project No: 20181258-000
Invoice No: 2

FEID #59-1173834

Brian Howell
Park Place Community Development District
c/o Meritus Districts, Inc.
2005 Pan AM Circle, Suite 120
Tampa, FL 33607

Project 20181258-000 Park Place CDD

Professional Services through November 4, 2018

Phase 01 General Services

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	10/8/2018	3.50	170.00	595.00
Review speed hump/bump quotes/info & start to prepare summary/memo of information gathered; start reviewing files from Stantec;				
Chang, Philip	10/9/2018	2.50	170.00	425.00
Compile and summarize information regarding asphalt condition for meeting book;				
Chang, Philip	10/12/2018	1.50	170.00	255.00
Site visit to check on condition of asphalt in Mandolin & Windsor as part of research related to future maintenance				
Chang, Philip	10/15/2018	1.50	170.00	255.00
Mandolin/Windsor ownership research/County records; Coordination/communication with District Counsel & District Manager;				
Chang, Philip	10/16/2018	.50	170.00	85.00
Review reserve study				
Chang, Philip	10/17/2018	2.00	170.00	340.00
Site visit to District prior to meeting; Prepare for and attend monthly meeting;				
Chang, Philip	10/18/2018	1.50	170.00	255.00
Search for maintenance maps for Meritus use with contractor bidding; Update maintenance map to include street names for better reference;				
Chang, Philip	10/19/2018	3.50	170.00	595.00
Sidewalk trip hazard review - Mandolin Estates				
Chang, Philip	10/22/2018	4.75	170.00	807.50
Research Mandolin permit info; Mandolin Reserve sidewalk review; Prepare exhibits and send to contractors to request quotes for sidewalk grinding and replacement;				
Chang, Philip	10/23/2018	1.25	170.00	212.50
Preparation of sidewalk trip hazards summary memo/report				
Chang, Philip	11/1/2018	1.25	170.00	212.50
Review information from aquatics contractor and site visit to Pond 15 to observe littoral zone;				
Chang, Philip	11/2/2018	.25	170.00	42.50

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REVIEWEDdthomas 1/4/2019

Respond to CDD regarding signage inquiry;

Totals	24.00	4,080.00	
Total Labor			**4,080.00**
		Total this Phase	**$4,080.00**

Phase 03 Construction Services

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	10/18/2018	2.75	170.00	467.50
Compile speed table paver info and coordinate scheduling of project with contractor; Compile information and prepare package for alley asphalt mill/overlay/repairs to send to contractors requesting quotes;				
Chang, Philip	10/24/2018	2.00	170.00	340.00
Meet with contractor on site regarding speed table project; respond to questions;				
Chang, Philip	10/25/2018	2.00	170.00	340.00
Site visit to observe status of speed table construction;				
Chang, Philip	10/29/2018	5.00	170.00	850.00
Meeting onsite to discuss speed table progress and to provide clarification of construction details; Develop clarified details; Site observation of speed table construction in progress;				
Chang, Philip	10/30/2018	3.50	170.00	595.00
Site visit to observe concrete pour; finalize minor modification criteria and additional sign relocation;				
Chang, Philip	10/31/2018	3.50	170.00	595.00
Review sidewalk repair proposal from vendor (PLS); site visit to observe steel reinforcement in speed tables & concrete work;				
Chang, Philip	11/2/2018	.75	170.00	127.50
Follow up with contractors regarding anticipated quotes for repaving project; review quote received (PLS) and request clarification;				
Totals		19.50		3,315.00
Total Labor				**3,315.00**
			Total this Phase	**$3,315.00**
			Total this Invoice	**$7,395.00**

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046 Fax: 239.334.3661

Invoice

Project Manager Philip Chang

December 19, 2018
Project No: 20181258-000
Invoice No: 3

FEID #59-1173834

Received
DEC 26 2018

Brian Howell
Park Place Community Development District
c/o Meritus Districts, Inc.
2005 Pan AM Circle, Suite 120
Tampa, FL 33607

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3103 B

Project 20181258-000 Park Place CDD

Professional Services through December 2, 2018

Phase 01 General Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	11/6/2018	.50	170.00	85.00	
Compile photos and information & provide to ecologist for opinion on overgrown Pond 15 littoral zone;					
Chang, Philip	11/27/2018	.25	170.00	42.50	
Review meeting book in preparation for monthly meeting;					
Chang, Philip	11/28/2018	2.00	170.00	340.00	
Attend monthly meeting					
Totals		2.75		467.50	
Total Labor					**467.50**
			Total this Phase		**$467.50**

Phase 03 Construction Services

Professional Personnel

		Hours	Rate	Amount
Professional 6				
Chang, Philip	11/5/2018	2.50	170.00	425.00
Review sign and marking modification costs from vendor; site visit to observe paver installation;				
Chang, Philip	11/8/2018	2.50	170.00	425.00
Site visit/observation; review sign shop drawing; correspondence with contractor; call with resident regarding speed table construction;				
Chang, Philip	11/9/2018	1.75	170.00	297.50
Site observation and discussions with contractor; Review quote for sidewalk repairs (Spearem);				
Chang, Philip	11/12/2018	1.75	170.00	297.50
Site visit to check on progress of paver installation in speed tables; follow up with contractors regarding quotes for sidewalk grinding;				
Chang, Philip	11/14/2018	1.00	170.00	170.00
Coordination/discussions with contractor regarding speed table project; follow up with vendors whose sidewalk repair quotes are outstanding;				
Chang, Philip	11/15/2018	2.25	170.00	382.50
Compile sidewalk repair quotes received and finalize memo for meeting book; Site obervation/check on status of speed table (and signage) completion status;				

REVIEWEDdthomas 1/4/2019

Chang, Philip	11/26/2018	2.50	170.00	425.00	
Site visit to observe completion of speed tables and meet with contractor; Provide punchlist to contractor; correspondence with vendors regarding unit costs for sidewalk repairs;					
Chang, Philip	11/27/2018	1.00	170.00	170.00	
Site visit to verify completion of punchlist items and provide information to District Manager;					
Totals		15.25		2,592.50	
Total Labor					**2,592.50**
			Total this Phase		**$2,592.50**
			Total this Invoice		**$3,060.00**

Straley Robin Vericker

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

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

November 27, 2018
Client: 001365
Matter: 000001
Invoice #: 16406

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
11/14/2018	LB	REVIEW SUPERVISOR OF ELECTIONS NOVEMBER 6, 2018 ELECTION RESULTS FOR CDD SUPERVISOR LEGAL NOTICES.	0.2	
		Total Professional Services	0.2	$30.00

PERSON RECAP

Person		Hours	Amount
LB	Lynn Butler	0.2	$30.00

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3107

REVIEWEDdthomas 1/4/2019

Total Services	$30.00	
Total Disbursements	$0.00	
Total Current Charges		$30.00
PAY THIS AMOUNT		**$30.00**

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

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

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

December 25, 2018
Client: 001365
Matter: 000001
Invoice #: 16538

RE: General

For Professional Services Rendered Through December 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
11/20/2018	JMV	REVIEW EMAIL FROM L. ELLIOT; REVIEW LEGAL NOTICE.	0.2	
11/21/2018	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
12/3/2018	LB	PREPARE LETTER AND MEMOS TO D. BOOTH RE APPOINTMENT TO THE BOARD OF SUPERVISORS, FLORIDA SUNSHINE LAWS, PUBLIC RECORDS AND TEXTING.	0.5	
12/5/2018	JMV	TELEPHONE CALL FROM B. HOWELL RE: CDD OPERATIONS ASSESSMENT METHODOLOGY; REVIEW CDD BUDGET.	0.6	
		Total Professional Services	1.5	$350.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.0	$275.00
LB	Lynn Butler	0.5	$75.00

RJ
$1400
3/07

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/3/2018	Postage	$1.63

REVIEWEDdthomas 1/4/2019

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/15/2018	Photocopies (20 @ $0.15)	$3.00
	Total Disbursements	$4.63

Total Services	$350.00	
Total Disbursements	$4.63	
Total Current Charges		$354.63
PAY THIS AMOUNT		**$354.63**

Please Include Invoice Number on all Correspondence

PARK PLACE CDD
MEETING DATE: **November 28, 2018**
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	✓	Salary Accepted	$200
Booth,Darren	✓	Salary Accepted	$200
Kinser-Powell, Cathy	✓	Salary Accepted	$200
Andrea Jackson	✓	Salary Accepted	$200
Erica Lavina	✓	Salary Accepted	$200

AJ 112818

REVIEWEDdthomas 1/4/2019

PARK PLACE CDD
MEETING DATE: **November 28, 2018**
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	✓	Salary Accepted	$200
Booth,Darren	✓	Salary Accepted	$200
Kinser-Powell, Cathy	✓	Salary Accepted	$200
Andrea Jackson	✓	Salary Accepted	$200
Erica Lavina	✓	Salary Accepted	$200

DB 112818

REVIEWEDdthomas 1/4/2019

PARK PLACE CDD
MEETING DATE: **November 28, 2018**
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	✓	Salary Accepted	$200
Booth,Darren	✓	Salary Accepted	$200
Kinser-Powell, Cathy	✓	Salary Accepted	$200
Andrea Jackson	✓	Salary Accepted	$200
Erica Lavina	✓	Salary Accepted	$200

DC 112818

REVIEWEDdthomas 1/4/2019

PARK PLACE CDD
MEETING DATE: **November 28, 2018**
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	✓	Salary Accepted	$200
Booth,Darren	✓	Salary Accepted	$200
Kinser-Powell, Cathy	✓	Salary Accepted	$200
Andrea Jackson	✓	Salary Accepted	$200
Erica Lavina	✓	Salary Accepted	$200

EL 112818

REVIEWEDdthomas 1/4/2019

PARK PLACE CDD
MEETING DATE: **November 28, 2018**
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cockerell, Doris	✓	Salary Accepted	$200
Booth,Darren	✓	Salary Accepted	$200
Kinser-Powell, Cathy	✓	Salary Accepted	$200
Andrea Jackson	✓	Salary Accepted	$200
Erica Lavina	✓	Salary Accepted	$200

CKP 112818

REVIEWEDdthomas 1/4/2019

Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

AD SALES HOURS
M - TH 7:30 - 6:30
FRI 7:30-5:30
CUSTOMER SERVICE HOURS
M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
11/18/18 - 11/18/18	PARK PLACE CDD
Billing Date	**Customer Account**
11/19/18	117357
Total Amount Due	**Ad Number**
$387.00	711127

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
11/18/18	11/18/18	711127	405	Meeting Change	2	12.33IN	387.00

5130
4801

REVIEWEDdthomas 1/4/2019

Tampa Bay Times
tampabay.com

Times Publishing Company
P.O. Box 175
St. Petersburg, FL 33731-0175
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business

Advertising Run Dates	*Advertiser/Client Name*	
11/18/18 - 11/18/18	PARK PLACE CDD	
Billing Date	Sales Rep	*Customer Account*
11/19/18	Deirdre Almeida	117357
Total Amount Due	*Customer Type*	*Ad Number*
$387.00	AO	711127

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396

PARK PLACE CDD
ATTN: C/O MERTIUS DISTRICTS
2005 PAN AM CIRCLE STE 120
TAMPA, FL 33607

1001173570000000007111271811000038700000000000000000000000000000000000000000

711127

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Change** was published in **Tampa Bay Times: 11/18/18.** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 11/18/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced_____

JEAN M MITOTES
State of Florida-Notary Public
Commission # GG009269
My Commission Expires
July 06, 2020

NOTICE OF REGULAR BOARD
"CHANGE IN MEETING DATE"
PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Park Place Community Development District will hold their November Regular Meeting of the Board to consider any and all business which may properly come before them. The date of the Regular Meeting of the Board of Supervisors of the Park Place Community Development District at The Lake House located at 11740 Casa Lago Lane Tampa, FL 33626 has been changed to be held on November 28, 2018 at 4:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Howell
District Manager

Run Date: 11/18/2018 711127

OLM, Inc.

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

Invoice

Date	Invoice #
11/19/2018	33914

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

P.O. No.	Terms	Due Date
		11/19/2018

Description	Amount
PREPARATION OF LANDSCAPE MAINTENANCE BID SPECIFICATIONS FOR PARK PLACE CDD BY PAUL WOODS	2,500.00
53902 BR 4577 50% 53904 4577 50% BR	
PLEASE INCLUDE INVOICE NUMBER ON YOUR CHECK	**Total** $2,500.00

REVIEWEDdthomas 1/4/2019

975 COBB PLACE BLVD. • SUITE 304 • KENNESAW, GA 30144 • 770•420•0900 • FAX 770•420•0904 • www.olminc.com

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/ Contract Highland Park	Monthly Budget/ Contract Mixed Use	Comments/Description
Monthly Contract								
Bella Pool Service	4435	$ 112.50	$ 37.50	$ 150.00				HP - Fountain Service - December
Yellowstone	237362	1,683.75	561.25	2,245.00				HP - Aquatic Service - December
Monthly Contract Sub-Total				**$2,395.00**				
Variable Contract								
Variable Contract Sub-Total				**$0.00**				
Utilities								
BOCC	2640510000 112618	$ 11.78	$ 3.93	$ 15.70				HP - Water Service - thru 11/15/18
BOCC	2640510000 122118	15.87	5.29	21.16				HP - Water Service - thru 12/18/18
BOCC	3478300000 112618	48.02	16.01	64.03				HP - Reclaim Water Service - thru 11/15/18
BOCC	3478300000 122118	86.02	28.67	114.69				HP - Reclaim Water Service - thru 12/18/18
BOCC	3640510000 112618	45.61	15.20	60.81				HP - Water Service - thru 11/15/18
BOCC	3640510000 122118	45.61	15.20	60.81				HP - Water Service - thru 12/18/18
BOCC	4121609190 112618	20.29	6.76	27.05				HP - Reclaim Water Service - thru 11/15/18
BOCC	4121609190 122118	22.43	7.48	29.90				HP - Reclaim Water Service - thru 12/18/18
BOCC	4439866474 112618	23.69	7.90	31.58				HP - Reclaim Water Service - thru 11/15/18
BOCC	4439866474 122118	21.29	7.10	28.39				HP - Reclaim Water Service - thru 12/18/18
BOCC	4478300000 112618	9.02	3.01	12.02				HP - Reclaim Water Service - thru 11/15/18
BOCC	4478300000 122118	3.08	1.03	4.10	**$ 470.24**			HP - Reclaim Water Service - thru 12/18/18
Utilities Sub-Total				**$ 470.24**				
Regular Services								
Spearem Enterprises	3658	$ 210.00	$ 70.00	$ 280.00				HP - Clean Playground - October
Spearem Enterprises	3681	210.00	70.00	280.00	**$560.00**			HP - Clean Playground - November
Regular Services Sub-Total				**$ 560.00**				
Additional Services								
Brightview	6089273	$ 373.35	$ 124.45	$ 497.80				HP - Mainline Repaired - 12/11/18
Don Harrison Enterprises	2560	90.00	30.00	120.00				HP - Reset Clock - 11/27/18
Illuminations Holiday Lighting	8131218	4,687.50	1,562.50	6,250.00				HP - Holiday Lighting & Decoration - 12/01/18
Spearem Enterprises, LLC	3688	157.50	52.50	210.00				HP - Swing Set Chains - 12/14/18

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Highland Park Amount	Mixed Use Amount	Invoice Total	Vendor Total	Monthly Budget/ Contract Highland Park	Monthly Budget/ Contract Mixed Use	Comments/Description
Additional Services Sub-Total				**$ 7,077.80**				

Total				**$10,503.04**				

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Bella Pool Service LLC

1324 Seven Springs Blvd
Ste 188
Trinity, FL 34655

Invoice

Date	Invoice #
12/15/2018	4594

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		12/15/2018			

Quantity	Item Code	Description	Price Each	Amount
	Fountain Service	DECEMBER : Maintain fountain water and equipment for operation 2x WEEKLY	150.00	150.00

5720
4/601
BN

Phone #	E-mail
727-656-7285	bellapoolservice@verizon.net

Total $150.00

REVIEWEDdthomas 1/4/2019

YELLOWSTONE
LANDSCAPE

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

Invoice

Invoice: INV-0000240619
Invoice Date: December 1, 2018

Account: 11811
PO Number:

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

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141056.101
Property Name: PP Highland Pk Aq.
Terms: NET 30

Invoice Due Date: December 31, 2018
Invoice Amount: $2,245.00
Month of Service: December 2018

Description	Current Amount
Aquatic Service	2,245.00

Invoice Total **2,245.00**

53904
4580
$1683 75

53906
4580
$561 25

Should you have any questions or inquiries please call (386) 437-6211.

REVIEWEDdthomas 1/4/2019

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	11/26/2018	12/17/2018

Service Address: 14729 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
41836012	10/18/2018	3480	11/15/2018	3488	800	ACTUAL	WATER

Service Address Charges

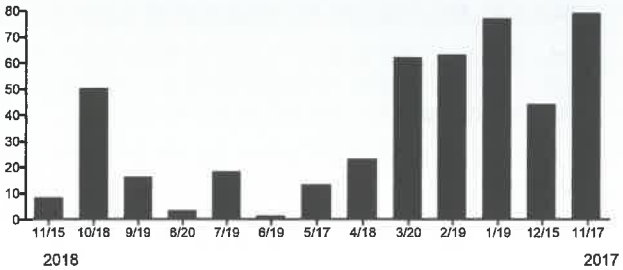
Customer Bill Charge	$4.15
Purchase Water Pass-Thru	$2.34
Water Base Charge	$8.64
Water Consumption Charge	$0.57
Total Service Address Charges	**$15.70**

Summary of Account Charges

Previous Balance	$50.70
Net Payments - Thank You	($50.70)
Total Account Charges	**$15.70**
AMOUNT DUE	**$15.70**

REVIEWEDdthomas 1/4/2019

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2640510000

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	12/17/2018
AMOUNT DUE	$15.70
AMOUNT PAID	

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

1,499

164

0026405100004 00000015701

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	2640510000	12/21/2018	01/11/2019

Service Address: 14729 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
41836012	11/15/2018	3488	12/18/2018	3511	2300	ACTUAL	WATER

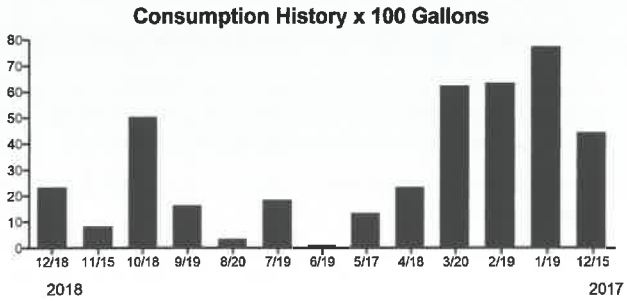
Service Address Charges

Customer Bill Charge	$4.15
Purchase Water Pass-Thru	$6.74
Water Base Charge	$8.64
Water Consumption Charge	$1.63
Total Service Address Charges	**$21.16**

Summary of Account Charges

Previous Balance	$15.70
Net Payments - Thank You	($15.70)
Total Account Charges	**$21.16**
AMOUNT DUE	**$21.16**

REVIEWEDdthomas 1/4/2019



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 2640510000

Received
DEC 27 2018

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	01/11/2019
AMOUNT DUE	$21.16
AMOUNT PAID	

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

1,524

0026405100004 00000021162

HILLSBOROUGH COUNTY PUBLIC UTILITIES

Web Address	HCFLGov.net/Water
Internet Payments	HCFLGov.net/WaterBill
Pay by Phone/Account Information	(813) 276-8526
Email Address	PublicUtilities@HCFLGov.net

Customer Service	(813) 272-6680	Water Quality Information Line (24 hrs.)	(813) 264-3835
Credit / Collections	(813) 272-5977, Ext. 43800	Water Restrictions Information	(813) 275-7094
Emergency	(813) 744-5600	Water Restriction Violation Hotline	(813) 224-8993

Authorized Payment Offices:

PUBLIC UTILITIES
(Brandon area)
332 N. FALKENBURG
TAMPA, FL 33619
M-F, 8-5 w/ drop box

PUBLIC UTILITIES
(Northdale area)
15610 PREMIERE DR
TAMPA, FL 33624
M-F, 8-5 w/ drop box

AMSCOT
The Money Superstore®

Explanation of Charges:

CUSTOMER BILL CHARGE - is the net cost for all Customers' Account Management activities and is charged on every bill generated during the fiscal year.

PURCHASED WATER CHARGE - is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass through charge is applied to all billable potable water consumption.

WATER BASE CHARGE - is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE - includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE- is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE - is designed to recover a portion of the fixed costs for the wastewater system. Fixed costs include debt service, personnel costs and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE - includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and at 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption

DEPOSITS - A new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS - includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collections activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5), Florida Statutes (Public Records Law) by this document Hillsborough County discloses to you that your social security number is requested for the purpose of deposit waiver verification, at the customer's request, for any new water or wastewater account and recovery of unpaid utility bills or charges.

Go Green - You can help reduce the environmental impact of paper billing. Visit us on the Web to view paperless options for billing and payments.

Hillsborough County Public Utilities will be participating in the U.S. Environmental Protection Agency's (EPA) fourth round of the Unregulated Contaminant Monitoring Rule (UCMR4) during 2018 through 2020. The County's UCMR4 analysis results and more information are available at HCFLGov.net/UCMR4

Hillsborough County Public Utilities accepts:

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

(AMSCOT Locations accept CASH only)

Internet Payments: HCFLGov.net/WaterBill

Mail Payments to: P.O. Box 342456, Tampa, Florida 33694-2456

Pay By Phone: (813) 276-8526

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	11/26/2018	12/17/2018

Service Address: 14731 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599849	10/18/2018	374747	11/15/2018	377748	300100	ACTUAL	RECLAIM

Service Address Charges

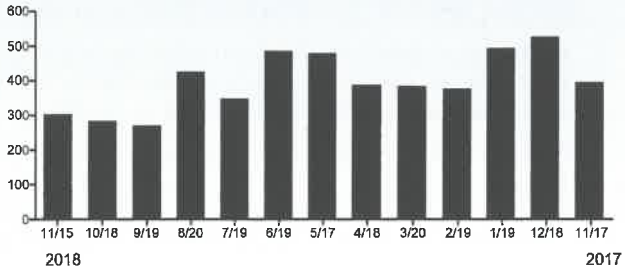
Reclaimed Water Charge	$64.03
Total Service Address Charges	**$64.03**

Summary of Account Charges

Previous Balance	$54.06
Net Payments - Thank You	($54.06)
Total Account Charges	**$64.03**
AMOUNT DUE	**$64.03**

REVIEWEDdthomas 1/4/2019

Consumption History x 1000 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **3478300000**

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	12/17/2018
AMOUNT DUE	$64.03
AMOUNT PAID	

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

1,944

167

0034783000002 00000064031

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3478300000	12/21/2018	01/11/2019

Service Address: 14731 BRICK PL

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599849	11/15/2018	377748	12/18/2018	381705	395700	ACTUAL	RECLAIM

Service Address Charges

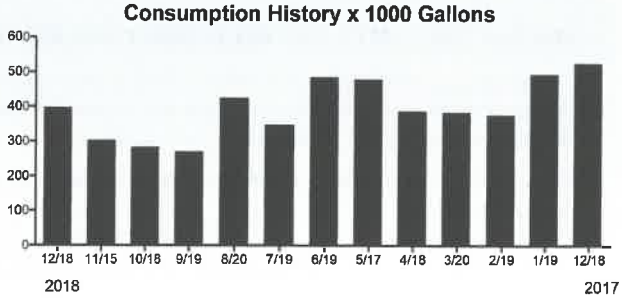
Reclaimed Water Charge	$114.69
Total Service Address Charges	**$114.69**

Summary of Account Charges

Previous Balance	$64.03
Net Payments - Thank You	($64.03)
Total Account Charges	**$114.69**
AMOUNT DUE	**$114.69**

REVIEWEDdthomas 1/4/2019

Consumption History x 1000 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3478300000

Received
DEC 27 2018

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

THANK YOU!

DUE DATE	01/11/2019
AMOUNT DUE	$114.69
AMOUNT PAID	

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

1,977

168

0034783000002 00000114694

HILLSBOROUGH COUNTY PUBLIC UTILITIES

Web Address	HCFLGov.net/Water
Internet Payments	HCFLGov.net/WaterBill
Pay by Phone/Account Information	(813) 276-8526
Email Address	PublicUtilities@HCFLGov.net

Customer Service	(813) 272-6680	Water Quality Information Line (24 hrs.)	(813) 264-3835
Credit / Collections	(813) 272-5977, Ext. 43800	Water Restrictions Information	(813) 275-7094
Emergency	(813) 744-5600	Water Restriction Violation Hotline	(813) 224-8993

Authorized Payment Offices:

PUBLIC UTILITIES
(Brandon area)
332 N. FALKENBURG
TAMPA, FL 33619
M-F, 8-5 w/ drop box

PUBLIC UTILITIES
(Northdale area)
15610 PREMIERE DR
TAMPA, FL 33624
M-F, 8-5 w/ drop box

AMSCOT
The Money Superstore®

Explanation of Charges:

CUSTOMER BILL CHARGE - is the net cost for all Customers' Account Management activities and is charged on every bill generated during the fiscal year.

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WATER BASE CHARGE - is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE - includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE- is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE - is designed to recover a portion of the fixed costs for the wastewater system. Fixed costs include debt service, personnel costs and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE - includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and at 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption

DEPOSITS - A new or increased security deposit required to reduce bad-debt losses on an account.

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SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

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Hillsborough County Public Utilities accepts:

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

(AMSCOT Locations accept CASH only)

Internet Payments: HCFLGov.net/WaterBill

Mail Payments to: P.O. Box 342456, Tampa, Florida 33694-2456

Pay By Phone: (813) 276-8526

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	11/26/2018	12/17/2018

Service Address: 14727 CANOPY DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
78978402	10/18/2018	8351	11/15/2018	8360	900	ACTUAL	WATER

Service Address Charges

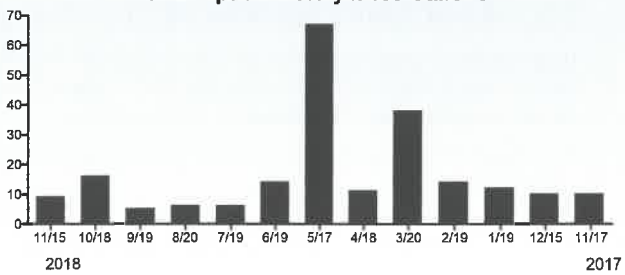
Customer Bill Charge	$4.15
Purchase Water Pass-Thru	$2.64
Water Base Charge	$14.43
Water Consumption Charge	$0.64
Sewer Base Charge	$34.90
Sewer Usage Charge	$4.05
Total Service Address Charges	**$60.81**

Summary of Account Charges

Previous Balance	$46.80
Net Payments - Thank You	($46.80)
Total Account Charges	**$60.81**
AMOUNT DUE	**$60.81**

REVIEWEDdthomas 1/4/2019

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

THANK YOU!

DUE DATE	12/17/2018
AMOUNT DUE	$60.81
AMOUNT PAID	

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

2,029

170

0036405100003 00000060814

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	3640510000	12/21/2018	01/11/2019

Service Address: 14727 CANOPY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
78978402	11/15/2018	8360	12/18/2018	8369	900	ACTUAL	WATER

Service Address Charges

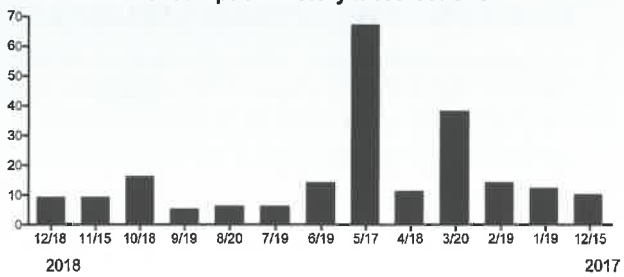
Customer Bill Charge	$4.15
Purchase Water Pass-Thru	$2.64
Water Base Charge	$14.43
Water Consumption Charge	$0.64
Sewer Base Charge	$34.90
Sewer Usage Charge	$4.05
Total Service Address Charges	**$60.81**

Summary of Account Charges

Previous Balance	$60.81
Net Payments - Thank You	($60.81)
Total Account Charges	**$60.81**
AMOUNT DUE	**$60.81**

REVIEWEDdthomas 1/4/2019

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3640510000

Received
DEC 27 2018

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

THANK YOU!

DUE DATE	01/11/2019
AMOUNT DUE	$60.81
AMOUNT PAID	

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

2,062

171

003E405100003 00000060814

HILLSBOROUGH COUNTY PUBLIC UTILITIES

Web Address	HCFLGov.net/Water
Internet Payments	HCFLGov.net/WaterBill
Pay by Phone/Account Information	(813) 276-8526
Email Address	PublicUtilities@HCFLGov.net

Customer Service	(813) 272-6680	Water Quality Information Line (24 hrs.)	(813) 264-3835
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Emergency	(813) 744-5600	Water Restriction Violation Hotline	(813) 224-8993

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TAMPA, FL 33619
M-F, 8-5 w/ drop box

PUBLIC UTILITIES
(Northdale area)
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TAMPA, FL 33624
M-F, 8-5 w/ drop box

AMSCOT
The Money Superstore®

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Mail Payments to: P.O. Box 342456, Tampa, Florida 33694-2456

Pay By Phone: (813) 276-8526

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	11/26/2018	12/17/2018

Service Address: 11592 FOUNTAINHEAD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
34034976	10/18/2018	87615	11/15/2018	89094	147900	ACTUAL	RECLAIM

Service Address Charges

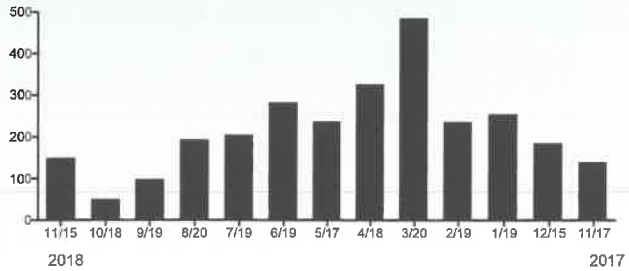
Reclaimed Water Charge	$27.05
Total Service Address Charges	**$27.05**

Summary of Account Charges

Previous Balance	$9.45
Net Payments - Thank You	($9.45)
Total Account Charges	**$27.05**
AMOUNT DUE	**$27.05**

REVIEWEDdthomas 1/4/2019

Consumption History x 1000 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4121609190

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

THANK YOU!

DUE DATE	12/17/2018
AMOUNT DUE	$27.05
AMOUNT PAID	

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

2,292

173

0041216091904 00000027052

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4121609190	12/21/2018	01/11/2019

Service Address: 11592 FOUNTAINHEAD

S-Page 1 of 1

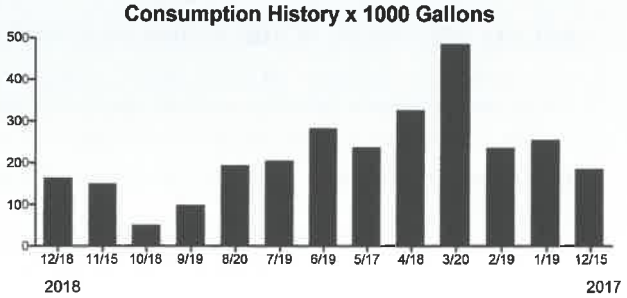
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
34034976	11/15/2018	89094	12/18/2018	90709	161500	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$29.90
Total Service Address Charges	**$29.90**

Summary of Account Charges

Previous Balance	$27.05
Net Payments - Thank You	($27.05)
Total Account Charges	**$29.90**
AMOUNT DUE	**$29.90**



REVIEWEDdthomas 1/4/2019

Hillsborough County Florida

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

Received
DEC 27 2018

THANK YOU!

DUE DATE	01/11/2019
AMOUNT DUE	$29.90
AMOUNT PAID	

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

2,315

174

0041216091904 00000029901

HILLSBOROUGH COUNTY PUBLIC UTILITIES

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Email Address	PublicUtilities@HCFLGov.net

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M-F, 8-5 w/ drop box

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15610 PREMIERE DR
TAMPA, FL 33624
M-F, 8-5 w/ drop box

AMSCOT
The Money Superstore®

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Pay By Phone: (813) 276-8526

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	11/26/2018	12/17/2018

Service Address: 14658 CANOPY DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
17561145	10/18/2018	323185	11/15/2018	325202	201700	ACTUAL	RECLAIM

Service Address Charges

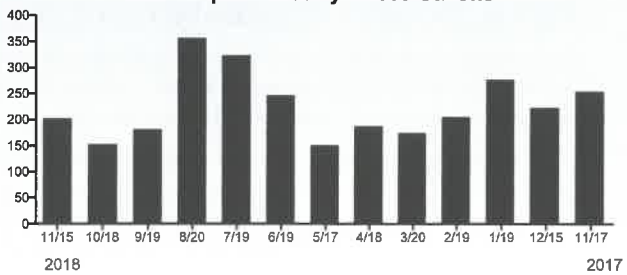
Reclaimed Water Charge	$31.58
Total Service Address Charges	**$31.58**

Summary of Account Charges

Previous Balance	$21.08
Net Payments - Thank You	($21.08)
Total Account Charges	**$31.58**
AMOUNT DUE	**$31.58**

REVIEWEDdthomas 1/4/2019

Consumption History x 1000 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474

ELECTRONIC PAYMENTS BY CHECK OR

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

THANK YOU!

DUE DATE	12/17/2018
AMOUNT DUE	$31.58
AMOUNT PAID	

PARK PLACE CDD
C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

2,466

176

004439866474 00000031583

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4439866474	12/21/2018	01/11/2019

Service Address: 14658 CANOPY DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
17561145	11/15/2018	325202	12/18/2018	327067	186500	ACTUAL	RECLAIM

Service Address Charges

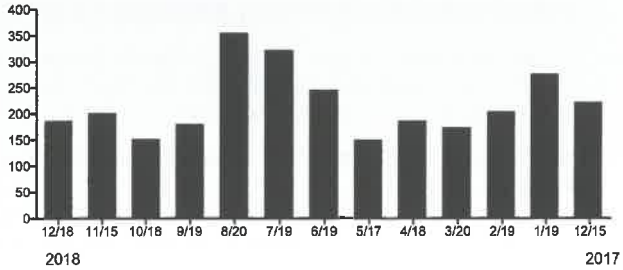
Reclaimed Water Charge	$28.39
Total Service Address Charges	**$28.39**

Summary of Account Charges

Previous Balance	$31.58
Net Payments - Thank You	($31.58)
Total Account Charges	**$28.39**
AMOUNT DUE	**$28.39**

REVIEWEDdthomas 1/4/2019

Consumption History x 1000 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4439866474

Received
DEC 27 2018

ELECTRONIC PAYMENTS BY CHECK OR

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Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water

THANK YOU!

DUE DATE	01/11/2019
AMOUNT DUE	$28.39
AMOUNT PAID	

PARK PLACE CDD
C/O MERITUS
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

2,488

177

004439866474 6 00000028399

HILLSBOROUGH COUNTY PUBLIC UTILITIES

Web Address	HCFLGov.net/Water
Internet Payments	HCFLGov.net/WaterBill
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Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	11/26/2018	12/17/2018

Service Address: 11648 ECCLESIA DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599848	10/18/2018	502686	11/15/2018	503406	72000	ACTUAL	RECLAIM

Service Address Charges

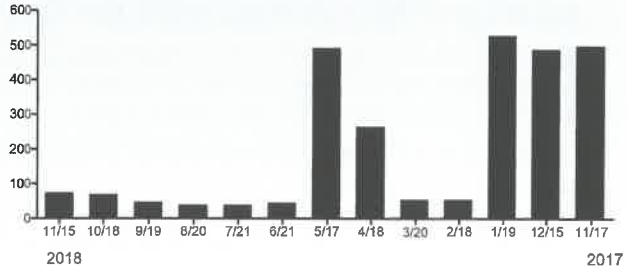
Reclaimed Water Charge	$12.02
Total Service Address Charges	**$12.02**

Summary of Account Charges

Previous Balance	$11.57
Net Payments - Thank You	($11.57)
Total Account Charges	**$12.02**
AMOUNT DUE	**$12.02**

REVIEWEDdthomas 1/4/2019

Consumption History x 1000 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4478300000

ELECTRONIC PAYMENTS BY CHECK OR

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

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

THANK YOU!

DUE DATE	12/17/2018
AMOUNT DUE	$12.02
AMOUNT PAID	

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

2,490

179

0044783000001 00000012021

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	4478300000	12/21/2018	01/11/2019

Service Address: 11648 ECCLESIA DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599848	11/15/2018	503406	12/18/2018	503406	0	ACTUAL	RECLAIM

Service Address Charges

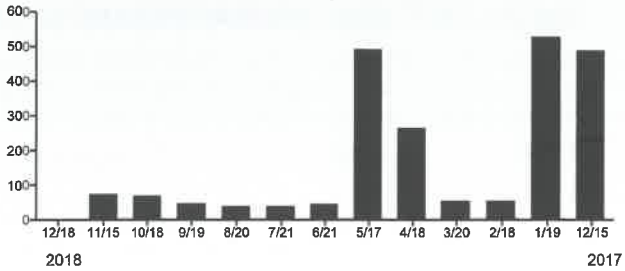
Reclaimed Water Charge	$4.10
Total Service Address Charges	**$4.10**

Summary of Account Charges

Previous Balance	$12.02
Net Payments - Thank You	($12.02)
Total Account Charges	**$4.10**
AMOUNT DUE	**$4.10**

REVIEWEDdthomas 1/4/2019

Consumption History x 1000 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4478300000

ELECTRONIC PAYMENTS BY CHECK OR

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

Received
DEC 27 2018

THANK YOU!

DUE DATE	01/11/2019
AMOUNT DUE	$4.10
AMOUNT PAID	

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

2,511

180

0044783000001 00000004101

HILLSBOROUGH COUNTY PUBLIC UTILITIES

Web Address	HCFLGov.net/Water
Internet Payments	HCFLGov.net/WaterBill
Pay by Phone/Account Information	(813) 276-8526
Email Address	PublicUtilities@HCFLGov.net

Customer Service	(813) 272-6680	Water Quality Information Line (24 hrs.)	(813) 264-3835
Credit / Collections	(813) 272-5977, Ext. 43800	Water Restrictions Information	(813) 275-7094
Emergency	(813) 744-5600	Water Restriction Violation Hotline	(813) 224-8993

Authorized Payment Offices:

PUBLIC UTILITIES
(Brandon area)
332 N. FALKENBURG
TAMPA, FL 33619
M-F, 8-5 w/ drop box

PUBLIC UTILITIES
(Northdale area)
15610 PREMIERE DR
TAMPA, FL 33624
M-F, 8-5 w/ drop box

AMSCOT
The Money Superstore®

Explanation of Charges:

CUSTOMER BILL CHARGE - is the net cost for all Customers' Account Management activities and is charged on every bill generated during the fiscal year.

PURCHASED WATER CHARGE - is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass through charge is applied to all billable potable water consumption.

WATER BASE CHARGE - is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE - includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE- is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE - is designed to recover a portion of the fixed costs for the wastewater system. Fixed costs include debt service, personnel costs and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE - includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and at 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption

DEPOSITS - A new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS - includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collections activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5), Florida Statutes (Public Records Law) by this document Hillsborough County discloses to you that your social security number is requested for the purpose of deposit waiver verification, at the customer's request, for any new water or wastewater account and recovery of unpaid utility bills or charges.

Go Green - You can help reduce the environmental impact of paper billing. Visit us on the Web to view paperless options for billing and payments.

Hillsborough County Public Utilities will be participating in the U.S. Environmental Protection Agency's (EPA) fourth round of the Unregulated Contaminant Monitoring Rule (UCMR4) during 2018 through 2020. The County's UCMR4 analysis results and more information are available at HCFLGov.net/UCMR4

Hillsborough County Public Utilities accepts:

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

(AMSCOT Locations accept CASH only)

Internet Payments: HCFLGov.net/WaterBill

Mail Payments to: P.O. Box 342456, Tampa, Florida 33694-2456

Pay By Phone: (813) 276-8526

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

INVOICE

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

INVOICE # 3658
DATE 11/03/2018
DUE DATE 11/18/2018
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 10-5-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
Labor 10-12-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
Labor 10-19-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
Labor 10-26-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
			0.00
Material Hand Soap, Toilet Paper, Trash Can liners	1	10.00	10.00
Material "Koala" Infant Changing Pads	1	30.00	30.00

BALANCE DUE **$280.00**

57204
4612
$210.00

57206
4612
$70.00

REVIEWEDdthomas 1/4/2019

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

INVOICE

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

INVOICE # 3681
DATE 11/28/2018
DUE DATE 12/13/2018
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor 11-5-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
Labor 11-12-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
Labor 11-19-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
Labor 11-26-2018: Highland Park Playground: Clean/Disinfect restrooms, blow off playground/amenity, pickup trash in and around amenity. Replace trash can liners. Restock hand soap , toilet paper and infant changing pads.	1	60.00	60.00
			0.00
Material Hand Soap, Toilet Paper, Trash Can liners	1	10.00	10.00
Material "Koala" Infant Changing Pads	1	30.00	30.00

BALANCE DUE **$280.00**

57204
4612
$210.00

57206
4612
$70.00

REVIEWEDdthomas 1/4/2019

BrightView
Landscape Services

INVOICE

Sold To: 10689180
Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689180
Invoice #: **6089273**
Invoice Date: 12/11/2018
Sales Order: 6808350
Cust PO #:

Project Name: Splendid Lane and Canopy Drive – Main line repaired

Job Number	Description	Amount
342300108	Park Place CDD–Highland Park	497.80
	PVC Repaired 2–1/2" Mainline break at valves 1, 2 & 3	
	53904 4587 $373.35 53906 4587 $124.45	
	Total Invoice Amount	497.80
	Taxable Amount	
	Tax Amount	
	Balance Due	497.80

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689180
Invoice #: 6089273
Invoice Date: 12/11/2018

Amount Due: $ 497.80

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD–Highland Park
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWEDdthomas 1/4/2019

COST	QTY.	ITEM	UNIT PRICE	PRICE

53914

53916
49B
$30.00

4913
B+ $90.00

Don Harrison Enterprises

2510 Priscilla Ct. • Lutz, FL 33559-5679
(813) 363-6286
112215

№ 2560

DATE 11 | 27 | 18

NAME Park place C.D.D.
STREET 2005 Pan Am Cir. Suite 120 PHONE (813) 397-5120
CITY Tampa STATE FL ZIP 33607
JOB NAME/LOCATION Clock JOB PHONE
ADDRESS (Highland Park)
SCHEDULED DATE/TIME
WORK TAKEN BY ORDERED BY Gene Roberts.

DESCRIPTION OF WORK

Reset Programable Clock
At Entrance. (Daylight Savings Time)

(Completed)

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don			1		

ASK ABOUT OUR SERVICE CONTRACTS

			TOTALS
MAT.			
PERMITS			
MISC.			
TAX			
LABOR			
TOTAL			

☐ CC ☐ BILL ☐ $ ☐ CK

CHARGES	AMOUNT
PARTS	
LABOR	80.00
SERVICE CALL	40.00
PREVENTIVE MAINTENANCE DISCOUNT	
TOTAL AMOUNT DUE	120.00

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

DATE COMPLETED 11-05-18

TERMS: Net Due Upon Completion

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1½% per month on all past due balances.

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

CUSTOMER SIGNATURE

REVIEWEDdthomas 1/4/2019

Illuminations Holiday Lighting

Invoice 8131218

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:

Highland Park CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
attn: Brian Howell (813) 873-7300

JOB DESCRIPTION
Highland Park CDD - Holiday Lighting and Decoration

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Highland Park		
Entrance	Install garland with structured bow at top of clock pole Install 2 wreaths with lights and bows on either side of sign Install lighted garland with bows over the top of the Highland Park signage Install clear C9s outlining top of entrance wall	$1,500.00
Fountainhead Entrance	Install garland with bows swagged across the front of entrance wall Install 4 wreaths with bows on each end of entrance wall	$1,750.00
Bus Stop	Install lighted garland with bows swagged across the front of fence	$1,500.00
	Install warm white C9s outlining front of Bus Stop roof Install clear mini lights in 2 oak trees (one per side of Bus Stop building)	$1,000.00
Fountainhead Park	**Christmas Tree** Install 14' led clear white Christmas tree with tree topper additional 4 year terms at $3k per year (Year 3)	$3,000.00
	Decorations for Tree	
	Classic Ornaments for 14' tree Install Red bow with Gold trim throughout tree	$1,500.00
Fencing	Install designer fencing with Christmas gifts canvas around tree	$1,500.00
Pole Mounts	Install Christmas themed banners on light poles	$750.00
	Requires 50% Deposit DEPOSIT PAID	$6,250.00
	BALANCE DUE	**$6,250.00**

53916
4915
$1562.50

53914
4915
$4687.50

* Price includes rental of materials, lift, labor, installation, service and removal.
* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
* Assumes adequate power available. If additional power needed Highland Park CDD community responsible for providing.
* Please note: Loss of material due to theft or vandelism is reimbursable at cost
* Remaining balance of project due upon receipt of invoice after installation.
* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.
* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

12/1/2018
DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Highland Park CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

REVIEWEDdthomas 1/4/2019

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

INVOICE

BILL TO
Park Place CDD
Meritus
5680 W. Cypress Street, Suite A
Tampa , FL 33607

INVOICE # 3688
DATE 12/14/2018
DUE DATE 01/13/2019
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Ordered and Installed 2 sets of swing set chains for playground. Please note this cost inlcudes labor, shipping and material. (Swing set chains are heavy, shipping alone was $40.00)	1	210.00	210.00

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.

BALANCE DUE **$210.00**

BA 57204

4613

REVIEWEDdthomas 1/4/2019

Park Place Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Monthly Budget	Comments/Description
Monthly Contract					
Yellowstone	240620	1,000.00			WM - Aquatic Service - December
Monthly Contract Sub-Total		**$ 1,000.00**			
Variable Contract					
Variable Contract Sub-Total		**$ 0.00**			
Utilities					
BOCC	1923999022 121218	$ 81.02			WM - Reclaim Water Service - thru 12/07/18
Utilities Sub-Total		**$ 81.02**			
Regular Services					
Regular Services Sub-Total		**$ 0.00**			
Additional Services					
BrightView	6085816	$ 1,034.20			WM - Repaired Items - 12/05/18
Don Harrison Enterprises	2567	200.00	**$ 320.00**		WM - Troubleshoot Circuit - 12/06/18
Illuminations Holiday Lighting	13131218	3,375.00			WM - Holiday Lighting & Decoration - 12/01/18
Additional Services Sub-Total		**$ 4,609.20**			
TOTAL:		**$ 5,690.22**			

Approved (with any necessary revisions noted):

Park Place Community Development District
Summary of Operations and Maintenance Invoices

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

Signature Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

YELLOWSTONE LANDSCAPE

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

Invoice

Invoice: INV-0000240620
Invoice Date: December 1, 2018

Account: 11811
PO Number:

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

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141056.102
Property Name: PP Mandolin Estates Aq
Terms: NET 30

Invoice Due Date: December 31, 2018
Invoice Amount: $1,000.00
Month of Service: December 2018

Description	Current Amount
Aquatic Service	1,000.00

Invoice Total **1,000.00**

53902
4580

Should you have any questions or inquiries please call (386) 437-6211.

REVIEWEDdthomas 1/4/2019

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	12/12/2018	01/02/2019

Received
DEC 17 2018

Summary of Account Charges

Previous Balance	$62.91
Net Payments - Thank You	($62.91)
Total Account Charges	**$81.02**
AMOUNT DUE	**$81.02**

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

REVIEWEDdthomas 1/4/2019

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!

DUE DATE	01/02/2019
AMOUNT DUE	$81.02
AMOUNT PAID	

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

58

191

0019239990229 00000081026

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	12/12/2018	01/02/2019

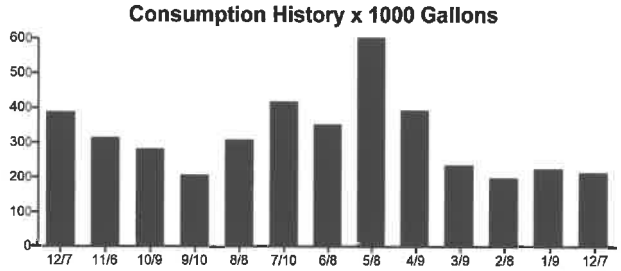
Service Address: 11741 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599843	11/06/2018	332453	12/07/2018	336314	386100	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$64.26
Total Service Address Charges	**$64.26**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARK PLACE CDD	1923999022	12/12/2018	01/02/2019

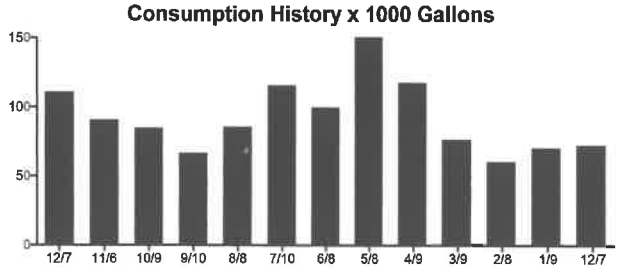
Service Address: 11698 CITRUS PARK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
29599847B	11/06/2018	46486	12/07/2018	47593	110700	ACTUAL	RECLAIM

Service Address Charges

Reclaimed Water Charge	$16.76
Total Service Address Charges	**$16.76**



BrightView
Landscape Services

INVOICE

Sold To: 10689139
Park Place CDD Mandolin
2005 Pan Am Cir Ste 120
Tampa FL 33607

Customer #: 10689139
Invoice #: 6085816
Invoice Date: 12/5/2018
Sales Order: 6807643
Cust PO #:

Project Name: Mandolin Common, Estates, Reserves – Repaired items found broken during the monthly inspection

Job Number	Description	Amount
342303107	Park Place CDD Mandolin	1,034.20
	Heads – Replaced – Spray 6" (3)	
	Heads – Replaced – Rotor 6" (1)	
	Nozzles – Replaced – Standard (11)	
	PVC Repair – Lateral Line 1" to 1–1/4" (2)	
	Valve – Replaced – Standard 1–1/2" (1)	
	Total Invoice Amount	1,034.20
	Taxable Amount	
	Tax Amount	
	Balance Due	1,034.20

53902
4587

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 243–5399

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 10689139
Invoice #: 6085816
Invoice Date: 12/5/2018

Amount Due: $ 1,034.20

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Park Place CDD Mandolin
2005 Pan Am Cir Ste 120
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374–0655

REVIEWEDdthomas 1/4/2019

COST	QTY.	ITEM	UNIT PRICE	PRICE
		33912 33914		

Don Harrison Enterprises

2510 Priscilla Ct. • Lutz, FL 33559-5679
(813) 363-6286
112215

№ 2567

DATE 12 | 06 | 18

Received
DEC 10 2018

NAME Parkplace C.D.D.
STREET 2005 Pan Am Circle, Ste 120 PHONE (813) 397-5120
CITY Tampa STATE FL ZIP 33607
JOB NAME/LOCATION Mandolin Estates JOB PHONE
ADDRESS
SCHEDULED DATE/TIME
WORK TAKEN BY Don. ORDERED BY Brian Howell

DESCRIPTION OF WORK

Troubleshot Problem WITH Circuit Breakers Tripping Feeding Entrance Lighting. Found Shorted Wiring; Repaired As Needed.

(Completed)

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don			2	80.00	160.00

ASK ABOUT OUR SERVICE CONTRACTS

			TOTALS	CC / BILL / $ / CK	CHARGES	AMOUNT
MAT.					PARTS	
PERMITS					LABOR	160.00
MISC.					SERVICE CALL	40.00
TAX					PREVENTIVE MAINTENANCE DISCOUNT	
LABOR						
TOTAL					TOTAL AMOUNT DUE	200.00

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

DATE COMPLETED 12-05-18

TERMS: Net Due Upon Completion

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1½% per month on all past due balances.

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

CUSTOMER SIGNATURE

REVIEWEDthomas 1/4/2019

Illuminations Holiday Lighting

Invoice 13131218

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:

Park Place CDD/Windsor/Mandolin
2005 Pan Am Cir, Suite 120
Tampa, FL 33607
attn: Brian Howell (813) 873-7300

JOB DESCRIPTION
Park Place CDD/Windsor/ Mandolin Estates and Reserve - Holiday Lighting and Decoration

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Windsor Front Entrance	Install clear mini lights in palm trees Install clear C9s on top of black fencing Install clear C9s creating marquee on the Windsor Place sign Install 2 x lighted wreaths (4 total) with bows on either side of Windsor Place sign (attached to fence)	$6,750.00
Mandolin Estates	Install 4 x 36" lighted wreaths with bows on each side of the sign Install lighted garland with bows draped over entrance sign (both sides) Install 1 x 36" lighted wreath with bow on center of entrance wall (gate) over the "M" Install lighted garland with bows draped over entrance wall (between gates) Install clear C9s on top and middle tiers of entrance tower **Install lighted wreaths with bows over "M" on each side of entrance tower**	
Mandolin Reserve	Install 4 x 36" lighted wreaths with bows on each side of the sign Install lighted garland with bows draped over entrance sign (both sides) Install 1 x 36" lighted wreath with bow on center of entrance wall (gate) over the "M" Install garland with bows draped over entrance wall (between gates) Install clear C9s on top and middle tiers of entrance tower **Install lighted wreaths with bows over "M" on each side of entrance tower**	
Windsor Place	Install 2 x 36" lighted wreaths with bows on each side of the sign Install lighted garland with bows draped over the top of sign	
	Requires 50% Deposit — DEPOSIT PAID	$3,375.00
	BALANCE DUE	**$3,375.00**

53912
4915
B1

* Price includes rental of materials, lift, labor, installation, service and removal.
* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
* Assumes adequate power available. If additional power needed Park Place CDD community responsible for providing.
* Please note: Loss of material due to theft or vandelism is reimbursable at cost
* Remaining balance of project due upon receipt of invoice after installation.
* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.
* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

12/1/2018
DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Park Place CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

REVIEWEDdthomas 1/4/2019

Park Place
Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2018

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

Park Place Community Development District

Balance Sheet

As of 12/31/2018
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets							
Cash-Operating Account 2	1,674,751	0	0	0	0	0	1,674,751
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Due From Debt Service Fund	1,022	0	0	0	0	0	1,022
Investments - Reserve 2008 (7002)	0	18,966	0	0	0	0	18,966
Investments - Revenue 2008 (7004)	0	290,124	0	0	0	0	290,124
Investments - Redemption 2008 (7007)	0	0	0	0	0	0	0
Investments - Revenue 2014 (4001)	0	0	346,151	0	0	0	346,151
Investments - Reserve 2014 (4003)	0	0	82,341	0	0	0	82,341
Prepaid Items	0	0	0	0	0	0	0
Prepaid Property & General Liability Ins	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0
Prepaid Professional Liability Ins	0	0	0	0	0	0	0
Deposits - Utilities	10,145	0	0	0	0	0	10,145
Land & Land Improvements	0	0	0	0	1,861,517	0	1,861,517
Recreational Facilities	0	0	0	0	592,636	0	592,636
Improvements Other Than Buildings	0	0	0	0	10,095,559	0	10,095,559
Ancillary Cost	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	686,969	686,969
Amount To Be Provided-Debt Service	0	0	0	0	0	4,963,031	4,963,031
Other	0	0	0	0	0	0	0
Total Assets	1,685,918	309,090	428,491	0	12,549,712	5,650,000	20,623,211
Liabilities							
Accounts Payable	4,136	0	0	0	0	0	4,136
Due To General Fund	0	0	1,022	0	0	0	1,022
Due To Debt Service Fund	0	0	0	0	0	0	0
Due to Developer	0	0	0	60	0	0	60
Refunding Bonds Payable--Series 2008	0	0	0	0	0	1,915,000	1,915,000
Revenue Bonds Payable--Series 2014	0	0	0	0	0	3,735,000	3,735,000
Other	0	0	0	0	0	0	0
Total Liabilities	4,136	0	1,022	60	0	5,650,000	5,655,217
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	179,233	206,801	(60)	0	0	385,974
Fund Balance-Unreserved	1,188,241	0	0	0	0	0	1,188,241
Investment In General Fixed Assets	0	0	0	0	12,549,712	0	12,549,712
Other	493,541	129,857	220,668	0	0	0	844,066
Total Fund Equity & Other Credits	1,681,782	309,090	427,469	(60)	12,549,712	0	14,967,993

Park Place Community Development District

Balance Sheet

As of 12/31/2018
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2008	Debt Service Fund - Series 2014	Capital Projects Fund - Series 2003	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Liabilities & Fund Equity	1,685,918	309,090	428,491	0	12,549,712	5,650,000	20,623,211

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Admin				
O&M Assessments-Tax Roll	130,644	120,563	(10,082)	(8)%
Total Revenues	130,644	120,563	(10,082)	(8)%
Expenditures				
Legislative				
Supervisor Fees	12,000	1,800	10,200	85 %
Financial & Administrative				
Management Services	52,000	13,000	39,000	76 %
District Engineer	8,000	12,268	(4,268)	(53)%
Disclosure Report	2,000	0	2,000	100 %
Trustees Fees	7,250	4,663	2,587	36 %
Accounting Services	31,000	7,750	23,250	76 %
Auditing Services	5,000	0	5,000	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage and Resident Notices	750	27	723	96 %
Professional Liability Insurance	3,000	2,500	500	17 %
Legal Advertising	600	387	213	36 %
Bank Fees	400	0	400	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	419	0	419	100 %
Website Development & Maintenance	200	2,000	(1,800)	(900)%
Legal Counsel				
District Counsel	4,700	2,117	2,583	55 %
Other Physical Environment				
General Liability Insurance	0	8,526	(8,526)	0 %
District Permit Compliance	500	0	500	100 %
Parks & Recreation				
Security Patrol	2,000	0	2,000	100 %
Total Expenditures	130,644	55,213	75,431	58 %
Excess of Revenues Over (Under) Expenditures	0	65,350	65,350	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - W/M				
O&M Assessments-Tax Roll	215,224	198,615	(16,609)	(8)%
Total Revenues	215,224	198,615	(16,609)	(8)%
Expenditures				
Electric Utility Services				
Electric Utility Services	36,584	9,695	26,889	73 %
Water-Sewer Combination Services				
Water Utility Services	800	199	601	75 %
Other Physical Environment				
Storm Drain Maintenance	5,500	0	5,500	100 %
General Liability Insurance	9,400	0	9,400	100 %
Plant Replacement Program	13,000	605	12,395	95 %
Landscape Maintenance - Contract	69,400	12,670	56,730	82 %
Landscape Maintenance - Other	17,000	1,250	15,750	93 %
Aquatics Maintenance	12,000	3,000	9,000	75 %
Aquatics Maintenance - Other	3,000	0	3,000	100 %
Irrigation Maintenance	9,000	1,982	7,018	78 %
Entry & Walls Maintenance	1,500	0	1,500	100 %
Capital Improvements	13,540	0	13,540	100 %
Pressure Washing - Common Areas	2,000	5,295	(3,295)	(165)%
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	4,500	0	4,500	100 %
Sidewalk Maintenance	2,000	0	2,000	100 %
Decorative Light Maintenance	8,000	200	7,800	98 %
Holiday Decor	7,000	3,375	3,625	52 %
Parks & Recreation				
Off Duty Deputy Services	1,000	0	1,000	100 %
Total Expenditures	215,224	38,271	176,954	82 %
Excess of Revenues Over (Under) Expenditures	0	160,344	160,344	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - H/P				
O&M Assessments-Tax Roll	288,519	268,306	(20,212)	(7)%
Total Revenues	288,519	268,306	(20,212)	(7)%
Expenditures				
Electric Utility Services				
Electric Utility Services	8,500	1,421	7,079	83 %
Water-Sewer Combination Services				
Water Utility Services	5,000	406	4,594	92 %
Other Physical Environment				
Storm Drain Maintenance	10,000	0	10,000	100 %
General Liability Insurance	5,000	0	5,000	100 %
Plant Replacement Program	11,250	1,695	9,555	85 %
Plant Replacement Program - Racetrack Road	9,077	450	8,627	95 %
Landscape Maintenance - Other	0	1,946	(1,946)	0 %
Aquatics Maintenance	26,205	5,051	21,154	81 %
Landscape Maintenance - Highland Park Contract	84,446	14,730	69,716	83 %
Landscape Maintenance - Racetrack Road Contract	15,946	0	15,946	100 %
Irrigation Maintenance	19,375	3,083	16,292	84 %
Entry & Walls Maintenance	1,875	0	1,875	100 %
Miscellaneous Repairs & Maintenance	5,000	544	4,456	89 %
Pressure Washing - Common Areas	4,890	4,526	364	7 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	2,000	8,505	(6,505)	(325)%
Sidewalk Maintenance	2,063	0	2,063	100 %
Street Light Maintenance	6,000	257	5,744	96 %
Decorative Light Maintenance	2,000	4,275	(2,275)	(114)%
Holiday Decor	15,000	4,688	10,313	69 %
Parks & Recreation				
Off Duty Deputy Services	1,000	0	1,000	100 %
Fountain Maintenance	750	338	413	55 %
Park Facility Janitorial Maintenance Contracted	2,600	810	1,790	69 %
Park Facility Maintenance and Improvement	1,000	158	843	84 %
Reserves				
Transfer to Operating Reserve	29,042	0	29,042	100 %
Transfer to Capital Reserves	20,500	0	20,500	100 %
Total Expenditures	288,519	52,882	235,637	82 %
Excess of Revenues Over (Under) Expenditures	0	215,424	215,424	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Budget Percentage Remaining
Revenues				
Special Assessments - Service Charges - Mixed Use				
O&M Assessments-Tax Roll	75,458	69,634	(5,823)	(8)%
Total Revenues	75,458	69,634	(5,823)	(8)%
Expenditures				
Electric Utility Services				
Electric Utility Services	1,800	475	1,325	74 %
Water-Sewer Combination Services				
Water Utility Services	1,425	135	1,290	91 %
Other Physical Environment				
Storm Drain Maintenance	1,352	0	1,352	100 %
General Liability Insurance	1,650	0	1,650	100 %
Plant Replacement Program	3,750	565	3,185	85 %
Plant Replacement Program - Racetrack Road	3,026	150	2,876	95 %
Landscape Maintenance - Other	4,000	232	3,768	94 %
Landscape Installation/Maintenance - Race Track Rd	3,000	0	3,000	100 %
Aquatics Maintenance	8,735	1,684	7,051	81 %
Landscape Maintenance - Highland Park Contract	20,232	4,910	15,322	76 %
Landscape Maintenance - Racetrack Road Contract	4,982	0	4,982	100 %
Irrigation Maintenance	6,125	1,028	5,097	83 %
Entry & Walls Maintenance	625	0	625	100 %
Miscellaneous Repairs & Maintenance	2,000	181	1,819	91 %
Pressure Washing - Common Areas	2,000	1,509	491	25 %
Roadway, Signage & Street Lights				
Pavement & Signage Repairs	1,000	2,835	(1,835)	(184)%
Sidewalk Maintenance	688	0	688	100 %
Street Light Maintenance	2,000	86	1,915	96 %
Decorative Light Maintenance	650	1,425	(775)	(119)%
Holiday Decor	250	1,563	(1,313)	(525)%
Parks & Recreation				
Fountain Maintenance	250	113	138	55 %
Park Facility Janitorial Maintenance Contracted	960	270	690	72 %
Park Facility Maintenance and Improvement	650	53	598	92 %
Reserves				
Transfer to Capital Reserves	4,308	0	4,308	100 %
Total Expenditures	75,458	17,212	58,245	77 %
Excess of Revenues Over (Under) Expenditures	0	52,422	52,422	0 %

Park Place Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2008
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

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

Park Place Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2014
From 10/1/2018 Through 12/31/2018
(In Whole Numbers)

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

Park Place Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Bank Balance	1,675,150.92
Less Outstanding Checks/Vouchers	400.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	1,674,750.92
Balance Per Books	1,674,750.92
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5302	12/6/2018	System Generated Check/Voucher	200.00	Andrea R. Jackson
5323	12/19/2018	System Generated Check/Voucher	200.00	Don Harrison Enterprises LLC
Outstanding Checks/Vouchers			400.00	

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5273	10/25/2018	System Generated Check/Voucher	200.00	Cathy Powell
5276	10/25/2018	System Generated Check/Voucher	200.00	Erica Lavina
5293	11/15/2018	Series 2008 FY19 Tax Dist ID 392	10,001.39	Park Place CDD
5294	11/15/2018	Series 2014 FY19 Tax Dist ID 392	17,368.18	Park Place CDD
5295	11/26/2018	System Generated Check/Voucher	62.91	BOCC - Hillsborough County Water Resource Services
5296	11/26/2018	Series 2014 FY19 Tax Dist ID 393	11,848.66	Park Place CDD
5297	11/26/2018	Series 2008 FY19 Tax Dist ID 393	6,823.00	Park Place CDD
5298	12/1/2018	System Generated Check/Voucher	150.00	Bella Pool Service LLC
5299	12/1/2018	System Generated Check/Voucher	560.36	BrightView Landscape Services
5300	12/1/2018	System Generated Check/Voucher	6,978.17	Meritus Districts
5301	12/1/2018	System Generated Check/Voucher	9,740.00	Site Masters of Florida, LLC
5303	12/6/2018	System Generated Check/Voucher	211.19	BOCC - Hillsborough County Water Resource Services
5304	12/6/2018	System Generated Check/Voucher	200.00	Darren Booth
5305	12/6/2018	System Generated Check/Voucher	200.00	Cathy Powell
5306	12/6/2018	System Generated Check/Voucher	200.00	Doris Healey Cockerell
5307	12/6/2018	System Generated Check/Voucher	120.00	Don Harrison Enterprises LLC
5308	12/6/2018	System Generated Check/Voucher	9,625.00	Illuminations Holiday Lighting, LLC
5309	12/6/2018	System Generated Check/Voucher	7,395.00	Johnson Engineering, Inc.
5310	12/6/2018	System Generated Check/Voucher	200.00	Erica Lavina
5311	12/6/2018	System Generated Check/Voucher	2,500.00	OLM, Inc.
5312	12/6/2018	System Generated Check/Voucher	560.00	Spearem Enterprises LLC
5313	12/6/2018	System Generated Check/Voucher	30.00	Straley Robin Vericker
5314	12/6/2018	System Generated Check/Voucher	387.00	Times Publishing Company
5315	12/6/2018	System Generated Check/Voucher	3,245.00	Yellowstone Landscape
5316	12/7/2018	Series 2008 FY19 Tax Dist ID 395	152,567.07	Park Place CDD
5317	12/7/2018	Series 2014 FY19 Tax Dist ID 395	264,944.35	Park Place CDD

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
5318	12/17/2018	Series 2014 FY19 Tax Distribution	4,839.01	Park Place CDD
5319	12/17/2018	Series 2008 FY19 Tax Distribution	2,786.52	Park Place CDD
5320	12/19/2018	System Generated Check/Voucher	150.00	Bella Pool Service LLC
5321	12/19/2018	System Generated Check/Voucher	81.02	BOCC - Hillsborough County Water Resource Services
5322	12/19/2018	System Generated Check/Voucher	1,532.00	BrightView Landscape Services
5324	12/19/2018	System Generated Check/Voucher	210.00	Spearem Enterprises LLC
311000010091 120518	12/26/2018	service 10/25/18 - 11/26/18	3,885.28	TECO
Cleared Checks/Vouchers			519,801.11	

Park Place Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10100 Cash-Operating Account 2
Reconciliation ID: 12/31/18
Reconciliation Date: 12/31/2018
Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR329	12/5/2018	Tax Distribution - 12.05.18	990,311.68
	CR330	12/11/2018	Tax Distribution - 12.11.18	18,087.30
Cleared Deposits				1,008,398.98

Commercial Checking Acct Public Funds

Account number:
Image count: 31

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

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	*Beginning balance*	*Total credits*	*Total debits*	*Ending balance*
	$1,176,813.05	$1,008,398.98	-$510,061.11	$1,675,150.92

Credits

Electronic deposits/bank credits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	12/07	990,311.68	Hlls Tax Licens Dist ID395 DN022065 Park Place
	12/14	18,087.30	Hlls Tax Licens Dist 397 DN022065 Park Place
		$1,008,398.98	**Total electronic deposits/bank credits**
		$1,008,398.98	**Total credits**

Debits

Electronic debits/bank debits

Effective date	*Posted date*	*Amount*	*Transaction detail*
	12/26	3,885.28	Teco/People Gas Utilitybil 311000010091 Park Place Cdd
		$3,885.28	**Total electronic debits/bank debits**

Checks paid

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*	*Number*	*Amount*	*Date*
5273	200.00	12/28	5300	6,978.17	12/03	5311	2,500.00	12/20
5276 *	200.00	12/17	5303 *	211.19	12/13	5312	560.00	12/11
5293 *	10,001.39	12/06	5304	200.00	12/12	5313	30.00	12/11
5294	17,368.18	12/06	5305	200.00	12/28	5314	387.00	12/13
5295	62.91	12/03	5306	200.00	12/11	5315	3,245.00	12/10
5296	11,848.66	12/06	5307	120.00	12/12	5316	152,567.07	12/20
5297	6,823.00	12/06	5308	9,625.00	12/11	5317	264,944.35	12/20
5298	150.00	12/03	5309	7,395.00	12/11	5318	4,839.01	12/20
5299	560.36	12/05	5310	200.00	12/17	5319	2,786.52	12/20

WELLS FARGO

Checks paid *(continued)*

Number	*Amount*	*Date*	*Number*	*Amount*	*Date*	*Number*	*Amount*	*Date*
5320	150.00	12/26	5322	1,532.00	12/26	5324 *	210.00	12/28
5321	81.02	12/31						

$506,175.83 **Total checks paid**

* *Gap in check sequence.*

$510,061.11 **Total debits**

Daily ledger balance summary

Date	*Balance*	*Date*	*Balance*	*Date*	*Balance*
11/30	1,176,813.05	12/10	2,110,087.06	12/17	2,109,046.17
12/03	1,169,621.97	12/11	2,092,277.06	12/20	1,681,409.22
12/05	1,169,061.61	12/12	2,091,957.06	12/26	1,675,841.94
12/06	1,123,020.38	12/13	2,091,358.87	12/28	1,675,231.94
12/07	2,113,332.06	12/14	2,109,446.17	12/31	1,675,150.92

Average daily ledger balance **$1,758,293.26**

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Action Item Template

Date	January 1, 2019
Distric	Park Place

#	Action Item Description	Respon sible	Open Date	Date Due	Closed Date	Status	Comments
1	Engineer Report	PC	Nov.	Jan Mtg.		done	Please see enclosed report from Phil.
2	CDD Assessment Questions	BH	Nov.	Jan Mtg.		open	Counsel will attend meeting to discuss.
4	Aquatics	BH	October	Jan Mtg.		done	Please see reports. Vendor will attend February meeting.
5	Reserve Study Update	BH	January	Jan Mtg.		open	Proposal in book.
6	Landscape	BH	January	Jan Mtg.		done	Millennium has started service.
7	OLM	BH	January	Jan Mtg.		done	Report is located in book.
8	Sidewalk Repairs	PC	October	Jan Mtg.		open	Phil will review.
9	Gates	BH	Nov.	Jan Mtg.		open	In progress

YELLOWSTONE LANDSCAPE

Customer	Invoice
Highland/Mandolin	167

Date	Time	Weather	Page / of
11-3-18	10:30	Cool 65° Clear	1 / 1

	Site 10	Site 11	Site 12	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site
Algae							✓	✓	✓	
Grass & Brush							✓	✓	✓	
Submersed Aquatics	✓	✓	✓	✓	✓	✓				
Floating Weeds	✓	✓	✓	✓	✓	✓				
Blue Dye										
Oxygen										
Wetland Weeds										
Spot Treatment										
Physical Removal		✓	✓	✓	✓	✓				
Other										
Days of Restriction	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	

Comments

Treatments for lillies & hydrilla with small amount of spikerush. Tech will retreat in 10 to 15 days.

Follow Up Visit:

Method	Not Required	May Require
Backpack	Clarity	Flow
ATV	> 1'	None
Boat	1' - 2'	Slight
	2' - 4'	Heavy

Fish and Wildlife Observations	Alligator	Coots	Herons	Turtles
	Anhinga	Cormorant	Ibis	Wood Stork
	Bass	Egrets	Osprey	Other
	Bream	Gallinule	Otter	N/A
	Catfish	Gambusia	Snakes	

Wetland Habitat Observations	Arrowhead	Cordgrass	Pickerelweed
	Bacopa	Canna	Soft Rush
	Blue Flag	Lily	Spikerush
	Bulrush	Maidencane	Other
	Chara	Naiad	N/A

YELLOWSTONE LANDSCAPE

Customer	Invoice
Highland / Mandolin	167

Date	Time	Weather	Page / of
11-23-18	9:00	78° Clear, wind 10 mph	1 / 1

	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10
Algae	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grass & Brush										
Submersed Aquatics										
Floating Weeds										
Blue Dye										
Oxygen										
Wetland Weeds										
Spot Treatment										
Physical Removal										
Other										
Days of Restriction	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø	Ø

Comments

Water levels down just a little, algae treatments and trash removal. Tech observed 50% of hydrilla is gone.

Follow Up Visit:	Not Required	May Require
Method	Clarity	Flow
Backpack	> 1'	None
ATV	1' - 2'	Slight
Boat	2' - 4'	Heavy

Fish and Wildlife Observations	Alligator	Coots	Herons	Turtles
	Anhinga	Cormorant	Ibis	Wood Stork
	Bass	Egrets	Osprey	Other
	Bream	Gallinule	Otter	N/A
	Catfish	Gambusia	Snakes	

Wetland Habitat Observations	Arrowhead	Cordgrass	Pickerelweed
	Bacopa	Canna	Soft Rush
	Blue Flag	Lily	Spikerush
	Bulrush	Maidencane	Other
	Chara	Naiad	N/A

YELLOWSTONE LANDSCAPE

Customer	Invoice
Highland/Mandolin	167

Date	Time	Weather	Page / of
11-27-18	12:30	58° Wind 20mph	1 / 1

	Site	Site	Site	Site	Site	Site	Site	Site	Site	Site
	3	14	12	13						
Algae	✓	✓	✓	✓						
Grass & Brush										
Submersed Aquatics										
Floating Weeds										
Blue Dye										
Oxygen										
Wetland Weeds										
Spot Treatment										
Physical Removal										
Other										
Days of Restriction	Ø	Ø	Ø	Ø						

Comments

Wind is now 25mph, water level is up due to rain last nite water temps are now 63° Sonar is on hold and tech will go to contact chem. Tech observed that the sonar ponds have responded well.

Follow Up Visit:	Not Required	May Require
Method	Clarity	Flow
Backpack	> 1'	None
ATV	1' - 2'	Slight
Boat	2' - 4'	Heavy

Fish and Wildlife Observations	Alligator	Coots	Herons	Turtles
	Anhinga	Cormorant	Ibis	Wood Stork
	Bass	Egrets	Osprey	Other
	Bream	Gallinule	Otter	N/A
	Catfish	Gambusia	Snakes	

Wetland Habitat Observations	Arrowhead	Cordgrass	Pickerelweed
	Bacopa	Canna	Soft Rush
	Blue Flag	Lily	Spikerush
	Bulrush	Maidencane	Other
	Chara	Naiad	N/A

Custom Report

Technician Name: administrator

Location: Highland Park

State/Province:

Address:

Postal Code/ZIP:

City:

Report Period: 11/16/2018 to 11/30/2018

		Total Vehicle Count	*Posted Speed Limit*	*Tolerated Speed*	*Number of Speed Limit Violations*	*Number of Vehicles Respecting Limit*	*Number of Vehicles inside Tolerated Range*
11/16/2018	**00:00:00**	1,197	15	20	241	H 956	220
11/17/2018	**00:00:00**	1,009	15	20	215	794	209
11/18/2018	**00:00:00**	1,063	15	20	250	813	223
11/19/2018	**00:00:00**	1,257	15	20	394	863	337
11/20/2018	**00:00:00**	1,305	15	20	491	814	402
11/21/2018	**00:00:00**	637	15	20	208	429	176
11/22/2018	**00:00:00**	953	15	20	308	645	270
11/23/2018	**00:00:00**	1,025	15	20	363	662	293
11/24/2018	**00:00:00**	1,018	15	20	267	751	209
11/25/2018	**00:00:00**	1,293	15	20	400	893	346
11/26/2018	**00:00:00**	1,264	15	20	470	794	395
11/27/2018	**00:00:00**	1,286	15	20	449	837	370
11/28/2018	**00:00:00**	H 1,418	15	20	H 525	893	H 432
11/29/2018	**00:00:00**	1,410	15	20	502	908	419
		SUM: 16,135			**SUM: 5,083**	**SUM: 11,052**	**SUM: 4,301**

		% of Speed Limit Violations	% of Vehicles Respecting Limit	% Vehicles in Tolerated Range	Average Vehicle Speed	Maximum Speed	Minimum Speed
11/16/2018	**00:00:00**	20	H 80	18	11	23	5
11/17/2018	**00:00:00**	21	79	21	12	22	5
11/18/2018	**00:00:00**	24	76	21	12	32	5
11/19/2018	**00:00:00**	31	69	27	12	27	5
11/20/2018	**00:00:00**	H 38	62	H 31	H 13	30	5
11/21/2018	**00:00:00**	33	67	28	H 13	36	5
11/22/2018	**00:00:00**	32	68	28	12	25	5
11/23/2018	**00:00:00**	35	65	29	H 13	35	5
11/24/2018	**00:00:00**	26	74	21	12	31	5
11/25/2018	**00:00:00**	31	69	27	12	27	5
11/26/2018	**00:00:00**	37	63	H 31	H 13	27	5
11/27/2018	**00:00:00**	35	65	29	H 13	27	5
11/28/2018	**00:00:00**	37	63	30	H 13	27	5
11/29/2018	**00:00:00**	36	64	30	H 13	30	5
		AVG: 31	**AVG: 68**	**AVG: 26**	**AVG: 12**		

		50% Speeds	*85% Speeds*
11/16/2018	**00:00:00**	13	18
11/17/2018	**00:00:00**	13	18
11/18/2018	**00:00:00**	13	18
11/19/2018	**00:00:00**	13	19
11/20/2018	**00:00:00**	14	19
11/21/2018	**00:00:00**	14	19
11/22/2018	**00:00:00**	13	19
11/23/2018	**00:00:00**	14	19
11/24/2018	**00:00:00**	13	19
11/25/2018	**00:00:00**	13	19
11/26/2018	**00:00:00**	14	19
11/27/2018	**00:00:00**	14	19
11/28/2018	**00:00:00**	14	19
11/29/2018	**00:00:00**	14	19
		AVG: 13	**AVG: 18**

Custom Report

Technician Name: administrator

Location: Highland Park

State/Province:

Address:

Postal Code/ZIP:

City:

Report Period: 12/1/2018 to 12/15/2018

		Total Vehicle Count	*Posted Speed Limit*	*Tolerated Speed*	*Number of Speed Limit Violations*	*Number of Vehicles Respecting Limit*	*Number of Vehicles inside Tolerated Range*
12/1/2018	**00:00:00**	1,038	15	20	406	632	336
12/2/2018	**00:00:00**	1,227	15	20	395	832	353
12/3/2018	**00:00:00**	1,120	15	20	315	805	288
12/4/2018	**00:00:00**	1,476	15	20	407	1,069	380
12/5/2018	**00:00:00**	1,416	15	20	514	902	422
12/6/2018	**00:00:00**	H 1,757	15	20	H 518	H 1,239	H 460
12/7/2018	**00:00:00**	1,248	15	20	349	899	307
12/8/2018	**00:00:00**	1,258	15	20	312	946	272
12/9/2018	**00:00:00**	1,331	15	20	433	898	386
12/10/2018	**00:00:00**	1,372	15	20	504	868	431
12/11/2018	**00:00:00**	0	0	0	0	0	0
12/12/2018	**00:00:00**	0	0	0	0	0	0
12/13/2018	**00:00:00**	0	0	0	0	0	0
12/14/2018	**00:00:00**	0	0	0	0	0	0
		SUM: 13,243			**SUM: 4,153**	**SUM: 9,090**	**SUM: 3,635**

		% of Speed Limit Violations	% of Vehicles Respecting Limit	% Vehicles in Tolerated Range	Average Vehicle Speed	Maximum Speed	Minimum Speed
12/1/2018	**00:00:00**	H 39	61	H 32	H 13	31	5
12/2/2018	**00:00:00**	32	68	29	12	27	5
12/3/2018	**00:00:00**	28	72	26	12	27	5
12/4/2018	**00:00:00**	28	72	26	12	24	5
12/5/2018	**00:00:00**	36	64	30	H 13	30	5
12/6/2018	**00:00:00**	29	71	26	12	42	5
12/7/2018	**00:00:00**	28	72	25	12	27	5
12/8/2018	**00:00:00**	25	H 75	22	11	31	5
12/9/2018	**00:00:00**	33	67	29	12	32	5
12/10/2018	**00:00:00**	37	63	31	H 13	29	5
12/11/2018	**00:00:00**	0	0	0	0	0	0
12/12/2018	**00:00:00**	0	0	0	0	0	0
12/13/2018	**00:00:00**	0	0	0	0	0	0
12/14/2018	**00:00:00**	0	0	0	0	0	0
		AVG: 22	**AVG: 48**	**AVG: 19**	**AVG: 8**		

		50% Speeds	*85% Speeds*
12/1/2018	**00:00:00**	14	19
12/2/2018	**00:00:00**	13	19
12/3/2018	**00:00:00**	13	18
12/4/2018	**00:00:00**	13	18
12/5/2018	**00:00:00**	14	19
12/6/2018	**00:00:00**	14	19
12/7/2018	**00:00:00**	13	18
12/8/2018	**00:00:00**	12	18
12/9/2018	**00:00:00**	14	19
12/10/2018	**00:00:00**	14	19
12/11/2018	**00:00:00**	0	0
12/12/2018	**00:00:00**	0	0
12/13/2018	**00:00:00**	0	0
12/14/2018	**00:00:00**	0	0
		AVG: 9	**AVG: 13**