

Montecito Community Development District

3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817

Phone: 407-723-5900; Fax: 407-723-5901

www.montecitocdd.org

The meeting of the Montecito Community Development District Board of Supervisors will be held on **Wednesday February 5, 2025, at 9:30 a.m.** at **Montecito Beach Club, 208 Montecito Drive, Satellite Beach, Florida, 32937**. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Conference Call: 1-844-621-3956

Meeting number (access code): 2538 286 6774

Join online: <https://pfmcdd.webex.com/meet/ripollv>

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- **Call to Order**
- **Roll Call**
- **Public Comment Period** (*where members of the public desiring to speak on a specific agenda item may address the Board, limited to 3 minutes per person*)

Administrative Matter

1. Review and Consideration of the January 8, 2025, Board of Supervisors Meeting Minutes
2. Discussion of Nominations for Seat 3

Vendor Report

- ProGreen Services LLC Monthly Executive Summary
- Review of ProGreen Services LLC Proposals

Playground

3. Presentation by Advanced Recreational Concepts

Old Business Matters

4. Discussion Regarding Roads
 - a. Encroachments
 - b. Street Repairs

New Business Matters

5. Ratification of Payment Authorization No.4
6. Review of District Financial Statements (*under separate cover*)

Staff Reports

- District Counsel
- District Engineer
- District Manager
- General Manager



- General Manager's Report
- Discussion of PlayGrounds
- Discussion of Chain Link Fence Proposals
- Discussion of Pressure Washing Proposals

Supervisor Requests & Comments

Adjournment



**Montecito
Community Development District**

Review and Consideration of the January 8, 2025,
Board of Supervisors Meeting Minutes



**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, January 8, 2025
208 Montecito Drive, Satellite Beach, Florida 32937
9:30 a.m.**

Board Members present at roll call:

Debra Reitz	Assistant Secretary	
Mark Nehiba	Chairman	
Tanja Glynn	Assistant Secretary	
Rich Wellman	Vice Chairman	(joined @ 9:41 a.m.)

Also present were:

Venessa Ripoll	District Manager- PFM Group Consulting LLC
Vivian Carvalho	District Manager - PFM Group Consulting LLC (via phone)
Rick Montejano	District Accountant - PFM Group Consulting LLC (via phone)
Gazmin Kerr	Assistant District Manager – PFM Group Consulting LLC (via phone)
Michael Pawelczyk	District Counsel – Billing, Cochran, Lyles, Mauro & Ramsey,P.A (via phone)
Kisha Wagner	General Manager – Vesta Properties
Lea Stokes	Vesta Properties
Rusty Kahoe	Progreen Services LLC
Zac Carr	Progreen Services LLC
Various Audience Members	

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 9:32 a.m. and quorum was established.

Public Comment Period

A homeowner commented regarding the pond salinity notated in the previous minutes and asked for that to be revisited as that should not be the case.

A homeowner, the President of the townhome HOA, had a comment regarding the rocks alongside the fence on Carlsbad. She noted there has been washing out under the fence causing dirt to pile up on the rocks and the sidewalk.

Mr. Kahoe stated he would look at that area and follow-up.

Administrative Matters

**Review and Consideration of
December 4, 2024, Board of
Supervisors Meeting Minutes**

The Board reviewed the minutes.

On motion by Mr. Wellman, seconded by Ms. Glynn, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the December 4, 2024, Board of Supervisors Meeting Minutes.

SECOND ORDER OF BUSINESS

General Business Matters

**Discussion Regarding HOA Social
Event Agreement**

The Board reviewed the HOA Social Event Agreement.

Mr. Pawelczyk recommended approving in substantial form in order to gain the HOA's feedback. He noted that each association will need to sign off on their own agreement. Insurance requirements have been included in the agreement and the agreement follows the form of the facility agreement that the District has previously approved and that renters currently follow. He reviewed the form as it would relate to each HOA.

There was a discussion regarding the verbiage used in the agreement in relation to the use of alcohol. It was noted the HOA's would still have to follow all amenity rules and regulations, although their fees are waived. It was clarified that if alcohol is at any event, there still must be insurance.

There was also a discussion regarding whether or not the HOA should be required to have a deposit or not. It was noted that if any damage should take place during these events, the HOA would be billed, and the Board is allowed to terminate their use until such bills are paid.

Mr. Pawelczyk noted he would make the necessary adjustments and remove the deposit requirement. However, it will be noted that this could be added back to the agreement, should issues and damage arise.

A homeowner, the HOA townhome President, stated that the HOA social event budget is capped at \$500.00.

It was noted that should damage account for more than \$500.00, the HOA could pursue legal action against the person(s) who caused the damage.

On motion by Ms. Glynn, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the HOA Social Event Agreement in substantial form, after making such amended changes.

Ms. Ripoll will send the agreement to the HOA's once received and then will send to the Board if there are any additional edits needed based on their feedback.

Discussion Regarding Roads

Mr. Matthes was unable to attend the Board meeting but will meet with Mr. Wellman on Thursday for a walkthrough and analysis. Ms. Wagner will join if she is able to. There are several options that the Board will choose from, once a final decision has been made on what is needed.

Ms. Glynn requested that the analysis be shared with the Board prior to the next meeting in order to have time to review Mr. Matthes's feedback.

Ms. Ripoll noted this will stay on the agenda for the next Board meeting.

Review and Consideration of Resolution 2025-12, Registered Agent

Ms. Ripoll stated that this was presented to the Board by District Counsel.

Mr. Pawelczyk noted the reasoning for this change as the current listed registered agent has retired. Mr. Pawelczyk will do all the necessary paperwork to make this change.

On motion by Ms. Glynn, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Resolution 2025-12, Registered Agent.

Discussion of Areas of Oversight

Mr. Nehiba gave an overview. He asked for feedback from Mr. Wellman and Ms. Glynn as they had previously served on the Board for this. There are currently 5 areas of oversight.

Mr. Wellman gave his opinion, noting this was very helpful in the past for anything that may have been overlooked and it helped move things along at a faster rate. It was easier to have a clear diagram of follow-up and feedback.

Ms. Glynn gave her opinion, noting that now there is Support Staff to help with this. It may not be as needed, although helpful. It can help others pinpoint the go-to Board Member to contact for help with whatever specific area they are assigned to. It was noted that it is important that even if assigned a specific area, Board Members should have knowledge of what is going on with all the areas. There shouldn't be additional jobs given out, but there can be a go-to person.

The example of the streetlights that are out was given. It has been difficult to get a vendor to come out and fix them. The lights are on a sensor. Ms. Wagner noted that there was an issue with the current vendor in regard to communication and updates. She has had another vendor come out and is awaiting a proposal from them. Once received, these proposals will be brought before the Board.

There was a brief discussion regarding what areas each Board Member would be interested in being the point person for.

A homeowner had a comment regarding what the process is of submitting an issue and following up to see if that issue has been fixed.

Mr. Wellman clarified this is how the Board Members can help with oversight.

This was followed by a discussion on how Ms. Wagner follows up with homeowners on tickets submitted. Ms. Wagner explained her procedure regarding this.

Ms. Ripoll stated she would work with Ms. Wagner and the website admin to see about the possibility of adding features to the ticket submissions so that the process of completion can be seen.

Ms. Ripoll reviewed the 5 areas of oversight. The first area is Communication and Oversight. Mr. Nehiba volunteered for this area. The second area is Land and Water Management. Ms. Reitz volunteered for this area. The third area is Lighting, Signage, Walls, and Playground. There was no current volunteer for this area. The fourth area is Right-of-ways. Mr. Wellman volunteered for this area. The fifth area will be covered by Ms. Glynn.

**Discussion Possible
Encroachments on CDD Property**

Ms. Ripoll noted this will be kept on the agenda for the next Board meeting when Mr. Matthes is able to attend and review.

**Ratification of Payment
Authorization No.3**

Ms. Ripoll stated that this is for contractual obligations. They have been approved by Ms. Glynn prior to the meeting.

On motion by Mr. Wellman, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District ratified Payment Authorization No. 3

**Review of District Financial
Statements**

There were no financials at this time.

THIRD ORDER OF BUSINESS

Other Business

Mr. Kahoe gave an overview of the Executive Summary. He noted that he has three outstanding quotes to bring before the Board.

- Quote #7692 is to remove existing trees in the easement area in the townhome area. They are damaged from the hurricanes and this area needs to be cleaned up. The total is \$400.00.
- Quote #7693 is for the north end of Simeon, where the CDD property starts. It is a shrub line that has deteriorated and near a homeowner's house. These will be removed and replaced with floral bushes.
- The last quote, #7691, is for a two-wire job. It is for approximately 310 feet of wire to be installed. It will run from 305 Point Lobos to 668 Monterey. It is to repair and bury the wire in conduit. The total is \$4,060.22.

Mr. Kahoe stated the previously approved wire installations have been completed and the irrigation installed behind Point Lobos will begin this month. He clarified the location of where this will be taking place. He noted that 10 of these wire installations were completed in 2024 and he is keeping track of the summary.

Mr. Wellman made note of a few trees that are falling on the corner of Montecito and Simeon. He would like this to be fixed as well. He confirmed that the area in question for quote #7693 does look bad and needs to be fixed.

Mr. Kahoe stated they are requesting a larger 7-gallon plant to be installed in that area in order for it to look cohesive with other plant life on property and it will grow nicely in that area.

On MOTION by Ms. Glynn, seconded by Ms. Reitz, with all in favor, the Montecito Board of Supervisors CDD approved Proposals #7691, #7692, and #7693.

Staff Reports

District Counsel – Mr. Pawelczyk confirmed that the Board had completed their Ethics Training for the year. New Board Members will receive links in the spring for their required training. This is an annual requirement. The Form 1 is due July 1 which notates that that training has been completed.

District Engineer – No report.

District Manager – Ms. Ripoll noted that the next Board meeting is scheduled for February 5, 2025, at 9:30 am. She will work on an email blast for the open Seat on the Board. Any resumes received will be sent to the Board prior to the next meeting.

General Manager –

Ms. Wagner provided the report to the Board and gave an overview.

The first item to come before the Board was the update on the playground. Two quotes have been received. There are only a few vendors that work with the composite equipment and can get it in a timely manner. Most vendors order the equipment outside of the US and this has a wait time of 6 months or more. One quote is for composite equipment, and one is for powder coated steel. There was a brief discussion on the age appropriateness of the equipment.

Ms. Glynn stated that the original budget for the playground was \$107,000. These quotes are around \$150,000. If this is quality equipment, this is something worth investing in and taking a small amount out of reserves to cover the difference.

There was a discussion regarding the cost and the timeliness of getting the equipment. Ms. Wagner noted that the two vendor proposals received are local and will be able to provide the equipment at a much faster rate.

Ms. Glynn suggested going with the composite equipment over the powder-coated steel.

Ms. Wagner stated that she has called multiple vendors and there are not a lot of options that work with composite equipment. One of the only options is the vendor provided.

Mr. Wellman stated he spoke with the owner of Advanced Recreational Concepts. After this discussion, it was suggested to not purchase the materials from China. Both vendors provided are offering materials that are from China. Mr. Wellman suggested not going with either of these vendors, but instead, creating a focus group comprised of Ms. Wagner, a Board Member, and various homeowners with children. Based on this focus group, the Board can create a playground that will be around for a long time and that the community will enjoy. The owner of Advanced Recreational Concepts stated he would be willing to work with the focus group to build out the desired playground. He noted that the District could have a welder fabricator repair the playground, have it reinspected and reopened to the community as soon as possible.

On motion by Mr. Wellman, seconded by Mr. Nehiba, with 2 opposed, the Board of Supervisors for the Montecito Community Development District did not approve having a Welder Fabricator repair the playground, with a not-to-exceed of \$3,500.00. Motion failed.

Ms. Glynn questioned where Advanced Recreational Concepts get their equipment from and what the timeliness of that would be. It has taken too long to repair this area already, and creation of a focus group would only lengthen that timeframe.

Ms. Wagner noted that not only is a welder needed, but also the playground flooring is a major hazard needing repair prior to re-opening. It is unable to be patched. The entire playground area is part of the issue. This is a liability worry. She also noted that she has had no updated communication with Paul and needs to know what is going on.

Ms. Glynn reviewed the playground images and measurements that had been given.

Mr. Nehiba noted that this needs to be done properly one time. Most families love having swings, but it doesn't seem any of the images provided have swings.

There was a discussion regarding the inspector's report and it was noted that nothing has been provided from the City's inspector at this point.

Ms. Ripoll stated she will reach out to Bliss Products to provide another proposal at the February meeting. This is a playground company that she works with.

Ms. Glynn asked for confirmation on what the shade material is in order to see its weather warranty.

It was agreed that this has been going on for too long and needs to be voted on at the February meeting.

There was a discussion on having a playground designer come in and create a playground specifically for that space. Ms. Ripoll noted that if swings are included, there

will have to be ADA compliance. She will put out an email blast to residents to let them know that the playground decision will be on the February agenda.

A homeowner suggested asking for feedback from families in the email blast and having a deadline to respond. She also noted that children outside of the community use the playground.

Ms. Ripoll stated that she will work on the email blast and work with Ms. Wagner to obtain another quote from Bliss Products to be brought back at the February meeting.

There was a brief discussion regarding the alarm going off in the Fitness Center. Ms. Wagner stated that this happened the night before and she is working with the vendor to get it fixed. She believes it is a sensor.

The second item to come before the Board was the chain link fence proposals. Ms. Wagner stated she has worked with 3 different vendors for the fence. One vendor provided a quote that she felt was too high. The other two companies have not provided a quote thus far. They are coming to view the area this week. This is for the area around one pump station.

There was a discussion regarding the open gate door. Ms. Wagner stated it gets broken almost every week. Victor repairs it, but to no avail. It was suggested to have a magnetic handle installed. She is going to ask the vendors who are coming to also give a quote for that as well. Mr. Wellman suggested attaching 3 self-closing magnetic hinges. He stated he will work with Victor to get the proper parts.

Mr. Nehiba noted that both of gates are wide open all day. Ms. Wagner stated she would reach out to the vendor to fix.

Supervisors Requests & Comments

Ms. Ripoll will check Ms. Reitz's email, as she is not receiving info on the tickets.

Mr. Wellman suggested putting together a monthly newsletter called the "Montecito Messenger". This would provide more communication to the community. CDD and HOA's could provide input. Ms. Ripoll noted that no other CDD's she works with have a newsletter and when having something like that, it would be required to have it be ADA compliant.

Ms. Glynn stated all the information residents need is located on the website and having a newsletter may require more input from District Counsel.

Mr. Pawelczyk noted this may cause more work and a larger budget, as it would need to be ADA compliant when placed on the website.

There was a brief discussion on communication with the residents. This included having email blasts cover all updated information on what is happening within the community.

There was a homeowner who had a few questions in regard to landscaping. She noted that the area where the new bushes are being planted does not get sunlight. She also questioned whether if it was possible to resurface the playground flooring. It was noted that in order to replace the playground equipment, the current flooring has to be ripped up. Mr. Nehiba stated he would follow up with Mr. Kahoe regarding the bushes.

Another homeowner had a comment in regard to communication and engagement within the community. He noted that this would be a worthwhile goal no matter how it's done as most residents do not go seeking out the information via the website. Ms. Glynn noted that signage within the Community Boards may help do this as well. Ms. Ripoll will also work on the email blasts incorporating all the information. Another homeowner, the townhome HOA President, noted that not everyone reads their emails or receives the emails.

Adjournment

There was no further business to come before the Board.

On MOTION by Mr. Nehiba, seconded by Ms. Reitz, with all in favor, the Montecito Board of Supervisors CDD adjourned the January 8, 2025, Board of Supervisors' meeting at 11:12 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Montecito Community Development District

Discussion of Nominations for Seat 3



Professional Summary of Richard J. Adams

Professional Experience:

Firefighter for the City of Bethlehem, PA Position: Retired as Fire Commissioner/Chief
Serving for 26 years

Zoning Officer/Building Code Official for Williams Township, Easton, PA
Serving for 20 years

Vice President/Manager of Mayo Homes Company & Red Maples Mobile Home Park,
Trexlerstown, PA. A 275-lot Manufactured Home community.
Serving for 7 years

President of the Riverview Condominium Association a 45 unit/homes with a 5-person
board of directors.
Serving for 8 years.

Who I am.

- I am a Florida and Montecito Resident. I feel that based on my experience in public service and as a business owner and community association officer I have a lot to give to our beautiful community.
- I am familiar with all aspects of property management plus infrastructure designs and maintenance.
- I am fiscally conservative and desire to maintain our community in the way it was initially developed and designed.
- I understand the Florida Sunshine Law and I have read and understood Chapter 190 of the Florida Statutes.

If appointed, and as I have done in past positions, I will serve our community with enthusiasm, integrity and apply common sense in all decisions that come before me.

Contact Information:

- Permanent Address: 106 Redondo Drive, Satellite Beach, FL 32937

William S. McDougall
395 Point Lobos Drive
Satellite Beach, FL 32940

Summary

Senior Finance Executive and valued C-level advisor with a record of success improving financial performance and operational efficiency across multiple industries. Experience in applying best practices and process discipline in large corporate settings as well as in high growth companies with entrepreneurial environments. Specific expertise in:

- Strategic Planning
- GAAP / Financial Accounting
- Acquisitions Integration
- Contract Review and Negotiation
- Forecasting
- Sarbanes-Oxley

Education

Nova Southeastern University, Ft. Lauderdale, Florida
Masters - Business Administration
B.S., Accounting

Experience

McDougall Consulting LLC

2024 – present

- Advisory consulting support to Private Equity group for its Utilities Contracting business.
- Expert consulting support in the area of Utilities Services construction contracting.

MasTec, Inc. – (Coral Gables, FL)

2012 - 2023

\$12+ Billion infrastructure construction company serving the communications, oil and gas, clean energy and power delivery markets.

CFO – Utility Services Group (Retired 4/30/2023)

2019 – 2023

- \$1.2B segment focused on construction services for US wireline (telecom), cable, electric and gas distribution markets.
- Led successful implementation of new systems – ERP and Data Analytics

CFO – Oil and Gas Group

2012 – 2019

- Finance leader for business segment that grew from 900M+ to \$3.0B+ and 7,500+ employees with multiple union and non-union business units in the US and Canada providing pipeline and facilities construction and maintenance.

Willbros Group - (Houston, TX)

2004-2012

\$1.7 Billion global contractor specializing in energy infrastructure serving the oil, gas and power industries. (Willbros acquired InfrastruX Group in July 2010).

- Senior Vice President-Finance/Administration - Utility T&D Segment (New York, NY) 2010-2012
- Eastern Region CFO - InfrastruX Group (Pittsburgh, PA) 2004-2010

Dielectric Solutions - (Pittsburgh, PA)

2002-2004

A Start-up Company producing high performance fiberglass fabric and yarn for electronics, aerospace and other industries.

- Chief Financial Officer

Alstom S.A – (Pittsburgh, PA)

1996-2001

\$15 Billion French Corporation serving power generation, energy transmission and distribution and mass transportation markets.

- Involved in transaction selling Daimler's Automation businesses to Alstom and leading subsequent integration activities.
- Roles included VP/CFO for U.S. Division and General Manager-Bayside Automation (Subsidiary),

Daimler Benz North America (Pittsburgh, PA)

1985-1996

\$100 Billion German Multi-national Corporation serving automotive, industrial, and mass transportation markets

- Multiple roles with multiple operations for Daimler Benz North America including Director, IT, General Manager and Corporate Controller.

Motorola, Inc. - Portable Products Division – (Plantation, FL)

1976-1985

\$250M Division producing two-way handheld radios.

- Several positions of increasing responsibility in Accounting/Finance Depts. Culminating in Finance Manager

Other Activities – Hempstead Woods Homeowners Association, Treasurer (1 term), Washington County, PA United Way Board (1 term); Pittsburgh Robotics Initiative Charter Board Member, Church Treasurer (multiple terms)

**Montecito
Community Development District**

ProGreen Services LLC
Monthly Executive Summary



Date: 1/27/25

Montecito CDD Monthly Executive Summary – ProGreen Services

Completed Projects:

Meetings:

Met Kisha General Manager weekly during the month. Provided Kisha with a summary of existing projects and tour of the property.

Week Ending on 1/10/25:

- Provided mowing services in the CDD easement areas of the townhomes.
- 811 services were called to schedule marking off new irrigation install for quote 7313. Work is scheduled to begin the first part of next week.
- Provided an update to Quote 7313. Discussed the upcoming meeting and the need to have 3 quotes reviewed and approved by the board. Discussed providing a quote for replacing the fountain grasses in the 12 pots at the front entrances with False Agaves to match what is currently installed.
- Marked with white paint the areas for 811 to inspect for a utility issues for quote 7313.
- Inspected the rock area at fence line of Carlsbad per Betsy's request at the board meeting. The crew blew off the rocks that contained some excess dirt. Additionally, a pool is being installed on the Vue side of the fence causing some erosion onto the rocks.

Week Ending on 1/17/25:

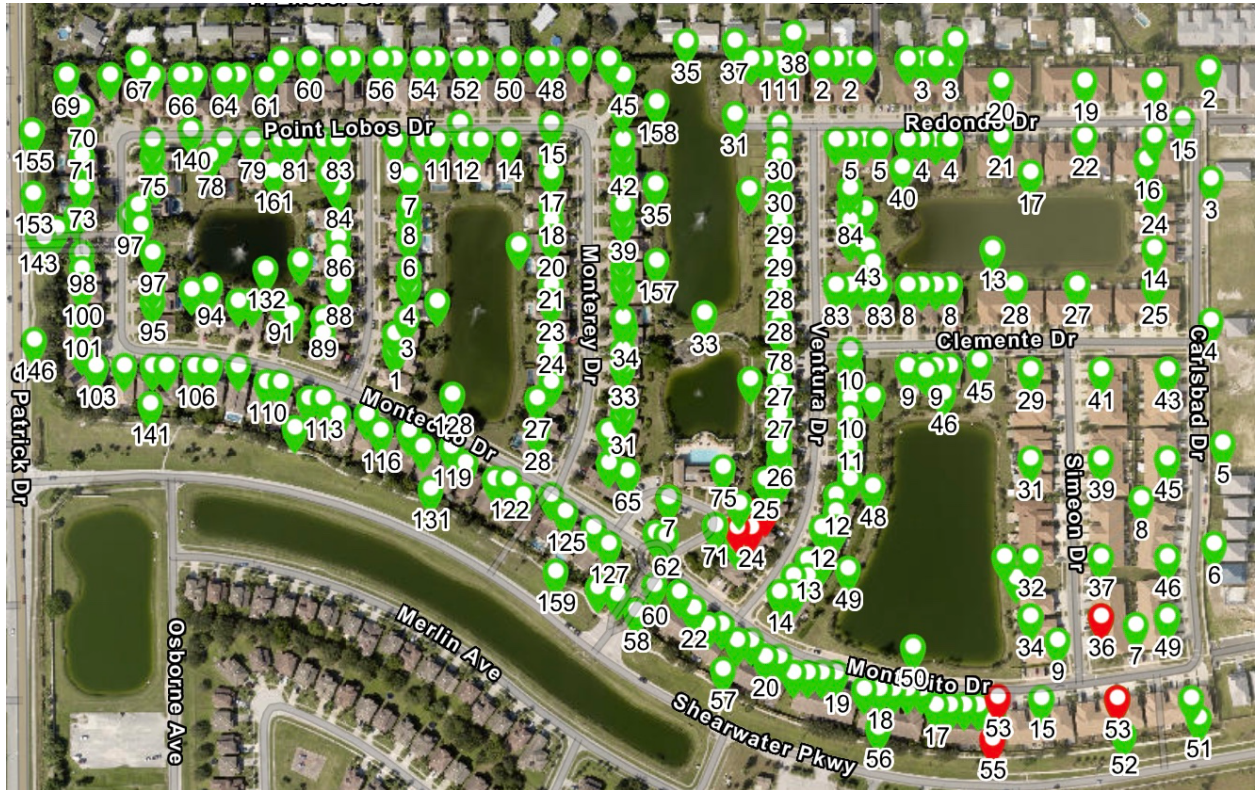
- Provided detailed trimming services on Monday around the clubhouse section of the community. In addition, we removed the seed pods from the palm trees surrounding the club house.
- Met with Mark to clarify some question regarding quote 7382 (Irrigation).
- Removed the trees for quote 7692
- Removed the shrubs for quote 7693
- Discussed the notes from our meeting with Mark regarding Quote 7382 (Irrigation). Provided an update on the work scheduled for quote 7313 (Irrigation), 7692(Tree Removal), 7393 (Shrub removal and install) and approval for 7744 (Entrance Pots).
- Provided details services along the Southeast wall area along Shearwater Road.
- Provided a turf weed control treatment at 95 Redondo in the CDD easement.
- Started the install of the new irrigation line for Quote 7313 (Irrigation).

- Provided detailed services along the Southeast wall area along Shearwater Road.
- Received an inquiry from the homeowner behind at 728 Monterey Dr. regarding the sod in the CDD easement behind their property. Will be submitting a report to CDD for the next round of sod replacements within the community.
- Provided detailed services along the Southeast wall area along Shearwater Road.
- Missed irrigation window due to west controller being off for the install of new zone system from quote 7313. Make up window scheduled for Friday.
- Met with the homeowner at 634 Mission Bay regarding the trees hanging from the CDD areas across the wall. We will be providing a quote to the CDD for additional tree trimming to remove some branches from the homeowner's side of the property to provide a clear area over the pool.
- Installed 30 new shrubs for quote 7693.

Week Ending on 1/24/25:

- Provided mowing services in the CDD easement areas of the townhomes.
- Kisha CDD - Discussed the install of the new Agave's at the entrance roadway pots. Quotes for the board meeting - Community tree trimming proposal, the hardwoods behind 634 Mission Bay, and the Rock to Mulch project from 2023.
- Trimmed the Trinettes by the entrance gates.
- Removed debris from around the pond.
- Installed new Agave shrubs at the front entrance pots.
- Investigated the outages from Insight Irrigations report along with the leak. Repaired a mainline break at zone 130 on the west controller. Providing a quote for the on the west controller.

Current Irrigation Map: 1/27/25



Maintenance Service Schedule:

We have adjusted the staffing and schedule to daily. We are staffing positions and scheduling work on a Monday – Friday basis for the community. We are on our every other week mowing schedule.

Montecito Community Development District

Review of ProGreen Services LLC Proposals





ProGreen Services, LLC
Landscape • Irrigation • Maintenance

ProGreen Services, LLC

5450 10th Avenue North

Greenacres, FL 33463

+18883774144

NephtelieB@progreenservices.net

www.progreenservices.net

Estimate 7848

ADDRESS	DATE	TOTAL
Montecito Community Development District Montecito CDD c/o Accounting 3501 Quadrangle Blvd, Suite 270 Orlando, FL 32817	01/24/2025	\$750.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Care- Received a request from the resident at 635 Mission Bay to trim the hardwood tree that is across the wall from their pool. After inspection it appears that several branches can be removed from the tree to provide the necessary clearance they are requesting. The tree is on CDD property.	1	750.00	750.00

We appreciate the opportunity!

TOTAL	\$750.00
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THANK YOU.

Accepted By

Accepted Date

We appreciate your feedback. Please leave a review.

<https://g.page/r/CdXPXv9W4GXoEAI/review>



ProGreen Services, LLC
Landscape • Irrigation • Maintenance

ProGreen Services, LLC

5450 10th Avenue North

Greenacres, FL 33463

+18883774144

NephtelieB@progreenservices.net

www.progreenservices.net

Estimate 7854

ADDRESS	DATE	TOTAL
Montecito Community Development District Montecito CDD c/o Accounting 3501 Quadrangle Blvd, Suite 270 Orlando, FL 32817	01/27/2025	\$2,100.00

PROPERTY
Montecito CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repair- West Controller Zones 15 and 18- 2 Wire Fault from Outage 1/23/25	1	0.00	0.00
	Irrigation Repair- Hunter 14/2 Wire	125	0.92	115.00
	Irrigation Repair- Conduit	125	4.00	500.00
	Irrigation Repair - Round Green Valve Box	1	25.00	25.00
	Irrigation Repair- 3M Connectors	16	5.00	80.00
	Irrigation Repair- Labor - Tech	8	97.50	780.00
	Irrigation Repair- Labor - Helper	8	75.00	600.00

We appreciate the opportunity!

TOTAL **\$2,100.00**

THANK YOU.

Accepted By

Accepted Date

We appreciate your feedback. Please leave a review.

<https://g.page/r/CdXPXv9W4GXoEAI/review>



ProGreen Services, LLC
Landscape • Irrigation • Maintenance

ProGreen Services, LLC

5450 10th Avenue North

Greenacres, FL 33463

+18883774144

NephtelieB@progreenservices.net

www.progreenservices.net

Estimate 7855

ADDRESS	DATE	TOTAL
Montecito Community Development District Montecito CDD c/o Accounting 3501 Quadrangle Blvd, Suite 270 Orlando, FL 32817	01/27/2025	\$22,602.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Care - Provide labor and material to complete Annual Palm Trimming	1	15,435.00	15,435.00
	Tree Care - Provide labor and material to complete Annual Hardwood Trimming	1	7,167.00	7,167.00

We appreciate the opportunity!

TOTAL **\$22,602.00**

THANK YOU.

Accepted By

Accepted Date

We appreciate your feedback. Please leave a review.

<https://g.page/r/CdXPXv9W4GXoEAI/review>

Montecito CDD Rock/Mulch Plan 2023 through 2026

Blue – Rock

Orange - Mulch

IMMEDIATE 2023

Rock currently \$1,100 per ton

If rock left over from clubhouse, then the round about will be rocked instead of mulched.



Mulch round-about if not enough Rock left.



Mulch Shearwater entrance 2023.



Mulch S. Patrick Entrance 2023.



Mulch Open space flower beds at Pasadena



Montecito CDD Rock/Mulch Plan 2023 through 2026

Blue – Rock

Orange – Mulch

FISCAL YEAR 2024

Rock S. Patrick 2024



Mulch Park/Beach Area 2024



Rock Shearwater entrance 2024



Rock Round-about and bushes at parking lot 2024 if not done left over in 2023



Rock behind Monterey 2024



Mulch 2024 – Playground area



Montecito CDD Rock/Mulch Plan 2023 through 2026

Blue – Rock

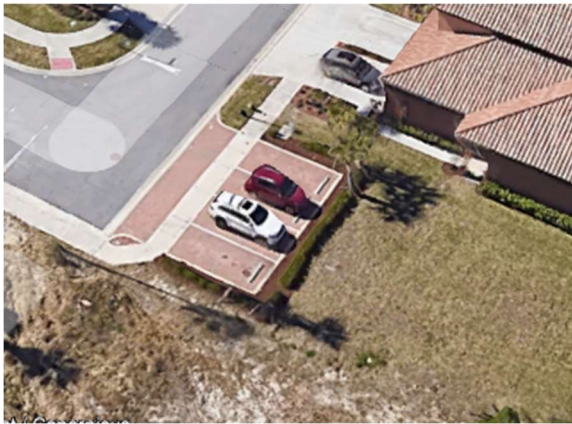
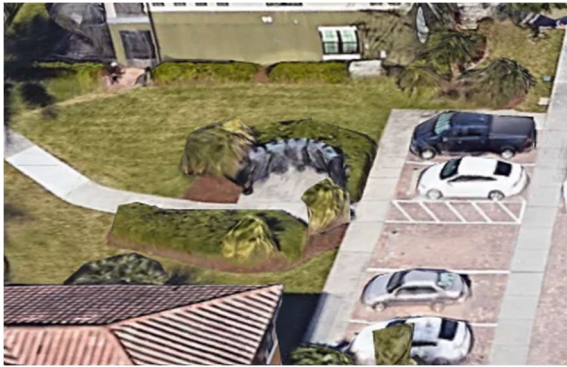
Orange – Mulch

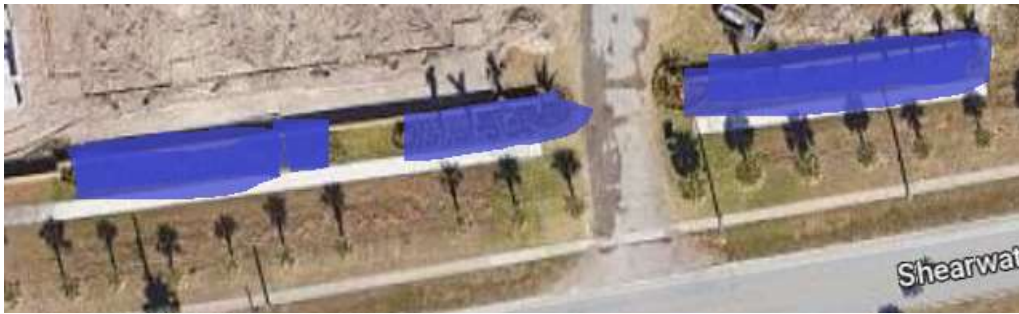
FISCAL YEAR 2025



Montecito CDD Rock/Mulch Plan 2023 through 2026 FISCAL YEAR 2026

Rock in final locations in community. Shearwater wall, parking areas throughout townhomes.







Montecito Community Development District

Presentation by
Advanced Recreational Concepts



Montecito Community Development District

Discussion Regarding Roads
a. Encroachments
b. Street Repairs



Reference- Email Dated Tuesday December 10, 2024, from Michael J. Pawelczyk requesting Supervisor Wellman’s review and inquiring whether he is aware of any other encroachment that we should present to the Board for discussion

Email entitled: “Montecito CDD - Possible Encroachments on CDD Property Just Acquired”

My review of the Phase 2C Encroachments

754 Carlsbad Drive – This property has NO encroachments as defined in the subject memo.

774 Carlsbad Drive – I concur with the encroachment. See photo included.

776 Simeon Drive - I concur with the encroachment. See photo included.

49 Montecito Drive – this property was not included in this email. See photo included. This property is owned by (SB Leasing Ventures LLC) Driveway Encroachment.

In conclusion, these three properties are owned by the same entity. I have also included photos of properties that have no encroachments as well as the 3 properties in question.

785 Simeon Drive shows NO encroachment.



The trees and plantings are within the property boundaries. The driveway is the same width as the garage door opening which is the standard throughout the community.

784 Carlsbad Drive – shows NO encroachment.



The driveway is the same width as the garage door opening.

49 Montecito Drive – Has an encroachment by an expanded driveway apron.



Trees/bushes are planted on CDD property, and the driveway is expanded beyond the garage opening.

774 Carlsbad Drive - Has an encroachment by an expanded driveway apron.



Trees/bushes are planted on CDD property, and the driveway is expanded beyond the garage opening.

776 Simeon Drive - Has an encroachment by an expanded driveway apron.



Trees/bushes are planted on CDD property, and the driveway is expanded beyond the garage opening.

My review of Parking stalls /spaces by street name in Phase 2C.

Montecito Drive Parking Stalls	7
Montecito Drive	8
Redondo Drive	4
Carlsbad Drive	5
Carlsbad Drive	5

I'm not sure about how Stef determined the parking stalls. I used a visual drive through counting each space within the new asphalt area which comprises the Phase 2C area as best I can recall.

If you have any questions regarding the above info, please feel free to contact me at any time.

Rich

Additional Encroachments

Townhomes (3) properties

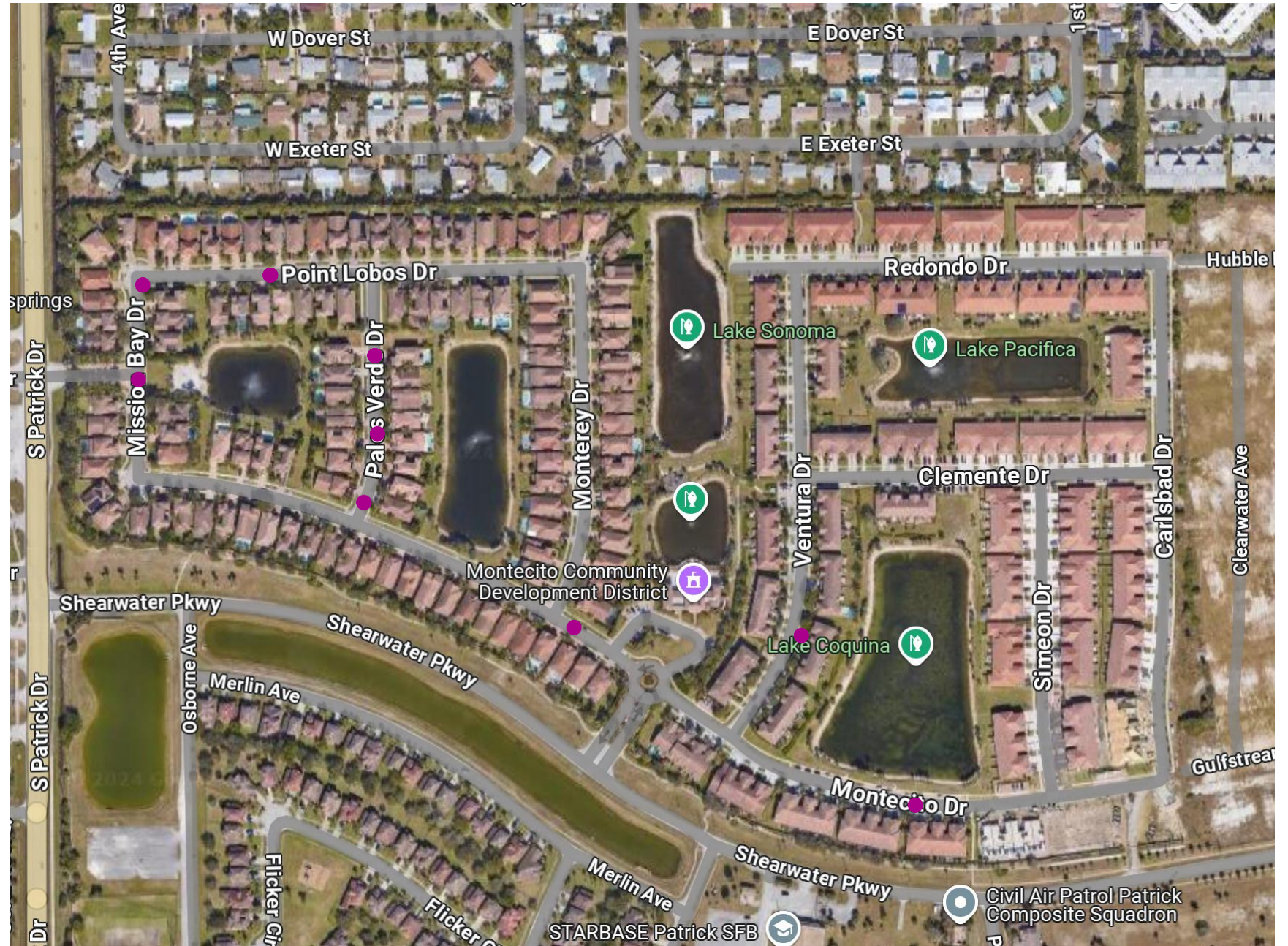


Single Family Homes (4) properties



ASPHALT REPAIR

- 239 Montecito Dr.
- Palos Verde Dr. & Montecito Dr.
- 697 Palos Verde Dr.
- 657 Palos Verde Dr.
- 375 Point Lobos Dr.
- 737 Ventura Dr.
- 129 Montecito Dr.
- 664 Misson Bay Dr. (drain)
- Mission Bay Dr. & Point Lobos



Road Repair Needs and Sewer Line Inspection

Introduction

We have identified two road areas in need of immediate repair: one on Palos Verde Drive and one on Ventura Drive. This document outlines the necessary steps and considerations before commencing the repair work.

Repair Areas

Palos Verde Drive

The road on Palos Verde Drive requires repair due to observed damage. Before proceeding with the repair work, it is essential to scope out the sewer line using a camera to ensure there are no leaks in our sanitary pipes on that street. This precautionary measure will help us avoid future complications and ensure the integrity of the infrastructure.

Ventura Drive

The road on Ventura Drive also requires repair. We need to request three quotes from vendors for the repair work. These quotes will be evaluated to determine the most suitable option based on cost, quality, and vendor reliability.

Next Steps

- Our district engineer Stef Matthes has made the following repair recommendations.
- Conduct a camera inspection of the sewer line on Palos Verde Drive to check for any leaks in the sanitary pipes.
- After reevaluating the condition of these areas with Stef Matthes he recommends we request new quotes from the asphalt vendors for the repair work on both Palos Verde Drive and Ventura Drive.
- Select the most appropriate vendor for the repair work based on the evaluation of the quotes.
- Schedule and commence repair work on both road areas, ensuring minimal disruption to traffic and residents.

See the following photos showing the areas in need of inspection and/or repair.

Palos Verde Drive



The second photo above shows the previous repair. As you can see it has a concave shape based on the water pooling which indicates settlement or a poor patch repair. Once we remove the nearby manhole cover and run a camera scope down the sanitary pipe it may reveal we have a bigger problem than initially thought. We will not proceed with any repairs until we are sure there are no problems with the sanitary pipe/s and the repairs made will be permanent.

Ventura Drive



This area on Ventura Drive has been a problem for some time now. Due to the settling both the valley curbing and the driveway apron will need to be replaced along with a section of the asphalt to bring all three components flush with the rest of the surrounding areas.

Conclusion

By taking the necessary precautions and thoroughly evaluating our options, we aim to carry out the road repairs efficiently and effectively. Ensuring the integrity of our infrastructure is a top priority, and we will proceed with the utmost care and diligence.

Montecito Community Development District

Ratification of Payment Authorization No. 4



MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #4

1/7/2025

Item No.	Payee	Invoice	General Fund
1	ATP Fire Fire Suppression System Test	13310	\$ 214.00
2	Brevard Pools, Inc. Repaired Leaking Hose Replaced Gutter Gates	227572 227620	\$ 175.00 40.00
3	Don Bo Sidewalk Repairs	100187	\$ 3,202.00
4	Florida Door Control of Orlando Vehicle Entry/Exit Gate Inspection	1084406	\$ 570.00
5	Gannett Florida LocalIQ Legal Ad on 11/21/2024 (Ad: 10786780)	6816712	\$ 208.46
6	Hoover Pumping Systems Pool Pump Maintenance	184468	\$ 266.81
		TOTAL	\$ 4,676.27

District Manager / Assistant District Manager

Chairman / Vice Chairman



ATP FIRE

Work Order # #13310



License # FED16-000010 # FED20-000006
215 West Dr. Melbourne, FL 32904
844-ATP-FIRE (844-287-3473) / 321-729-6462
www.atpfirepro.com Fax 321-729-6353

Date: 12/17/24

Job Site: Montecito Beach club
208 Montecito Dr
Satellite Beach, FL 32937

Bill to: _____

7710

Authorized By Name	<u>Kesha</u>	# <u>603-921-</u>	Email Address	<input type="checkbox"/> NEW
Onsite Contact Name		#	Fax #	<input checked="" type="checkbox"/> ROUTE
Other		#	PO #	<input type="checkbox"/> ONE TIME
Technician	<u>R.</u>	Also servicing Security Alarms, Monitoring, and Hood Cleaning		

PLEASE PAY FROM THIS INVOICE

Remarks :

Quantity	Work Description	Unit	Total
	Fire Suppression System Test, Inspection, and Certification		
	Type and Make -		
<u>(5)</u>	Annual Fire Extinguisher Inspection - State Certifications		<u>\$75.00</u>
	- Certification, Recording, State Tag, and State Seal		
Quantity	Parts Description		
	Fusible Indicator Links		
	Fire Cartridge		
	Nozzle Cap		
	Fire Extinguisher		
<u>(1)</u>	Fire Extinguisher Recharge Exchange VOS 6 yr / 12 yr <u>5lb</u> 10lb 20lb		<u>\$99.00</u>
	Fire Extinguisher Recharge Exchange VOS 6 yr / 12 yr 5lb 10lb 20lb		
<u>(1)</u>	Fire extinguisher cabinet frame		<u>\$40.00</u>

PAYMENT

- CASH Amount _____
- CHECK Check # _____
- CREDIT CARD Trans ID _____
- DID NOT PAY I am aware that this is a NET 15 Days acceptance.

NET 15 DAYS

Initials: _____

Subtotal	<u>\$214.00</u>
Tax	<u>\$14.98</u>
Total	
Deposit / Payment	
Balance Due	<u>\$228.98</u>

By signing this invoice you are fully aware that in the event this account is turned over to a collection agency or needs to be litigated, you shall be responsible for all collection costs and all reasonable attorney fees. A \$20.00 charge for all returned checks. All products remain full ownership of ATP FIRE until complete balance due is paid. Late Charges may apply of up to 18% after NET 15 DAYS.

Signed: [Signature] Print: Keshanbigner Date: 12/17/24

Brevard Pools, Inc.

128 Sixth Avenue
Indialantic, FL 32903
p: 321-723-7074
f: 321-728-4221
Barb@brevardpools.com
www.brevardpools.com



Invoice

Date	Invoice #
12/10/2024	227572

Bill To

PFM Group Consulting LLC
C/O Montecito CDD
3501 Quadrangle Blvd. #270
Orlando, Fl 32817
Attn: Rick Montejano

Ship To

Montecito CDD
208 Montecito Dr
Satellite Beach, FL 32937

P.O. No.	Terms	Account #
	Due on receipt	4175P

Quantity	Description	Rate	Amount
1	REPAIR LEAKING HOSE THAT RUNS TO THE PRESSURE GAUGE RESOLUTION: COMPLETED 12/10/2024	0.00	0.00
1	Service Call/Labor	150.00	150.00
1	TUBING & FITTING	25.00	25.00

Subtotal		\$175.00
Sales Tax (7.0%)		\$0.00
Total		\$175.00

All charges are due upon receipt. Any amount not paid within 30 days is subject to a late charge of 1.5%. If you have any questions please call 321-723-7074 or email barb@brevardpools.com. Thank you for your patronage.

Brevard Pools, Inc.

128 Sixth Avenue
 Indialantic, FL 32903
 p: 321-723-7074
 f: 321-728-4221
 Barb@brevardpools.com
 www.brevardpools.com



Invoice

Date	Invoice #
12/13/2024	227620

Bill To

PFM Group Consulting LLC
 C/O Montecito CDD
 3501 Quadrangle Blvd. #270
 Orlando, Fl 32817
 Attn: Rick Montejano

Ship To

Montecito CDD
 208 Montecito Dr
 Satellite Beach, FL 32937

P.O. No.	Terms	Account #
	Due on receipt	4175P

Quantity	Description	Rate	Amount
1	REPLACE 2 GUTTER GRATES PER DOH RESOLUTION: COMPLETED 12/13/2024	0.00	0.00
2	2' X 6' GUTTER GRATE	20.00	40.00

Subtotal		\$40.00
Sales Tax (7.0%)		\$0.00
Total		\$40.00

All charges are due upon receipt. Any amount not paid within 30 days is subject to a late charge of 1.5%. If you have any questions please call 321-723-7074 or email barb@brevardpools.com. Thank you for your patronage.

DON BO, INC.

Concrete and Curbing Contractor

2835 Kirby Circle NE #101

Palm Bay, FL 32905

Invoice

Date	Invoice #
12/13/2024	100187

Bill To

Montecito CDD
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817

Ship To

Montecito Subdivision

P.O. No.	Due Date	Terms	Rep	Project
	12/13/2024			

Description	Amount
Saw cut, removed damaged Sidewalk , excavate area for roots, form and pour sidewalk.	3,202.00
Sales Tax (CR)	0.00
Total \$3,202.00	

Payments/Credits \$0.00

Balance Due \$3,202.00

Need to reach us?

Phone # 3217682287

Fax # (321)725-7669

License # CGC 055979

Florida Door Control of Orlando, Inc.
658-2 Washburn Rd.
Melbourne, FL 32934



INVOICE

Phone: (321) 254-8011
Fax: (321) 259-8725
billing@fdc.com

Invoice #: 1084406
Ref #: 214674
Date: 12/18/2024
Terms: Net 10
Due Date: 12/28/2024
PO:
TaxID#:

Proposal:0

Late Payments subject to 1.5% Finance Charge

Bill To:

Montecito CDD
c/o PFM Consulting LLC
3501 Quadrangle Blvd. Suite 270
Orlando, FL 32817

Site Address:

Montecito CDD
208 Montecito Dr
Satellite Beach, FL 32937

Contact: Rick Montejano

Phone: 3217779460

E-mail: MontejanoR@pfm.com

Service Requested/Performed

12/12/2024 2:55:52 PM Kisha - conduct a comprehensive inspection of the vehicle gates to ensure both are fully operational

12/16/2024 MB/RB 2.5HR- Arrived on site, spoke with poc. Performed pm on all equipment. Found issues noted on pm checklist. Will provide quote for all repairs informed poc of work performed Complete
Quote 38813 sent to kwagner@vestapropertyservices.com and montejano@pfm.com on 12/17/2024 @ 0841

NAME	DESCRIPTION	QTY	RETAIL	TOTAL
Max D Benaroch	Tech-Labor (Mel/Tam/Orl)	3	\$140.00	\$420.00
			LABOR	\$420.00
			MATERIAL	\$0.00
			SERVICE CALL	\$150.00
			SUB TOTAL	\$570.00
			SALES TAX	\$0.00
			PAYMENTS	\$0.00
			BALANCE	\$570.00

Thank You for Choosing FDC - When Security Matters! www.FDC.com

If you have any questions regarding this invoice, please call 321-254-8011 x.11 within 30 days. Any disputes must be presented within 30 days from the date on this invoice.


**We accept checks and all major credit cards.
We appreciate your business!**



ACCOUNT NAME Pfm Group Consulting Llc		ACCOUNT # 542930	PAGE # 1 of 1
INVOICE # 0006816712	BILLING PERIOD Nov 1- Nov 30, 2024	PAYMENT DUE DATE December 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$208.46	

BILLING ACCOUNT NAME AND ADDRESS

Pfm Group Consulting Llc
 3501 Quadrangle Blvd. Ste. 270
 Orlando, FL 32817-8329



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
11/1/24	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/21/24	10786780	BRE Brevard Florida Today	MONTECITO COMMUNITY DEVELOPMENT DISTRICT Board of Supervisors		\$208.46

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$208.46
Service Fee 3.99%	\$8.32
*Cash/Check/ACH Discount	-\$8.32
*Payment Amount by Cash/Check/ACH	\$208.46
Payment Amount by Credit Card	\$216.78

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Pfm Group Consulting Llc		ACCOUNT NUMBER 542930		INVOICE NUMBER 0006816712		AMOUNT PAID
CURRENT DUE \$208.46	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$208.46
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$216.78
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000054293000000000000000068167120002084667175



Invoice

Scheduled:12/13/2024 Tech: JDB
Warranty Expires: 11/21/2024
Maint Expires: 10/31/2025

Invoice#: **184468**
Invoice Date: 12/13/2024
Due Date: 12/13/2024
Terms: Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #: 5502
Montecito Community Development District
Attn: Rick Montejano
c/o Accounting
3501 Quadrangle Boulevard, Suite 270
Orlando, FL, 32817
Tel: 321-777-9460 Fax:
Cust. P.O.#

Job Site: Site ID# **8845**
Montecito Pump #2
Monterey Dr
Satellite Beach, FL 32937
Tel: -- Contact: Kisha Wagner
Maintenance: FG2
Model: HCF-25PDV-230/3-FHMSR3L-Z

Station Design: 275 GPM at 73 PSI			
Job Completed	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Hoover Additional Work Required
			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
System Operating	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Additional Work Required By Customer
			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

Nature of Call

Visit #1 of 2, Year 1 of 1, Level 5 Tighten electrical connections, check surge protection, and test control logic, Adjust pressure tank to correct set point (if applicable), Verify motor connections within junction boxes, Grease motor bearings (if applicable), Check condition of motor seal(s) (if applicable), Clean wye-strainer(s) and flush all hydraulic tubing, Clean filtration system control filter(s) (if applicable), Clean rain gauge and replace protective basin filter (if applicable), Replace panel AC unit filter (if applicable), Clean enclosure, skid, and slab, Verify proper operation of Variable Frequency Drives (VFDs) (if applicable), Test flow meter(s) and pressure transducer(s) for proper operation, Evaluate pump performance, Check UPS backup battery, Check RCS operation and rebuild (if applicable), Check level transducer operation (if applicable), Check HMI (if applicable), Rebuild shut-off valve (if applicable), Check operation of chemical pump (if applicable) per proposal# MA 6781. Service pre-authorized for up to \$0.00

Work Performed

Hoover Jason sent an email to Kisha Wagner and Rusty Kahoe regarding today's visit and spoke with him.

Technician Actions:

- Maintenance was completed according to the checklist requirements.
- The filter for the rain bucket was replaced and tested, and it is functioning properly.
- The technician noticed some ghost flow on the backflush flow meter. Adjustments were made, and the issue was resolved.
- Silicone was applied to cover holes inside the control panel.
- The technician found a faulty downstream pressure transducer was found.
- The technician spoke with Kisha and receiving verbal approval to proceed with the repairs.
- The technician replaced the transducer on site and confirmed it is now functioning properly.

Conclusion:

- The system was left operational upon departure.



2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Invoice

Scheduled:12/13/2024 Tech: JDB
Warranty Expires: 11/21/2024
Maint Expires: 10/31/2025

Invoice#: **184468**
Invoice Date: 12/13/2024
Due Date: 12/13/2024
Terms: Due Upon Receipt

Work Performed



Sub Total: \$266.81

Sales Tax \$0.00

Grand Total: \$266.81

Invoice#: 184468

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

Montecito Community Development District

Review of District Financial Statement
(under separate cover)



Montecito Community Development District

District Counsel



Montecito Community Development District

District Engineer



Montecito Community Development District

District Manager



Montecito Community Development District

General Manager



Montecito Community Development District

General Manager's Report



Montecito CDD

208 Montecito Drive, Satellite Beach, Florida

321-777-9460

General Manager: Kisha Wagner

February Monthly Report

- **Admin:**

- All tasks fulfilled.
- Weekly meetings with ProGreen.
- Meeting with residents.
- Inspections.
- Janitorial Service.
- Parking policy / Community drive through.

- **Pending items / updates**

- ⇒ **Pump station fence**

- ⇒ **Fence Outlet:**

- ✓ **\$2,639.00.** Install 58 feet of 4H Black Chain Link PKG-KIT. 1 ea Install 4 feet of 4H X 4W Residential Black Chain Link Single Gate With 1 3/8" Frame PKG-KIT. 62 feet of Takedown and Removal.

- ⇒ **MOSSY OAK FENCE:**

- ✓ **\$2,500.00** - Residential Black Chain Link

- ⇒ **SUPERIOR FENCE:**

- ✓ **\$4,616.53** - 4'H Commercial Black Vinyl Coated Chain-Link: 88 LF & 1 Gate. Specifications: Post: 2" // 2-1/2", Rail: 1-5/8" x 21', Picket: 9 ga.

- ⇒ **Power wash, sand and seal pavers in the pool area and around the clubhouse**

- ⇒ **Dorado Home Services :**

- ✓ **\$1,526.00** - wash poles and any area with mold and mildew in pool area and front of clubhouse. Offering this as a free bonus as we are already cleaning the area. **Retail cost is \$675.**

✓ **\$7, 630.00** - clean pavers in preparation of sealer application, Application of High-quality contractor grade sealer.

⇒ **Curb Pro:**

✓ Waiting for quote.

⇒ **Seal Pro:**

✓ Waiting for quote.

⇒ **Clubhouse Interior painting:**

⇒ **McDines's Painting:**

✓ Quote received. Waiting for a revised copy.

⇒ **Seal Pro:**

✓ Waiting for quote.

⇒ **Playground:**

⇒ **ProPlayground**

PROPLAYGROUNDS



Composite playground	GFP Model 30000-M3	GFP Model 30099	GFP Model 30125	GFP Model 30279
Structure size	38' x 21'		28' x 30'	32' x 31'
Capacity	40 - 45		55 - 59	45 - 50
Age Group	5 - 12 years		5 - 12 years	5 - 12 years
Use zone	50' x 33'		40' x 42'	44' x 43'
Equipment	\$57,705.44		\$78,844.07	\$58,098.12
Surfacing materials	\$22,503.00		\$22,503.00	\$22,503.00
Rental, Labor and Install.	\$54,947.62		\$54,947.62	\$54,947.62
TOTAL	\$141,081.21		\$165,219.84	\$141,473.89

Supply and Install GFP recycled play structure / Install 2600 square feet of poured in place rubber surfacing, with a 50% color tpv and 50% black tpv over an aggregate rock subbase / Install 40 tons aggregate subbase for additional space (or less if sub surface is stable and only need top dress w compacting) / removal and disposal

SURFACING MATERIALS Premium 1350 Black Granules T / TPV-CT24 Color TPV Granules T / SBR SBR Buffings / ARODT PremArc Aromatic T Binder Drum 5 AROPT PremArc Aromatic Binder-T Pail 9 / Locally sourced crushed aggregate base materials.
****RAW MATERIALS****

****RENTALS, LABOR, AND INSTALLATION****

Rentals Necessary for Installation / Fees for dumpsters, debris hauling or other trash/materials removal including spoils from excavations.
 Labor and Installation-new playground equipment
 Labor and Installation- new poured in place rubber and aggregate subbase
 Labor and Installation- removal and disposal of existing equipment and rubber surfacing.

⇒ **Blizz Products:**

- ✓ Waiting for quotes. Requested quote on 1/10. Followed up 2x+.
- ⇒ **American Parks Company: \$166,633.64** - Includes 6 Climbers, 1 Slide, Spinner, Pedestal steps, 2, Play Panels, Net Bridge, and more!, Age Range: 5-12, Child Capacity: 55, Use Zone: 42' x 41', Fall Height: 6'1"
- ⇒ **Advance Recreational Concepts:**
 - ✓ Representative will be attending the next Board meeting on 2/5/25.
- ⇒ **Gym Equipment:**
 - ✓ Order for new equipment was confirmed. ETA 1/29/2025. E-blast sent informing all residents about the gym closure due to delivery and installation of the gym equipment.
- ⇒ **AT&T / SPECTRUM:**
 - ✓ Contacted providers and requested the replacement of all corroded utility boxes throughout the community.

- **Vehicle gates:**

- Requested a preventative maintenance quote. See attached. Also requested a premium service but unfortunately, they could not offer a Platinum Agreement due to the age of the equipment.

This Maintenance Agreement covers 4 PMs per year.

PM Only coverage includes preventative maintenance inspections only.

Covered Equipment:			Annual Total for this Plan	\$5,080.00
FDC#	QTY	MFG#	DESCRIPTION	SERIAL NUMBER
	8		HySecurity Swing Smart w/ ACC	
	2		Seco-Larm Keypad	
	8		Gate Leaf Hing Sets	



January 6, 2025

Proposal Valid for 15 days

RE: Maintenance Agreement

Quote#: **DC38867**

Site Info:
 Attention: Kisha Wagner
 Company: Montecito
 Address: 208 Montecito Dr
 Satellite Beach / FL / 32937
 Phone: 603-921-7710
 Email: kwagner@vestapropertyservices.com

Billing Info:
 Kisha Wagner
 Montecito - PFM Consulting LLC
 3501 Quadrangle Blvd # 270
 Orlando / FL / 32817
 407-723-5900
MontejanoR@pfm.com

SELECT PLAN with "X"

<input type="checkbox"/>	PLATINUM
<input type="checkbox"/>	[REDACTED]
<input checked="" type="checkbox"/>	PM ONLY

Prepared By: Daniel Collins
 Phone: 321-288-9546
 Email: dcollins@fdc.com

This Maintenance Agreement covers 4 PMs per year.

PM Only coverage includes preventative maintenance inspections only.

Covered Equipment:

FDC#	QTY	MFG#	DESCRIPTION	Annual Total for this Plan	SERIAL NUMBER
	8		HySecurity Swing Smart w/ ACC	\$5,080.00	
	2		Seco-Larm Keypad		
	8		Gate Leaf Hing Sets		

Service contract is one year. Cancellations prior to expiration will result in invoice for remaining balance of contract. Service includes adjustments and lubrication of equipment as necessary to maintain proper working order. All connections to be checked for corrosion and tightness and adjusted as necessary. Any issues will be presented for repair or notification as necessary.

Sales tax is in addition to above listed totals.

Note: Payment must be received before start of service contract period to avoid lapses in protection.

Additional terms and conditions next page. Customer acknowledges that he or she is an authorized representative of the owner and has read and accepts the terms and conditions to this renewal warranty which are set forth on next page.

Terms of the Agreement: The terms of this agreement shall be the service contract period. Any federal, state, or local taxes shall be in addition to this agreement price, unless specifically stated, and shall be payable by the customer. Lapses in service agreement coverage may require an inspection by FDC and additional time and material charges to the customer to place the equipment into good working condition. All services provided under this agreement will be conducted during FDC's normal business hours. FDC business hours are Monday to Friday 8am until 4:30pm. Services provided outside of these hours would be an emergency service callout.

The Service Agreement will commence upon receipt of the following: fully executed service agreement document- furnished by Florida Door Control of Orlando, Inc. (FDC) and the cost of the annual contract. Any other payment plan must be approved by the CEO of the company.

Confidentiality Obligations: Client and Florida Door Control shall each (i) hold the Confidential Information (as defined below) of the other in trust and confidence and avoid the disclosure or release thereof to any other person or entity by using the same degree of care as it uses to avoid unauthorized use, disclosure, or dissemination of its own Confidential Information of a similar nature, but not less than reasonable care, and (ii) not use the Confidential Information of the other party for any purpose whatsoever except as expressly contemplated under this Agreement or any Work Schedule. Each party shall disclose the Confidential Information of the other only to those of its employees having a need to know such Confidential Information and shall take all reasonable precautions to ensure that its employees comply with the provisions of this Section.

Responsibilities of FDC:

- A. Platinum Service Plan: FDC will provide preventative maintenance as indicated on this agreement, corrective maintenance upon customer request to repair equipment malfunctions, and all parts to affect equipment repair. All parts will be furnished on an exchange basis and the replaced parts will become the property of FDC. Replaced parts will be new or refurbished parts of similar quality.
- B. Preventive maintenance is to be performed at scheduled times and includes inspection, cleaning, adjustment. Operational training on covered equipment will be provided if requested during scheduled preventive maintenance visits for a nominal fee. This being of \$11 USD or less. Unless negotiated and approved by the CEO before the commence of the contract.
- C. After-Hours service calls are NOT included in any service plan. Each Emergency service call will be chargeable.
- D. Programming: Requests to change database can take up to 72 hours to take effect.

Responsibilities of the Customer:

- A. Customer agrees to obtain and pay for any permits and licenses, and discharge any fines imposed by any governmental agency or body relating to any equipment covered by this agreement.
- B. Customer agrees to give FDC full and free access to equipment covered in this agreement.
- C. Customer agrees to keep current backups of all sensitive data and programs.

Exclusions: This service agreement does not include labor, travel or parts if the equipment is damaged due to burglary, storm, fire, flood, war, riot, earthquake, civil commotion, vehicle strike other acts of God, abuse, or misuse of the equipment. Furthermore, if equipment is being used for purposes other than it's intended use and/or design or service is provided by other than FDC personnel, FDC will be relieved of its responsibilities under this agreement. If equipment covered under this agreement becomes obsolete, or if repair parts become unavailable, FDC will submit to the customer a cost estimate for replacement. If in the event the customer does not authorize the additional cost for replacement, FDC may terminate the portion of the agreement that covers the affected equipment. This service agreement does not include relocation of equipment, removal and replacement for remodeling, or rental charges for lifts and scaffolding necessary to access equipment covered in this agreement. Removal and re-installation of brick pavers for the purpose of replacing in-ground loops, repairing telephone line beyond the demarcation point, and repair of electrical branch circuits is not covered under this agreement. In ground loop damage caused by disintegration or deterioration of the road surface or road base is not covered by this agreement. Landscaping, moving or trimming of trees and plants is not covered by this agreement including damage to sprinkler systems. Treatment for pests, insects, and rodents is not covered by this agreement. Shipping that is not regular over ground delivery will be charged the full cost of shipping.

Limitation of Liability: FDC shall not be liable for any damage or loss resulting from failure of the equipment to function properly. No warranties, expressed or implied, are made by FDC except as herein expressed and in no event shall FDC be liable for any special incidental or consequential damages for any reason whatsoever. FDC will not be responsible for failure or delays, or the consequences of the failure or delay, in providing service under this agreement by circumstances beyond FDC's reasonable control. If FDC fails to perform hereunder, the customer's sole remedy is to terminate this agreement. This service agreement shall be governed by and construed under the laws of the State of Florida. Customer agrees that any action to enforce this agreement must be brought in the courts of the State of Florida and must be brought no later than one (1) year after the alleged cause of action occurs.

Auto-Renewal of Contract: Unless specified 60 days before the end of the contract the contract will automatically renew. This may be at the agreed higher rate.

Force Majeure: Neither party hereto shall be deemed in default of any Service Agreement or these General Terms and Conditions to the extent that performance of its obligations (other than an obligation of payment) or attempts to cure any breach are delayed or prevented by reason of any act of God, fire, natural disaster, accident, civil disturbance, terrorism, acts or omissions of suppliers and other third parties, act of government, strikes, unavailability of material, facilities, telecommunications services or supplies or any other cause beyond the reasonable control of such party (each, a "Force Majeure Event").

Payment to be made [] Annually [] Quarterly

Acceptance of Proposal- The above prices, specification and conditions are satisfactory and are hereby accepted. You are Authorized to do the work as specified. Payment will be made as outlined above. Deposit must be received before quote expiration to retain pricing. Accepted by:

Signature: _____

Date of Acceptance: ____/____/____

Print Name: _____

PO# (if applicable) _____

Montecito Community Development District

Discussion of PlayGrounds



PROPLAYGROUNDS



Composite playground	GFP Model 30000-M3	GFP Model 30099	GFP Model 30125	GFP Model 30279
Structure size	38' x 21'	28' x 30'	32' x 31'	32 x 27'
Capacity	40 - 45	55 - 59	35 - 40	45 - 50
Age Group	5 - 12 years	5 - 12 years	5 - 12 years	5 - 12 years
Use zone	50' x 33'	40' x 42'	44' x 43'	44' x 39'
Equipment	\$57,705.44	\$78,844.07	\$58,098.12	\$58,617.13
Surfacing materials	\$22,503.00	\$22,503.00	\$22,503.00	\$22,503.00
Rental, Labor and Install.	\$54,947.62	\$54,947.62	\$54,947.62	\$54,947.62
TOTAL	\$141,081.21	\$165,219.84	\$141,473.89	\$141,992.90

Supply and Install GFP recycled play structure / Install 2600 square feet of poured in place rubber surfacing, with a 50% color tpv and 50% black tpv over an aggregate rock subbase / Install 40 tons aggregate subbase for additional space (or less if sub surface is stable and only need top dress w compacting) / removal and disposal

SURFACING MATERIALS Premium 1350 Black Granules T / TPV-CT24 Color TPV Granules T / SBR SBR Buffings / ARODT PremArc Aromatic T Binder Drum 5 AROPT PremArc Aromatic Binder-T Pail 9 / Locally sourced crushed aggregate base materials.

****RAW MATERIALS****

****RENTALS, LABOR, AND INSTALLATION****

Rentals Necessary for Installation / Fees for dumpsters, debris hauling or other trash/materials removal including spoils from excavations.
 Labor and Installation-new playground equipment
 Labor and Installation- new poured in place rubber and aggregate subbase
 Labor and Installation- removal and disposal of existing equipment and rubber surfacing.

Montecito Community Development District

Discussion of Chain Link Fence Proposals



Wagner, Kisha

Date 1/15/2025

Customer's Last Name, First Name

208 Montecito Drive

Service Address

Satellite Beach, FL 32937

City, State, Zip

(603) 921-7710

kwagner@vestapropertyservices.com

Satellite Beach

Preferred Phone No.

Customer's E-mail Address

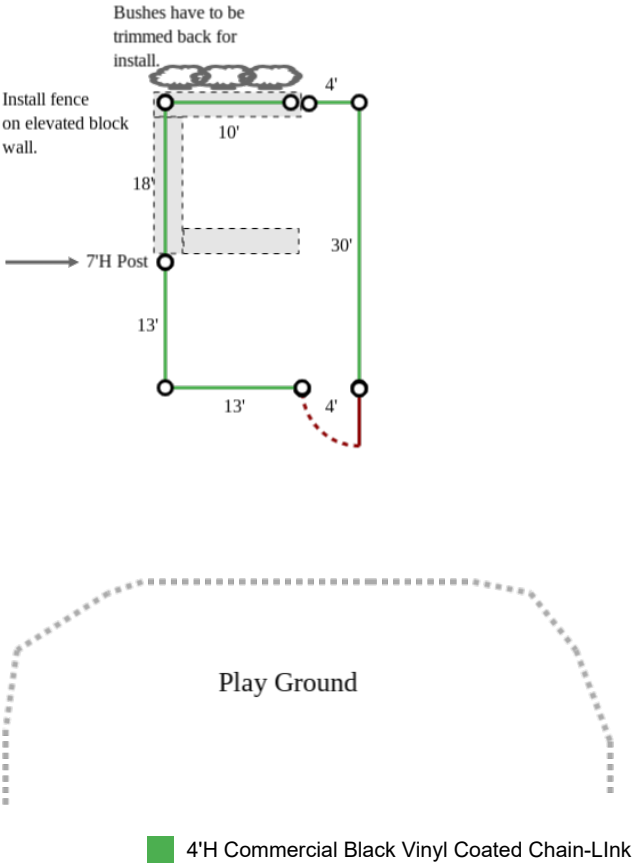
Municipality

- Yes Permit required?
 Homeowner to obtain permit (Superior Fence & Rail requires copy of permit before installation)
 Superior Fence & Rail to obtain permit
 Yes Plot plan or survey available?
- No
 No

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE. BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS)

FENCE DIAGRAM



Superior Fence & Rail Contact Information:
 Superior Fence & Rail of Brevard County, Inc.
 2778 N Harbor City Blvd #102
 Melbourne, FL 32935
 (321) 636-2829

FENCE TO FOLLOW GRADE OF PROPERTY: PLEASE INITIAL

TERMS AND CONDITIONS

A) Title; Authorized Party. Customer represents that they hold legal title to the subject real property or are authorized to act as an agent for the true owner. Customer agrees to pay

Superior Fence & Rail of Brevard County, Inc.

(hereinafter, "Superior") the balance of the purchase price immediately upon substantial completion of the installation of the fence in accordance to the terms of this Agreement, and agrees that a permit final inspection of the fence is not a condition for final payment. A finance charge in the amount of 1.5% of the purchase price will be added every thirty days to any invoice seven days past due. If you fail to make payment when due, Superior reserves the right to file a security interest on your property which creates an encumbrance on your title and may cause you the loss of your property. Should legal action become necessary to enforce this Agreement, Customer shall be held liable for any attorney's fees and costs incurred whether a formal legal action has been filed or not. Customer shall also be held liable for any interest on the unpaid balance from the due date until payment is received by Superior at the highest rate of interest allowed by law.

B) Legal Encumbrances. Customer agrees to inform Superior in advance about any easements, covenants or other legal encumbrances that could affect the fence installation. Customer agrees to keep posted permits on display at all times and agrees not to remove permit from property. CUSTOMER ASSUMES THE RISK AND THE FULL LIABILITY OF ASSISTING SUPERIOR WITH DELIVERY OF MATERIALS OR WITH INSTALLATION.

C) Change Orders. If Customer requests Superior to do work additional to that described in this Agreement, Superior, at its option, may require Customer to sign a written change order ("Change Order") explaining the change in the scope of work and the additional charges that the Customer is obligated to pay. The Change Order will include a description of the additional work, additional payments that will be required and anticipated start and finish dates. The Change Order will become part of this Agreement. If Superior does not require a Change Order or if Customer fails to sign the Change Order, Customer agrees that it is still responsible to pay for any work performed by Superior that was outside the original scope of this Agreement.

D) Credit Card Transactions: If Customer chooses to pay for the fence with a credit card, the cardholder agreement (to which Superior is not a party) will determine the total cost of Customer's purchase, including all interest charges and fees. Customer will be further subject to Your cardholder agreement's terms and conditions.

E) Financed Transactions: If Customer chooses to finance the purchase of the fence in whole or in part, the loan agreement (to which Superior is not a party) will determine the total cost of Customer's purchase, including (i) the amount financed (the amount of credit provided to you); (ii) the associated finance charges (the dollar amount the loan will cost you); and (iii) the total payment (the amount you will have paid when you have made all scheduled payments). Customer will be further subject to Your loan agreement's terms and conditions.

F) CANCELLATION. CUSTOMER MAY CANCEL THIS AGREEMENT WITHOUT PENALTY OR OBLIGATION BY DELIVERING WRITTEN NOTICE TO SUPERIOR FENCE BY MIDNIGHT ON THE THIRD BUSINESS DAY AFTER SIGNING (THE "CANCELLATION PERIOD"). THE STATE SUPPLEMENT CONTAINS A FORM TO USE IF ONE IS SPECIFICALLY PRESCRIBED BY LAW IN YOUR STATE.

In the event of a cancellation, Customer's deposit will be returned within (10) business days after Superior's receipt of your notice.

G) Termination. If Customer terminates this Agreement after the Cancellation Period, Customer agrees to pay Superior Fence the greater of (1) twenty five (25%) of the total sale, or (2) the total costs of materials, labor and services provided by Superior Fence through the time of termination, plus any other amounts allowed under applicable law. If after the Cancellation Period, Superior discovers impediments to installation of the fence such as building or zoning code violations, hidden or unforeseen hazardous conditions on your property or easements or other legal encumbrances that you did not inform us of, Superior may immediately terminate the Agreement without further obligation to you. In such an event, Customer agrees to pay Superior the greater of twenty five (25%) of the total sale or the costs of materials, labor and services provided by Superior Fence through the time of termination, plus any other amounts allowed under applicable law.

H) Commencement of Job. Customer agrees that once the work is started, Superior will have the ability to complete the entire scope of work without any interruptions. Further, any changes made by the Customer to the layout of the proposed fence must be made prior to the installation date. If changes are made during the day of installation, Customer will be charged a trip charge of up to \$500.00 if such a change requires an additional trip to the property for completion of the fence. If Customer makes any changes to the fence layout on the date of installation resulting in reduced footage and extra materials, Customer agrees that these materials are non returnable and must be paid for as agreed.

I) Public Underground Utilities. Superior will call a utility locating service that will locate the public underground utilities on your property. Customer agrees to allow the locating service to your property for the purpose of conducting a utility locate.

J) Private Underground Utilities; Irrigation Lines. Customer agrees to be solely responsible for any damage to buried private utilities, underground lines, including water lines and irrigation lines that have not been properly marked by Customer, and Customer agrees to indemnify Superior from any liability which it might incur pursuant to the service involved in the performance of this Agreement.

K) Homeowner's Association. If Customer's home is part of a Homeowner's Association, (HOA), Customer understands and agrees that it is Customer's sole obligation to obtain and provide approvals from the HOA. Superior is not responsible if the fence that Customer contracted for does not comply with Customer's HOA's rules and regulations.

L) Pre-Installation Meeting. Customer agrees to meet with the installation crew on the day of installation before installation begins to indicate actual fence placement.

M) Fence to Follow Ground. Customer agrees that the fence will be installed to the contour of the existing ground unless agreed otherwise in writing on change order of installation overview agreement.

N) Property Lines. Customer agrees that it is responsible for locating property pins and staking terminals to establish its property lines prior to installation of the fence. Superior will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances will Superior assume responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, Customer may have to hire a third party to survey the property. Superior is not responsible for identifying property lines, easements, covenants, or other legal encumbrances. Customer agrees to indemnify Superior and hold it harmless against and in respect to the claims of any persons aggrieved by the location of the subject fence when erected or by trespasses or damage which may have necessarily been committed or occasioned consciously or unconsciously by Superior in the course of installation.

O) Clearing of Proposed Fence Line. Customer agrees to clear the fence line of any and all obstructions, including but not limited to trees, brush, debris, fixtures and personal yard items. In the event that the fence line is not cleared upon our arrival, Customer understands and agrees that it will be charged a trip fee of up to \$500.00, which must be paid prior to the job being rescheduled. Further, Customer shall hold Superior harmless for any damage to items within the fence line.

P) Access Ways. Superior is not responsible for any damage to driveways, walkways, walls, gardens, fresh grading, sod, shrubbery, patios, pavers or other property features resulting from gaining access to the property or performing work in the proximity of the fence location.

Q) LIMITED WARRANTY. TO THE EXTENT PERMISSIBLE UNDER APPLICABLE LAW, SUPERIOR WARRANTS THE WORKMANSHIP OF THE INSTALLATION FOR THREE (3) YEARS FROM ITS COMPLETION DATE. PROVIDED CUSTOMER NOTIFIES SUPERIOR DURING THE WARRANTY PERIOD, SUPERIOR WILL ARRANGE FOR REPAIR AT NO CHARGE TO CUSTOMER FOR ANY FAULTY WORKMANSHIP. SUPERIOR'S WORKMANSHIP WARRANTY IS ONLY RELATED TO FAULTY WORKMANSHIP AND DOES NOT COVER PRODUCT DEFECTS OR DAMAGE CAUSED BY ACTS OF GOD, INSTALLATION OR REPAIRS MADE BY OTHERS, ABUSE, MISUSE, NEGLIGENCE, OR NORMAL WEAR AND TEAR. MERCHANDISE AND MATERIALS ARE COVERED EXCLUSIVELY BY THE MANUFACTURER'S WARRANTY, IF ANY. THIS LIMITED WARRANTY GIVES CUSTOMER SPECIFIC LEGAL RIGHTS AND CUSTOMER MAY ALSO HAVE OTHER RIGHTS THAT MAY VARY FROM STATE TO STATE. CUSTOMER ACKNOWLEDGES THAT WOOD FENCES HAVE A TENDENCY TO SHRINK, WARP, CRACK, AND CHIP AND THAT THESE FEATURES OF WOOD ARE NORMAL AND ACCEPTED OCCURRENCES AND ARE NOT WARRANTED.

R) Acts of God. Customer agrees that all workmanship warranties will be void in the event of significant wind events including but not limited to hurricanes, tropical storms, cyclones, and tornadoes.

S) Deposit. Upon signing the contract, 50% of the total contract amount is due unless state law governs otherwise. The remaining balance is due upon acceptance of completed installation.

T) Miscellaneous. If there is an unpaid balance, at its discretion, Superior Fence may temporarily void the warranty (workmanship) until the unpaid balance is resolved.

Installation dates are approximate due to various circumstances such as weather, workload, obtaining building permits and utility locates. Superior will strive to install fencing in a timely manner, however, Customer may not cancel this contract due to rescheduling for circumstances beyond Superior's control.

Customer Agrees to allow Superior to include a 4"x6" or 3"x10" sign on Customer's Fence.

The price included in this proposal is firm for 15 days unless the contract is executed.

U) Subcontractors. Superior may, at its discretion, subcontract all or part of the labor required to complete the project.

V) Delays. Superior is not responsible for delays resulting from events beyond its control including, but not limited to the following: delayed contract execution, delayed deposit payment, Acts of God, change orders, governmental actions, manufacturing delays, damage to merchandise caused by third parties, labor strikes, any incorrect information you provide, legal encumbrances on your property, your property's nonconformance with zoning or building code requirements, hidden or unforeseen hazardous conditions on your property or your noncompliance with this Agreement. Further, Superior reserves the right to terminate this Agreement and to discontinue installation of your fence for any of the aforementioned conditions.

Superior Fence & Rail Contact Information:

Superior Fence & Rail of Brevard County, Inc.
2778 N Harbor City Blvd #102
Melbourne, FL 32935
(321) 636-2829

I UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS:



PRODUCT SPECIFICATIONS:

4'H Commercial Black Vinyl Coated Chain-Link: 88 LF & 1 Gate.
Specifications: Post: 2" // 2-1/2", Rail: 1-5/8" x 21', Picket: 9 ga.

JOB OPTIONS:

(1) 4ft SS Standard Gate, Standard Latch
5 - PVC/Aluminum - Flange Mount

JOB NOTES:

Customer to clear fence line.
No Returns for Special Order Product.

Approximate Start Date: 4/16/2025

Approximate Finish Date: 4/22/2025

All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation and/or order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior but that if there are you agree that this Agreement expressly supersedes them.

Do not sign if blank or incomplete. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it to protect your legal rights.

It is very important for you to read and understand the Terms and Conditions included herein. By signing this proposal and providing a deposit you are creating a Contract between you and Superior for the selected products and services in accordance with those Terms and Conditions listed above.

Payment Schedule: You agree that payments will be due as indicated below. If You are paying by credit or debit card, the account may be charged or debited (as applicable) on the same day that it is accepted by the Superior. Convenience fee may apply for credit card transactions.

Contract Amount	<u> \$4,616.53</u>	
Sales Tax	<u> \$0.00</u>	
Deposit Amount	<u> \$2,308.27</u>	DUE IN FULL IMMEDIATELY
Remaining Balance	<u> \$2,308.27</u>	Due upon completion

Accepted by: 1/15/2025
Customer's Signature _____ Date

Jason Pimenta 1/15/2025

Superior Authorized Representative Signature Date
Jason Pimenta

Superior Authorized Representative


Customer's Initials: BY INITIALING, YOU AUTHORIZE DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM ANY RESULTING CLAIMS.


Superior Fence & Rail Contact Information:


Superior Fence & Rail of Brevard County, Inc.
2778 N Harbor City Blvd #102
Melbourne, FL 32935
(321) 636-2829


Installation Overview Agreement


As our valued customer, we want to be sure you have complete information about the installation of your fence. Our goal is to avoid problems and provide a quick, quality Installation service and to provide information on keeping your new fence looking great for years to come. Please see the Terms and Conditions on the Agreement for other important information concerning your installation.


- 1. Public Utilities.** Superior will call the major utilities to mark electrical, water, and cable locations if the utilities provide this service in your city. Initial 
- 2. Private Utilities.** There are some underground items that are your responsibility to identify. The utility companies do not mark these. Therefore, prior to the Installation, it is important to conspicuously mark the ground for locations of all non public, underground utilities, including but not limited to the following:
 - a. Sprinkler heads and underground irrigation lines.
 - b. Underground water lines that feed a swimming pool or other structure.
 - c. Underground electric lines (other than local public utility lines) that supply power to lamp posts, walkway lighting, landscape lighting, and control wiring for pools, sheds, wells, etc.
 - d. French drains or related items.
 - e. Any electrical, water, or cable locations where the utilities in your city do not provide marking services.
 - f. Any private natural gas or propane lines that fuel private amenities on your property such as jacuzzis, grills, saunas or spas.
 - g. Any and all septic, leach or drain lines or fields.
 - h. Any sewer lines from the house to the clean-out is considered private and must be marked by the home owner.
 - i. Any other non-public utilities.


You agree that that if you choose not to mark these underground utilities, Superior will not be responsible for any damage it may cause, including the cost of repair, monetary damages or any other damages. Initial 


- 3. Fence Location.** You are responsible for the location of the fence. If your fence is contracted to be installed along your property lines and you cannot find the property line markers, it is recommended that you have a survey done to ensure your new fence does not encroach onto your neighbor's property, and is in compliance with local building codes for setback requirements. Superior is not responsible for the costs associated with moving or removing fences, or damages associated with the fence installation, where the property lines have not been properly located before installation. Initial 
- 4. Required Clearance for Fence Installation.** To provide room for a proper installation, all vegetation, including but not limited to brush, briars, tall grass, branches, limbs, trees etc. must be cleared to a distance of 2' on either side of the installation line for your new fence and cleared to a height of 6" taller than your new fence (e.g., for a 6 ft tall fence the fence line must be cleared to a height of 6'6"). If we show up to your location and the fence line is not clear according to the above instructions, Superior has the option to do the either of the following, at our sole discretion:
 - a. Charge you a trip charge of up to **\$500**, which must be paid immediately, and reschedule your job for a later date after you have cleared the fence line in accordance with the instructions above; or
 - b. Have our installation crew trim, clear and dispose of the vegetation at a cost of up to **\$25** per linear ft. If we choose this option to clear the fence line for you, you agree that Superior is not responsible for any damage that we may do to any vegetation, including landscaping, in our efforts to clear your fence line. Moreover, Superior cannot grind or remove tree roots or stumps, and we cannot remove trees with a diameter greater than 3" caliper, measured one ft from the ground.

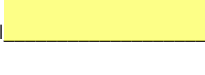
Initial 

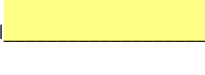
- 5. Hard Digs.** On rare occasions, we encounter hard dig conditions that cannot be foreseen prior to the commencement of installation. When we encounter those conditions, you will be charged an additional **\$50** for each hole that is deemed to constitute a hard dig. Prior to charging you, we will contact you (and if you are at the property, we will show you the hole that constitutes a hard dig) to explain the situation and give you the option, if it is practical, of relocating the fence line in order to avoid the extra costs associated with the hard dig. Initial 


Initial 


- 6. Access to Power and Water.** We will need access to an electric outlet and an outside water faucet. During the installation, you may hear nail guns, hammers, air compressors, augers, jackhammers and other loud tools that are required in the construction of your fence. Please be sure to inform your neighbors about your fence installation and make them aware of the possibility of hearing loud noises associated with it. Also, please be sure to properly secure pets on the day of the fence installation and if you share a common fence with your neighbors, please inform them to secure their pets as well. Initial 


Initial 

- 7. Homeowner's Association Obligation.** If your home is part of a Homeowner's Association (HOA), you will agree to obtain required approvals from the HOA before installation of your fence and agree that Superior is in no way responsible for getting HOA approval or for ensuring that your fence complies with your HOA requirements. **You agree that you are required to send to us your HOA approval as part of the necessary paperwork in order that we can obtain your fence permit.** Initial 


Initial 

- 8. Pre-Installation Property Walk.** You agree to be present at your property for at least 15-30 minutes on the day of the installation immediately prior to the beginning of the installation to confirm the details of the final layout of the fence with our installation crew. Because our crews arrive early in the morning and because the pre-installation walk-through is only 15-30 minutes long, there is no requirement that you take off from work on the day of installation. If you choose to take off from work, you do so at your own risk, including the risk that your job will be rescheduled for a different day for reasons beyond our control, such as inclement weather or difficult digging conditions on a prior job that prevented us from completing the job with the scheduled time frame. Initial 

Initial 

- 9. Post Installation Property Walk and Final Payment.** You agree to be present at your property at the completion of the installation in order to confirm that the fence installation is completed to your satisfaction (which is accomplished by you filling out and executing a Certificate of Completion) and to make final payment to our installation crew or by calling the office to pay electronically. By initialing below, you acknowledge that approval from your HOA or the local permitting authority is not a condition of payment. Initial 

Initial 


X _____
Customer's Signature

X *Jason Pimenta*

1/15/2025

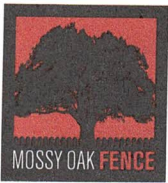
Date

1/15/2025

Date

Superior Fence & Rail Contact Information:

Superior Fence & Rail of Brevard County, Inc.
2778 N Harbor City Blvd #102
Melbourne, FL 32935
(321) 636-2829



CORPORATE OFFICE

271 Southridge Industrial Drive • Tavares, FL 32778 • Ph: 407.900.2940
www.mossyfence.com

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FENCE PROPOSAL/CONTRACT

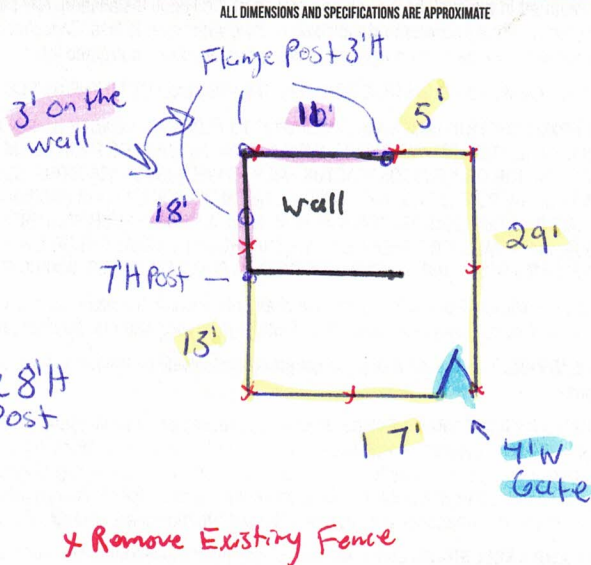
DATE: <u>01/21/2025</u> PHONE:	PREPARED BY: <u>Jarrod</u>
NAME: <u>Kisha Wagner</u>	ESTIMATORS PHONE: <u>239-784-3712</u>
ADDRESS: <u>208 Manfrecito Dr.</u>	CONTACT PERSON: <u>Jarrod@mossyfence.com</u>
CITY: <u>Satellite Beach, FL</u>	WF APPROVAL #:
E-MAIL: <u>Kwagner@VestaPropertyServices.com</u>	PLAN:

JOB SPECIFICATIONS

- PVC (VINYL) ALUMINUM CHAIN LINK FARM FENCE
 STAIN COMPOSITE/SPECIALTY WOOD GATE AUTOMATION

	OPTION #1	OPTION #2
FOOTAGE	<u>64'</u>	<u>30'</u>
HEIGHT	<u>4'</u>	<u>3'</u>
STYLE/MODEL	<u>Chain Link</u>	<u>" "</u>
GRADE	<u>Residential</u>	<u>" "</u>
COLOR	<u>Black</u>	<u>" "</u>
ALL POSTS		
TERMINAL POSTS	<u>2-1/2</u>	<u>" "</u>
LINE POSTS	<u>15/8</u>	<u>" "</u>
GATE POSTS	15/8	
POST CAPS		
RAILS/RUNNERS	<u>1-3/8</u>	<u>" "</u>
PICKETS		
PICKET CAPS		

JOB DIMENSIONS



ALL SPECIAL ORDERS OR PRODUCTION ITEMS ARE NON-REFUNDABLE. _____

GATES

QTY	SIZE	TYPE	ARCHED	RACKED	SWING
<u>1</u>	<u>4'</u>	<u>Single</u>			<input checked="" type="checkbox"/>

SPECIAL INSTRUCTIONS

- 50% deposit required

QUOTE AMOUNT (50% DEPOSIT REQUIRED)

OPTION 1	OPTION 2
SUBTOTAL <u>2550.00</u>	SUBTOTAL
DISCOUNT (IF APPLICABLE) <u>-50</u>	DISCOUNT (IF APPLICABLE)
TOTAL <u>\$2500.00</u>	TOTAL

IMPORTANT PROJECT INFORMATION

<input checked="" type="checkbox"/> FENCE TO FOLLOW CONTOUR OF GROUND	<input type="checkbox"/> STRAIGHT WITH GRADE DROP (MAY HAVE SOME GAPS)
<input type="checkbox"/> TOP LEVEL - HIGHEST GRADE (CUSTOMER TO FILL GAPS)	<input type="checkbox"/> TOP LEVEL - LOWEST GRADE (TRENCHING REQUIRED)
REMOVAL & DISPOSAL OF EXISTING FENCE <u>94</u> FT <input type="checkbox"/> NO	
CLEARING OF FENCE LINE REQUIRED <input type="checkbox"/> YES <input type="checkbox"/> NO	
CLEARING TO BE PERFORMED BY INITIALS _____ <input type="checkbox"/> OWNER <input type="checkbox"/> MOSSY FENCE	
OPEN POOL / POOL CODE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
HOA APPROVAL REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
PERMIT REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
JURISDICTION <u>Satellite Beach</u>	

UNDERGROUND SYSTEMS: Mossy Fence, LLC will perform locates for power, telephone, and cable lines. Purchaser agrees that Mossy Fence, LLC will not be held responsible for damage to sprinklers, underground pipes, drains, foundations, or any other unmarked or privately owned underground system.

WOOD PURCHASE NOTICE: Mossy Fence, LLC shall not be liable for any labor or similar costs, or for any costs or damage which may be associated with the natural characteristics of wood. Wood fences have a tendency to shrink, split, warp, crack, twist, and develop mold and mildew in hot, humid weather. Small gaps will appear between boards and are a common occurrence that does not constitute failure of the wood.

RIGHT TO CANCEL: Per Florida and Federal Consumer Statutes, this contract may be cancelled by either the buyer or the seller in writing by midnight of the third business day after signing, or by postmarked letter no later than 3 business days after signing.

Purchaser agrees that the final price will be determined by total footage installed, and may be different than estimated. Purchaser also agrees that all products delivered and installed remain the property of Mossy Fence, LLC until full payment is made.

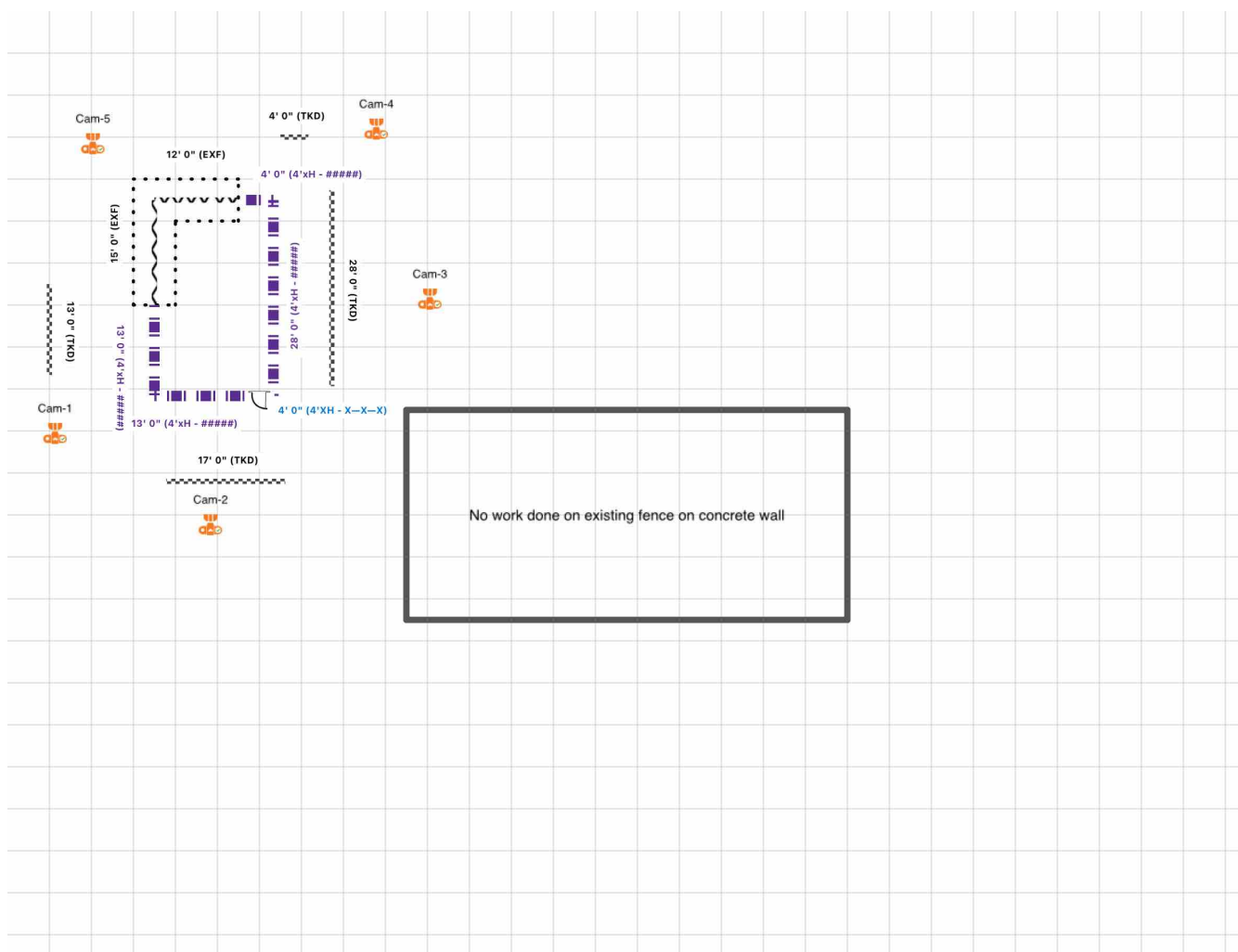
CONTRACT AMOUNT \$	DEPOSIT AMOUNT \$	BALANCE AMOUNT \$ (DUE AT COMPLETION)
ACCEPTED BY CUSTOMER		DATE

SUBJECT TO CONDITIONS ON THE BACK. I HAVE READ AND UNDERSTAND THE CONDITIONS ON THE BACK.

Layout - L1

ID: 00234842 - Kisha Wagner

Quoted on: January 16, 2025 - Melbourne



Legends

#####: (4.0 X 58) ft ea 4H Black Chain Link PKG-KIT

/////: (4.0 X 0) ft ea Non Inventory Chainlink

TKD: (4.0 X 62) ft ea TKD

X—X—X: 1 (4.0 X 4.0) ea 4H X 4W Residential Black Chain Link Single Gate With 1 3/8" Frame PKG-KIT

Questions

ID: 00234842 - Kisha Wagner

Quoted on: January 16, 2025 - Melbourne

Is racked gate marked?	Yes	Not Needed
------------------------	-----	------------

Have post caps been discussed?	Yes	No
--------------------------------	-----	----

Pool?	Yes/Future	No
-------	------------	----

Have preinstalled photos been taken?	Yes	No
--------------------------------------	-----	----

Corner lot?	Yes	No
-------------	-----	----

Have corner lot setbacks been discussed with customer?	Yes	No
--	-----	----

Have house setbacks been marked?	Yes	No
----------------------------------	-----	----

Fence Line to be cleared by	Fence Outlet	Customer	No Clearing
-----------------------------	--------------	----------	-------------

Do you live in an HOA community?	Yes	No
----------------------------------	-----	----

Will you need HOA/ARC approval?	Yes	No
---------------------------------	-----	----

Do you have HOA/ARC approval in hand?	Yes	No
---------------------------------------	-----	----

Previous fence being taken down by	Fence Outlet	Customer	Not Needed
------------------------------------	--------------	----------	------------

Site Pictures

ID: 00234842 - Kisha Wagner

Quoted on: January 16, 2025 - Melbourne

Cam - 1 Front Left



Cam - 2 Left



Cam - 3 Right



Cam - 4 Rear



Cam - 5 Front Right



Pool Pictures

ID: 00234842 - Kisha Wagner

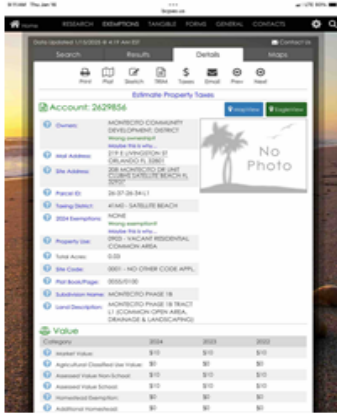
Quoted on: January 16, 2025 - Melbourne

Screen Enclosure	Yes	No
<hr/>		
Baby Barrier Fence	Yes	No
<hr/>		
Pool Vinyl Covers	Yes	No
<hr/>		
Pool Safety Net Covers	Yes	No
<hr/>		

Property Pin Photos

ID: 00234842 - Kisha Wagner

Quoted on: January 16, 2025 - Melbourne



Grading

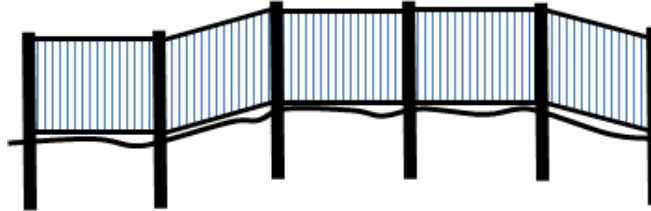
ID: 00234842 - Kisha Wagner

Quoted on: January 16, 2025 - Melbourne



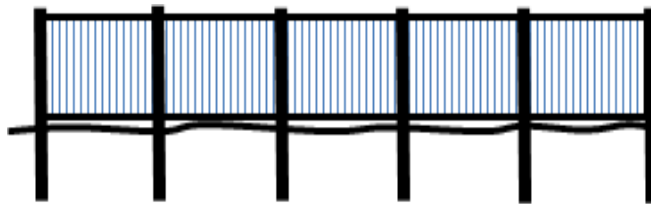
Melbourne

Grading



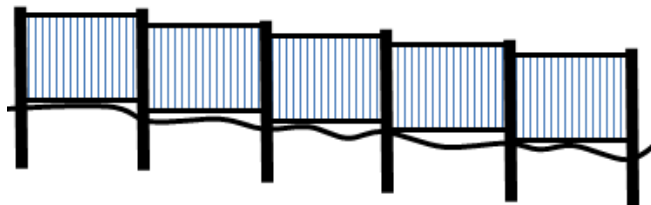
Contoured Fences

As the name suggests, a contoured fence follows the lines and contours of the property precisely and is a very common choice by most customers. The top and bottom horizontal rails provide a parallel line to the ground at all points. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



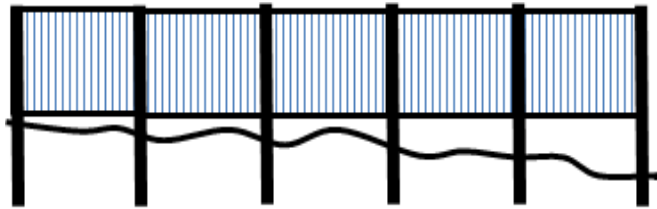
Straight Top

If your yard is flat this would be a very common option for most customers. The installation of the fence on a flat yard will look like this, straight across the top, straight across the bottom, with a small gap underneath. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



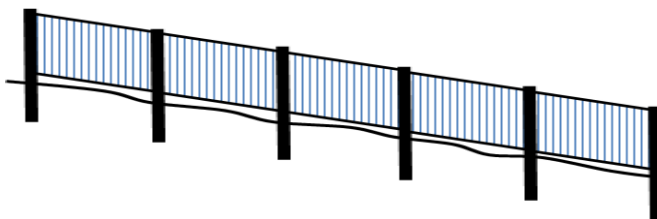
Stepped Fence on Slope

If you have a steep slope to contend with, stepped fencing can be one of your options. While it doesn't provide the smooth, even lines of a regular fence, it can accommodate steep slopes without installing an excessively slanted fence line. The significant drawback of stepped fencing is that it leaves a triangular open space between each panel and the sloping ground below. If you have pets or small children, this may not be an acceptable option. So if you need a fully-enclosed fence, you can combine stepped fencing with additional landscaping and fill in the spaces with new soil and grass seed. The larger openings can also be blocked with planters or thick bushes.



Level Top Fence on Slope

If you have a steep slope to contend with, a level top fence can be an option. With this application your fence will be straight across the top and straight across the bottom. However, because of the extreme slope could be a significant drawback because of the large uncovered openings at the bottom of the fence. If you have pets or small children this may not be an acceptable option. So if you choose this option and need a fully enclosed fence, your options are limited and sometimes very costly. You must be aware of your local code restrictions because of the excessive height and spacing changes in some of the areas of the fence.



Racked Fences

The way to match a fence to its slope is to rack it. The racking method means adjusting the fence's rails so that it matches the slope beneath it while the pickets and posts remain vertical. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.

CS _____

Montecito Community
Development; District
Kisha Wagner
208 MONTECITO DRIVE,
SATELLITE BEACH, FL 32937
Date _____

ES _____

Ryan OShaughnessy
Fence Outlet Melbourne
Date _____

Appendix A

ID: 00234842 - Kisha Wagner

Quoted on: January 16, 2025 - Melbourne



Melbourne

Contract Clause

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract, you give us the permission to send text messages to the mobile number listed.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, **however, unless the Sprinkler Assurance Plan has been agreed to, Fence outlet is not responsible for any sprinklers or other unmarked buried lines or objects.**

Payment is due at the time of completion of work, and a finance charge of 1 ½ % per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 50% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CS _____

Montecito Community
Development; District
Kisha Wagner
208 MONTECITO DRIVE,
SATELLITE BEACH, FL 32937
Date _____

ES _____

Ryan OShaughnessy
Fence Outlet Melbourne
Date _____

Appendix B

ID: 00234842 - Kisha Wagner

Quoted on: January 16, 2025 - Melbourne



Melbourne

Pre-Installation Checklist

Thank you for choosing Fence Outlet to perform your fence project. There are many key items to consider before the installation of your fence.

✓ 1. Homeowner's Association:

I understand that Fence Outlet will assist me in filling out the HOA Fence application and supply necessary documentation (marked property survey, photos of future fence, and copy of the contract with description of future fence) but I am solely responsible for submitting the application and providing Fence Outlet with the HOA decision/approval Letter once I receive it.

✓ 2. Underground Utilities/Sprinklers:

Fence Outlet will contact the needed locate service to detect underground lines. This will locate gas, cable, electric and phone lines that have been installed by the utility companies. These lines will be notated through the use paint and flags. Any lines not installed by those companies will not be detected. i.e. septic tank/lines, pool piping, sprinkler lines/systems, private gas lines or any other line installed by others. Also, locate companies do not mark water lines that run from the meter to the house. For this reason, *Fence Outlet* is not responsible for these items.

✓ 3. Change Orders:

Fence Outlet understands that sometimes changes must be made to the contract prior to the installation of the fence. Due to fabrication times, we request any changes be made a minimum of 5 business days before install. Any changes made after 5 days prior will incur a fee of \$350.00 plus any costs for the changes in materials and/or labor.

✓ 4. Trees/Bushes/Hedges/Plants:

Ultimately, it is the customer's responsibility to clear the fence line. Fence Outlet can trim some small items such as small bushes, hedges and plants at a rate of \$95.00/hour. The site is considered a construction site. While Fence Outlet will make every effort to not disturb any existing flowers or bushes, we cannot guarantee that no damage will occur.

✓ 5. Payment:

Fence Outlet requests 1/2 down on every new fence project. Forms of payment that will be received are cash, check or credit cards. All major credit cards are accepted. Final payment is due upon the completion of the fence project. For repairs, full payment of repair costs is required prior to the commencement of the repair work. Please sign the completion form and provide the final payment, along with any upfront repair costs, to the foreman at the job site upon the completion of the fence. By signing this agreement, you consent to securely storing your credit card information in accordance with PCI compliance rules for the remaining balance due.

✓ 6. Financing:

Fence Outlet utilizes Launch Credit Union and GreenSky Financial to provide financing options for your fence project. All original documents are required throughout the process. An application for credit and a retail agreement form will be required before the installation of your fence. If these items are not provided before install, your project will be postponed until received. At the completion of your fence project, you will be asked to sign a completion form stating the fence project is complete and to your satisfaction.

✓ 7. Verbal Commitments:

Verbal commitments are not contractual and will not be handled as such. If your estimator has promised you something that is not on the contract, it will not be completed. Please verify that all items discussed are on the contract in order for it to be completed correctly.

✓ 8. Install date:

Once all the needed paperwork for your fence project is processed, you will receive a phone call with an install date. The required items are a signed contract, a deposit, any finance paperwork needed, any permit paperwork needed, the permit, HOA approval, this signed checklist and a copy of your property survey. You don't have to be present for the installation; however please be available by phone if we need to communicate with you.

Allow us 2-3 days for install weather permitting.

✓ 9. Pool Code:

There are certain requirements if you have or are planning on having a pool with no screen enclosure. For a fence to meet pool code: The gates must swing out, have self closing hinges and the latches must be placed at 54" or higher. Certain styles of fence do not meet pool code due to height requirements and picket spacing. Please consult with your estimator to the styles that do/do not meet pool code.

✓ 10. Property Survey:

A property survey or location of property pins is required for every fence project. This ensures that the fence will be installed properly on the correct property lines. If a property survey is not available, a survey can be provided to you for a cost. If locating property pins is the only service needed, then the pins can be located for a cost. Jobs that require a permit will require a property survey.

✓ 11. Permits:

Many jobs require a permit to be obtained in order to begin your fence project. *Fence Outlet* will gladly obtain the permit for fence jobs. However, some items and processes will be needed in order to correctly complete the permit process. First, we will need a copy of your property survey. Secondly, if your project is \$2,500.00 or greater, it will require a notarized notice of commencement. *Fence Outlet* will post the permit on the job site. Upon completion of the fence project, we will call in an inspection. Please leave the permit posted until the inspection is performed and then retain for your records. If permit is removed prior to inspection, customer will be responsible for any and all fees associated with the re-inspection. **Special order materials are not ordered and timing doesn't start until both HOA and permit are approved.**

Appendix C

ID: 00234842 - Kisha Wagner

Quoted on: January 16, 2025 - Melbourne



Melbourne

Sprinkler Assurance Plan

It is Fence Outlet's goal to provide the highest quality service and products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible.

Therefore, we are offering you the option to purchase a Sprinkler Assurance Plan.

Fence Outlet understands that though we are not responsible for damage to private lines such as sprinklers (as stated on The Contract) from time to time damage to them cannot be avoided.

This plan is optional. If you choose to purchase this plan, a Non-Refundable fee of \$60 will be added to the price of your fence proposal.

This plan assures you, the customer, that if a sprinkler is damaged during the installation of your fence; Fence Outlet will be responsible for repairing the broken line. All claims must be made within 30 days of your fence installation.

Please select one of the following options:

I choose to purchase the Sprinkler Assurance Plan. I understand that the \$60 fee is a Non-Refundable fee and if any sprinklers are damaged due to the fence installation, Fence Outlet will be responsible for having them repaired. The customer understands that the Sprinkler Assurance Plan only covers breaks and does not cover moving perfectly good lines during or after installation is finished. The process of moving perfectly good lines with no breaks is the sole responsibility of the customer. The customer and Fence Outlet Representative have discussed this plan in detail and have inspected the irrigation system fully and have verified that all zones are in working order.

No Sprinkler system present.

I decline the Sprinkler Assurance plan and assume the full responsibility for the repair of any damaged sprinkler lines resulting from the fence installation with Fence Outlet. I understand that the Sprinkler Assurance Plan cannot be purchased after the contract has been executed.

CS _____

Montecito Community
Development; District
Kisha Wagner
208 MONTECITO DRIVE,
SATELLITE BEACH, FL 32937
Date _____

ES _____

Ryan OShaughnessy
Fence Outlet Melbourne
Date _____

Montecito Community Development District

Discussion of Pressure Washing Proposals





Estimate

2501-2412-9280

2025-01-27

Curb Pro / Paver Pro
 4640 N. US 1
 Melbourne FL 32935
 curbprofl@gmail.com
 (321)652-6460 OR (321)652-6364

Kisha Wagner
 208 Montecito Dr
 Satellite Beach FL 32937
 kwagner@vestapropertyservices.com
 (603) 921-7710

Kisha Wagner
 208 Montecito Dr, Satellite Beach, FL, 32937

<i>Description</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total</i>
<u>Sand & Seal</u>	\$14,953.00	1.00	\$14,953.00

To Include:

- **Full Pressure Clean**

Montecito Clubhouse. Pool Area And All Adjacent Walkway And Paver Areas. 2 Bike Parking Area's. 9647SQ FT

- **Full Sand & Seal**

Montecito Clubhouse. Pool Area And All Adjacent Walkway And Paver Areas 9647SQ FT. Includes Polymeric Sand And Standard Low Gloss Sealer.

COPING CAN NOT BE SEALED DUE TO RISK OF DISCOLORATION

Approved By: **Charles Farides**

Please Note: Price Includes A \$1675.00 Saving Safari Discount

<u>Chemical Application Notes</u>	\$0.00	1.00	\$0.00
-----------------------------------	--------	------	--------

PLEASE NOTE

*All Sand & Seals And Chemical Cleanings That Require A Pressure Wash Will Need A **Minimum** Two Day Completion Time. The Pavers Must Be **Completely***

**Dry Before Final Sealing Is Applied (If Applicable).
Please Allow For Delays Due To Dry Times Or
Inclement Weather If Present. - Pool Decks Will
Require Longer Dry Times Prior To Sealer
Application.**

**All Sand & Seals Come Standard With Low Gloss
Sealer And Polymeric Sand, And Will Be
Assumed Unless Otherwise Requested By
Customer**

**Please Allow 24 Hours Of Dry Time Before
Driving On Or Replacing Furniture On Freshly
Sealed Pavers**

**COPING IS NOT INCLUDED IN SAND & SEAL
PROCESS DUE TO CHEMICAL REACTION CAUSED
THAT CAN DISCOLOR / STAIN COPING.**

Additional Chemical Application Notes

\$0.00

1.00

\$0.00

*The above listed price includes (in addition to
installation) all of the material costs, the labor fees,
cost for delivery and fuel, waste disposal, and also
any prepping or tear out that shall be deemed a
necessity in order for the job to be completed
properly. As a company, we here at "Curb Pro" include
waste fees in pricing because we haul any garbage or
debris away from the property when the job is
completed. Nothing is to be left curbside upon
departure of the crew for your benefit.*

**Please Make Sure All Irrigation Is Turned Off 24
Hours Before Your Installation, And Keep Off For
24-36 Hours After Installation Is Complete.**

**SAND AND SEALS DO NOT PREVENT
EFFLORESCENCE.**

Scheduling / Installation Notes

\$0.00

1.00

\$0.00

**Once Your Proposal Is Accepted, We Will Be In
Touch Regarding Scheduling Your Project. We
Require 20% Down For Material / Scheduling.
Please Note, We Always Try To Keep Your
Project On Your Scheduled Date, However We
Must Allow For Inclement Weather And Product
Delivery, Handling, Or Shortage Delays. If
Delays Occur, We Will Be In Contact ASAP With
Updates. Thank You!**

**If Your Project Includes Permitting, Please Note
That Once A Pre-Pour Or Final Inspection Is
Submitted, We Are On The City/County's
Schedule For Inspections. Delays May Occur
Pending Each Ordinance's Schedule. For Pre-
Pour Inspections, Work Can Not Proceed Until
The Inspection Has Been Passed.**

**CURB PRO / PAVER PRO IS NOT RESPONSIBLE
FOR CUT IRRIGATION, UTILITIES, POWER, CABLE
AND/OR PHONE LINES DURING INSTALLATION /**

REMOVAL. Please Contact **Sunshine 811 And/Or Your Service Provider PRIOR** To Installation. If A Cut Occurs, Contact Your Service Provider For Repair.

Customer Service Fee	\$0.00	1.00	\$0.00
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DISCOUNT INCENTIVE: Customer Service Fee Is Waived If Payments Are Made With Check OR Cash.

4% Customer Service Fee Applied At Time Of Final Payment / Proposal Acceptance

Lewis Lawns INC DBA Curb Pro / Paver Pro

Total \$14,953.00

Compensation. Client shall pay as set forth above. Price is subject to change, with customer's approval.

Invoicing & Payment. Invoice will be issued to Client upon completion of the Work. Client shall pay invoice upon completion of work and of Client's receipt of the invoice. Client shall also pay a late charge of 1-1/2% per month on all balances unpaid 30 days after the invoice date.

Project Approval Customer Signature: _____



Quality Commercial Cleaning & Painting

TomGQCC@gmail.com

321-503-4755

Date: 1-28-25

Proposal Submitted to:	Montecito HOA
Street:	208 Montecito
City, State, Zip Code:	Satellite Beach, FL

Option 1

Clean, Re-Sand & Seal Pool Deck, & Walkway Pavers, 9850 Sf± @ \$1.06 = \$10,441
Clean & Seal Pool Coping 214 Lf± @ \$1.10 = \$240
Clean & Seal Retaining Wall & Caps 720 Sf± @ 1.10 = \$795
Pressure Wash All Concrete Curbs & 2 Bike Parking Spots @ Club House 1200 Sf± = \$375

Option 2 No Sealer

Clean, Re-Sand Pool Deck, & Walkway Pavers, 9850 Sf± @ \$.65 = \$6400
Clean Pool Coping 214 Lf± @ \$.50 = \$107
Clean Retaining Wall & Caps 720 Sf± @ .65 = \$468
Pressure Wash All Concrete Curbs & 2 Bike Parking Spots @ Club House 1200 Sf± = \$375

Paver & Wall Cleaning - QCC will professionally Decontaminate, and Deep Clean Pavers, Pool Coping and Walls with, High Pressure and Specialized Mold Armor Additives to prep surfaces for sealer. This process will remove all contamination, and organic stains from brick surfaces. The prep process will also displace the existing joint sand that appears Black/Green in color. New Sand will be re-installed to manufacturers specification.

Sealing - All surfaces will receive (2) Two Coats of Premium Paver Sealer. (See Link) One Flood Coat that will lock sand in place, and One Finish Coat resulting in a Low Gloss Color Enhanced / Wet Look Finish.

“Seal N Lock” Of Equal

<https://www.sealnlock.com/paver-sealants/super-wet-look/?v=7516fd43adaa>

Option 1 Total Project Cost: \$11850

Partial Material Deposit Required: \$3500

Option 2 Total Project Cost: \$7350

Deposit Required: \$1500

Balance Paid @ Project Completion Net 10 Days

In preparation for the process: **Please** Remove All furniture from the Pool Deck, Lower Water level to 3 inches below bottom of pool coping. Turn sprinklers off the day before Project. No Pedestrian traffic allowed on sealed surfaces for 6 hours. Furniture can be replaced after 72 hours.

Customer Signature

Date