

**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MARCH 3, 2020**

# **CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**Tuesday, March 3, 2020**

**2:00 P.M.**

The Land O'Lakes Heritage Park  
Located at 5401 Land O' Lakes Blvd Land O' Lakes, FL 34639

<b>District Board of Supervisors</b>	Chair	Brian Howell
	Vice-Chair	Eric Davidson
	Assistant Secretary	Debby Nussel
	Assistant Secretary	Kathleen Casey Swanson
	Assistant Secretary	Vacant
<b>District Manager</b>	Meritus	Gene Roberts
		Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	Vivek K. Babbar
<b>District Engineer</b>	Florida Design Consultants	Paul Skidmore

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

The regular meeting will begin at **2:00 P.M.** The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Agendas can be reviewed online at: <http://cypresspreserveccd.com/> or by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Each individual is limited to **three (3) minutes** for public comments. The Board of Supervisors or Staff is not obligated to provide a response at the meeting and may need additional time to research issues or concerns brought up at the meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Board of Supervisors  
**Cypress Preserve Community Development District**

**Dear Board Members:**

The Regular Meeting of **Cypress Preserve Community Development District** will be held on **March 3, 2020 at 2:00 P.M.** at the Land O' Lakes Heritage Park located at 5401 Land O' Lakes Blvd Land O' Lakes, FL 34639. The following is the Agenda for the Meeting:

**Call-In Number: 1-866-906-9330**

**Access Code: 4863181#**

**1. CALL TO ORDER/ROLL CALL**

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Discussion on Landscape Proposals ..... Tab 01
  - i. *Carson's Lawn & Landscaping LLC*
  - ii. *LMP*
  - iii. *Yellowstone*
- B. Discussion on Pool Enhancements Proposals ..... Tab 02
- C. Discussion on Masonry Fence Columns Proposals..... Tab 03
- D. Discussion on Fence Proposals ..... Tab 04
- E. Discussion on Drainage Proposal – *18760 Hunters Meadow Walk*..... Tab 05

**4. CONSENT AGENDA**

- A. Consideration of Board of Supervisor Regular Meeting Minutes January 7, 2020 ..... Tab 06
- B. Consideration of Operations and Maintenance Expenditures December 2019..... Tab 07
- C. Consideration of Operations and Maintenance Expenditures January 2020..... Tab 08
- D. Review of Financial Statements through January 31, 2020..... Tab 09

**5. VENDOR & STAFF REPORTS**

- A. District Engineer
- B. District Counsel
- C. District Manager..... Tab 10
  - i. American Ecosystems Aquatic Report
  - ii. Community Inspection Reports

**6. SUPERVISORS REQUESTS**

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

**8. ADJOURNMENT**

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

Sincerely,

Gene Roberts  
District Manager

**CARSON'S LAWN  
&  
LANDSCAPING SERVICES  
LLC**

**A LANDSCAPE  
CONTRACTING  
COMPANY**



## **Cypress Preserve CDD**

This contract is an agreement between Cypress Preserve CDD C/O Gene Roberts, located at, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, hereinafter referred to as "Owners", and Carson's Lawn and Landscaping Services LLC, located at 10111 Kenlake Drive, Riverview, FL 33578, hereinafter referred to as "Contractor". A description of the property to be maintained is attached and is part of this agreement

By this agreement the contractor agrees to provide the services detailed in the attached specifications, and the Owner agrees to pay the charges specified herein. Both parties shall abide by all provisions of the specifications.

### **GENERAL CONDITIONS:**

It is agreed by both parties that the work performed under this Contract will be done on a routine schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week of the Contract (Monday through Friday) unless otherwise stipulated.

All work shall be performed professionally in accordance with generally accepted horticultural principle. Any changes in the specs or adding of landscape materials will result in the re-negotiation of this agreement within the next full month of service.

## **Cypress Preserve CDD**

### **MOWING:**

- 1) St. Augustine will be mowed 41 times per year, April through October weekly, November through March twice a month.
- 2) Bahia Turf Will be mowed 36 times per year
- 3) All walkways, porches, parking areas, & curbs will be blown clean of any debris created from service following each mowing.

### **EDGING:**

- 1) All curbs, parking area and sidewalks will be edged in conjunction with mowing schedule. Planting area will be edged on a bi-weekly basis in growing season and at least once per month November through March.

### **TRIMMING:**

- 1) Walls, posts, signs, valve boxes, transformers, utility boxes and other above ground appurtenances shall be trimmed in conjunction with mowing schedule even with mowed grass. Trimming and edging will be accomplished without damaging any trees, shrubs or sprinklers.

### **ORNAMENTAL AND TREE TRIMMING:**

- 1) **Ornamental plants:** Will be pruned as needed to maintain a 2' clearance from all building sides and other structures, a 2' clearance from all roof eaves, and to maintain a neat uniform appearance at all times.
- 2) **Hardwood trees:** All tree branches will be kept pruned from ground up to 7' for proper walking clearance at all times.
- 3) **Palm Trees:** Will be pruned as needed up to 15' ft. ct.

### **WEEDING:**

All tree rings and ornamental plant beds will be continuously controlled of weeds and grass encroachment.

## **ANNUALS:**

4" annuals can be provided and be kept colorful and healthy at all times in designate annual beds.

## **Annual Specifications:**

- 1) All plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- 2) All beds will be cleaned and hand or machine cultivated prior to the installation of new plants.
- 3) A granular time-released fertilizer and a granular systemic fungicide will be added to the bedding soil at the time of installation.
- 4) Follow-up application of fertilizer, fungicide and insecticide are provided as needed.

## **Warranty:**

Any bedding plant that dies due to insect damage or soil born disease will be replaced under warranty that were installed by Carson's Lawn & Landscaping Services LLC. Exclusions to this warranty would be acrial disease, freeze, theft, vandalism, or irrigation related problems, unless an irrigation maintenance agreement is made a part of the landscape maintenance contract and/or the recommended irrigation repairs are authorized and completed. In addition, the owner must follow recommendations for periodic planting soil replacement.

## **IRRIGATION:**

To be inspected once per month. The inspection procedure will be:

- 1) Operate clock manually to activate each zone. While station is on:
  - a) Observe zone for clogged heads, adjustments, repairs or replacements.
  - b) Adjust components needed for proper operation.
  - c) Check and adjust time, date and automatic functions of the clock. Set proper time, date, and automatic functions.

All repairs or replacement of, irrigation components required as a result of Carson's Lawn & Landscaping Service LLC, maintenance procedures will be performed as part of the service agreement. All repairs or replacement of irrigation components requires as a result of any other occurrences such a vandalism, owners quest or contractors activities, act of God, abnormal use of irrigation, normal wear and defective materials, workmanship or design are not included in this service agreement and will be made as an added expense to the association (time and material)

## **PEST CONTROL/FERTILIZATION:**

**Turfgrass Fertilization:** All St. Augustine turf area will be fertilized six times per year. All Bahia turf area will be fertilized two times per year. Pond embankments will not be fertilized. Treatments will include a high quality fertilizer and/or a micro nutrient/iron supplement. Fertilizer rate are adjusted according to turf health, maturity, & desire growth patterns.

**Shrub Fertilization:** Shrubs will be fertilized four times per year. Treatments will include a high quality fertilizer and/or a micro nutrient/iron supplement. Fertilizer rate are adjusted according to shrub health, maturity, & desire growth patterns.

**Turfgrass and Ornamental Pest Control Treatments:** During each treatment the turf and ornamentals will be inspected for damaging insects, active disease, and weeds. Treatments will be applied according to current industry standards, applicable laws, and restrictions.

Herbicide treatments are an integrated program of pre and post emergent weed controls and are applied during the appropriate times of year. These treatment provide control for a broad range of broadleaf and grassy woods in healthy vigorous turf growing in good environmental conditions. However, we recognized there are problematic weeds such as sedges, carpet grass, dollarwood, and Bermuda grass which are difficult to control under any conditions. Carson's Lawn & Landscaping Services LLC will be doing all this is possible to provide the most current effective control available no herbicide program can correct cultural problems such as poor drainage or shade. Therefore herbicide treatments are offered to reduce and control weedy species in turf and ornamentals, but are not offered as a corrective measure for environmental problems. In cases where our herbicide program is ineffective due to environmental conditions, Carson's Lawn & Landscaping Services LLC will offer a proposal for remedial work.

Pest control treatments are broad spectrum insecticides for control of a variety of lawn damaging and ornamental pests. Nematode treatments are neither implied nor offered. However, we do offer remedial and renovation proposals for areas where nematode populations are damaging to existing species. Fire Ants are neither implied nor contracted, however the broad spectrum cover sprays intended for other target species will reduce the Fire Ant population. If additional treatments for Fire Ants are needed they will be offered at an additional expense to the owner.

Fungus and diseases in turf and ornamentals are difficult to prevent. With proper fertilization, cultural practices, and watering, diseases can be kept under control. Occurrences up to 2,000 square feet will be taken care of during normal applications; larger occurrences may require board applications at an additional expense to the owner.

This contract is executed by and between Carson’s Lawn & Landscaping Services LLC and (hereinafter “Owner”) Cypress Preserve CDD

**Term and Renewal** the term of this contract shall be for one (1) year commencing on \_\_\_\_\_ and ending on \_\_\_\_\_. Subject to the provision of termination provided herein. The term of this contract shall automatically be renewed for successive one (1) year terms after the ending date above unless either Carson’s Lawn & Landscaping Services LLC or Owner give the other written notice of terminating the contract. The written notice of terminating the contract must be given at least thirty (30) days prior to the expiration of the applicable one (1) year term.

Owner has the right to terminate contract if Carson’s Lawn & Landscaping Services LLC does not substantially meet the attached and incorporated Landscape Specifications in any materials respect. Owner must send a certified letter to Carson’s Lawn & Landscaping Services LLC.

**Scope of Services and Payment Terms** the scope of the services to be performed by Carson’s Lawn & Landscaping Services LLC and the related compensation to be paid to Carson’s Lawn & Landscaping Services LLC by Owner are set forth herein and in the attached and incorporated Landscape Specification. Carson’s Lawn & Landscaping Services LLC services shall be billed monthly in 12 equal amounts on or about the Twentieth (20<sup>st</sup>) day of each month. Payment by Owner should be sent to be received by Carson’s Lawn & Landscaping Services LLC before the Twentieth (20<sup>th</sup>) day of the following month.

**Miscellaneous Provisions** Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of any third party against Carson’s Lawn & Landscaping Services LLC. Carson’s Lawn & Landscaping Services LLC performance hereunder shall be executed if it cannot perform due to an act of God, fire, earthquake, flood, explosion or other reason not within reasonable control of Carson’s Lawn & Landscaping Services LLC.

**Pricing Per Enclosed Landscape Specification Will Be As Follows:**

IN WITNESS WHEREOF we have hereunder set our hands and seals the date written below.

Carson’s Lawn & Landscaping Services LLC

\_\_\_\_\_  
By Carson Wood, As its President

\_\_\_\_\_  
Date

\_\_\_\_\_  
\_\_\_\_\_  
Property Manager

\_\_\_\_\_  
Date

# Cypress Preserve CDD

## Mowing

-Includes mowing, edging, string-trimming and clean up. \$26,330.00

## Detailing –

-Includes 6 week cycle shrub pruning, tree pruning \$12,500.00  
weeding every visit.

## IPM – Fertilization & Pest Control

-Fertilization/fungicide/insecticide/herbicide/etc. \$ 10,325.00

Irrigation- monthly inspections \$ 7,350.00

## Additional Services

Mulch/Pine Bark \$45.00 per yd

Annuals – 4” pots \$ 1.85 ea

GRAND TOTAL ANNUAL \$56,505.00

EQUAL MONTHLY PAYMENTS OF \$ 4,708.75

<b>Service</b>	<b>Visits</b>
<b>Mowing</b>	
Mow, Hard Edge, String Trim and Clean Up (St. Augustine )	41
Mow (St. Augustine )	41
Mow, Hard Edge, String Trim and Clean Up (Bahia)	36
Mow (Bahia )	36
Mow & Hard Edge (Bahia)	36
Soft Edging	18
<b>Detailing</b>	
Weeding Manual - Beds	Every Visit
Medium Trees (10' - 15') Pruning	6 week cycle
Palm pruning (up to 15 ft. CT)	6 week cycle
Shrubs Pruning	6 week cycle
<b>IPM - Fertilization &amp; Pest Control</b>	
<b>Fertilization</b>	
St. Augustine	4
Bahia	2
Medium Trees (10' - 20') OA	2
Palms (10' - 20') OA	2
Shrubs - Cypress/Pinebark	4
<b>Chemical - Turf</b>	
See contract regarding Bahia Turf	2
<b>Chemical - Shrubs/Trees</b>	
Shrubs-Fungicide & Insecticide	2
Shrubs-Pre-Emergent	1
Small/Medium Trees-Fungicide & Insecticide	2
Specialty Palms-Fungicide & Insecticide	2
<b>Irrigation</b>	
Monthly irrigation inspections	12



*Our vision is to provide high quality landscape services in a timely manner at affordable prices while demonstrating that each and every client is vitally*

**Landscape Installation & Maintenance | Irrigation Installation & Maintenance | Fertilization & Pest Control | Arbor Care**

Landscape Maintenance Professionals, Inc.  
13050 East US Hwy 92  
Dover, Florida 33527  
Submitted: February 20,2020

Cypress Preserve CDD  
c/o Meritus Associations  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
Attention: Gene Roberts

# Landscape Maintenance Professionals, Inc.

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# **Landscape Maintenance Professionals, Inc.**

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## LANDSCAPE MAINTENANCE PROFESSIONALS, INC.

There is a continuing need in the market place for managers and communities to not only maintain but improve the aesthetic value of their properties through meticulously and beautifully composed landscape appearances. Often characterized as curb appeal, landscape invokes not only a visual response but an emotional one as well; its appearance can either be inviting or repelling depending upon the quality of the landscape maintenance provider, and that's where we come in.

### WHO WE ARE

Landscape Maintenance Professionals, Inc. (LMP) is a premier full service landscape organization. LMP's approach to landscape maintenance and design is built on the premise of paying attention to the details; we notice the little things that can enhance the overall appearance of a property, and we train all of our employees on this practice. As a result of focusing on the details LMP<sup>SM</sup> has continued to grow over the past three decades.

At LMP, believing our creativity to be better suited for enhancing and maintaining beautiful landscape designs, we choose to tell a simple story about our journey that began in 1991, with Orlando Castillo, Jr. After a decade of disappointment working for a large landscape service provider whose sole focus was "cut the grass and cash the check", Orlando envisioned a company (a) that believed in and demonstrated the desire to exceed a client's expectations, (b) that would work to educate the client on the best management practices for protecting their largest uninsurable asset, and (c) valued its relationships with not only its clients but its employees as well.

Today LMP has over 250 employees from corporate support personnel to crew members who champion Orlando's vision, and focus on the details on a daily basis.

## WHAT WE BELIEVE IN

At LMP we may have started small but we think big!

<b>PURPOSE</b>	<i>To be a leader in the landscape industry who sets the bar for providing quality design, enhancement and maintenance services while maintaining focus on the needs of the client.</i>
<b>MISSION</b>	<i>To provide high quality landscape services in a timely manner at affordable prices all while understanding that each and every customer is vitally important to LMP's success.</i>
<b>CORE VALUES</b>	<i>Integrity, honesty, passion, commitment, accountability, and the unyielding dedication to under promise and over deliver.</i>
<b>PHILANTHROPY</b>	<i>At LMP philanthropy is not a philosophy but a practice, and our giving back starts internally with our employees whom we service with recognition programs and awards for their hard work and dedication. These same employees then work with LMP to pay the generosity forward in the community by focusing on such organizations as Metropolitan Ministries, Give the Kids the World Village, and various American Veteran programs to name a few.</i>

## WHAT WE DO

LMP is a full service landscape contractor providing in-house services for the following landscaping needs:

🌿 Landscape Design & Consultation	🌿 Irrigation Installation & Maintenance
🌿 Landscape Installation & Maintenance	🌿 Moisture Management
🌿 Insect & Disease Mitigation	🌿 Fertilization Services
🌿 Floriculture Programs & Arbor Care Services	🌿 Nursery Operations & Aquatics Maintenance

## AFFILIATIONS



Community  
Association  
Institute  
"Educated Business  
Partner"



Building Owners &  
Managers Association



National Association of  
Landscape  
Professionals



Florida Nursery,  
Growers and  
Landscape  
Association



FL Irrigation  
Society

## WHERE WE ARE LOCATED

LMP is well positioned to service properties in counties located throughout the state of Florida, and has established offices in the following areas to meet the needs of its clients:

Office	Office Information	Branch Manager	Service Areas
Dover	13050 E US Highway 92 Dover, Florida 33583 (813) 757-6500	Garth Rinard	<ul style="list-style-type: none"> <li>Hillsborough</li> <li>Pinellas</li> <li>Hernando</li> <li>Polk</li> <li>Pasco</li> </ul>
Wesley Chapel	26324 Wesley Chapel Blvd Lutz, Florida 33559 (813) 406-4465	Brian Mortillaro	<ul style="list-style-type: none"> <li>Pasco</li> <li>Hernando</li> <li>Pinellas</li> <li>Hillsborough</li> </ul>
Sarasota	1306 Rome Avenue Sarasota, Florida 34243 (941) 556-9404	Miguel Mares, Operations Manager	<ul style="list-style-type: none"> <li>Manatee</li> <li>Hardee</li> <li>Sarasota</li> <li>De Soto</li> </ul>
			<ul style="list-style-type: none"> <li>Charlotte</li> <li>Lee</li> </ul>

## APPROACH

At LMP we understand that each property faces unique challenges, and we are committed to providing the highest quality of services that embrace these unique challenges. We believe ourselves to be a professional and proactive company whose continued success can be attributed to the fact that the actions of each employee reflects LMP's simple motto of "do what you say



you're going to do when you say you are going to do it." At the property level our commitment to the motto is demonstrated through our Account Managers' collaborative relationship with the clients designated point of contact that is built upon responsibility, respect, and open communication. We believe communication to be the cornerstone of all successful relationships; it enables both parties to be aware of what is occurring on the property.

As the selected service provider, you look to LMP to be the professionals for all of your landscape needs. Understanding this, we want to be held fully accountable for all aspects of protecting your largest uninsured asset - the landscape. We believe that without accountability one lacks ownership, and we want you, the customer, to rest assured that when you hire LMP, there will be no concerns with accountability.

The practices we have implemented to be successful in our management approach include:

🍃 **COMMUNICATION** – It is vital to effectively communicate between the contractor and customer, and use a wide range of communication methods including on-site walk-throughs, telephone calls, emails, and text messages. *We as a company prefer to communicate electronically.*

🍃 **DOCUMENTATION** – This is accomplished through emails, weekly crew worksheets, internal tracking reports as well as our weekly reports that our Account Managers send to all of our customers. As previously indicated, we expect to be held accountable for what we say and expect the same in return from our customers.

🍃 **EXECUTION** – It is imperative that LMP performs the work as outlined in its plan of action; failure and poor workmanship are not viable options. Our clients are investing substantial amounts of money to have LMP to manage their landscape needs, and we, in turn, hold our employees to professional standards in terms of their work product.

🍃 **FOLLOW THROUGH** – LMP strives to achieve the “closing of the loop”. While it is important that issues are addressed in a timely manner, we find it as equally important to communicate to the customer that a specific item/request/task has been completed. Without follow through both LMP and the client are left in a reactive position; it is our goal to limit the need for many outgoing phone calls to us to check on the status of an item.

## **WORK PRODUCT - QUALITY CONTROL**

At LMP we prefer to invest in our people; not processes. It is our employees who are pivotal to our success, and, as such, we tend to minimize the use of complicated systems to create reports related to the properties and communities we service. We prefer, instead, to use the following methods for reporting:

🍃 **WEEKLY MAINTENANCE WORKSHEET (WMW)** – This worksheet is required to be completed in the field by the supervisor, and is designed to outline any areas of concern related to the property and the landscaping. LMP’s protocol further requires that the

WMW be turned in to the appropriate Account Manager who will then inspect the property, and schedule any remediation tasks to be performed up to and including irrigation, fertilization or pest control. If requested, LMP will distribute this worksheet to the client's designated point of contact.

- 📌 **SERVICE REQUEST FORMS:** LMP utilizes two forms for service requests that can be called in from the field to be entered into the tracking system – the irrigation service request form (internally referred to as the blue form) and the general maintenance and pest control form (internally referred to as the gold form).

## START-UP PLAN

With all project start-ups, LMP's initial focus is on learning the property, performing a complete property wide inspection and analysis of all turf, plant material and irrigation systems. During this initial start-up process, LMP will also provide enhancement proposals for areas in which the property can be improved as well. Prior to first day of start-up LMP will perform the following:

- 📌 Document the entire property through photographs, and provide the customer with a CD of the conditions of the entire property at the time LMP's take-over. It is standard practice for key members of LMP's project team to meet with the client and/or their designated point of contact to review the progress made by LMP at the sixth and ninth months where we will review the photographs prior to take over and each additional designated point in time.
- 📌 Conduct a project kick-off meeting with the client and/or their designated point of contact, at the facilities, to review the scope of work as well as expectations. At LMP we believe that a critical component of a successful relationship is to ensure that specifications are aligned with expectations. It is typically at this meeting that all, if any, discrepancies between specifications and expectations are identified, and we work together as a team to resolve the discrepancies prior to start-up. In addition, LMP will review its initial operational plan which may include a color coded map, the identification of service areas and the required time frames to perform various services, and a map for mowing and detail work.

## WHAT TO EXPECT IN FIRST 30 DAYS:

As with any new initiative or project there will be a learning curve as LMP becomes familiar with the property; however, it is our goal to have that learning curve minimized through the

development of a solid operational plan. As LMP is learning the nuances of the property we would like the client to be aware that we are inspecting systems and layouts to ensure we have accurate information to share regarding:

- 🌿 **IRRIGATION SYSTEM:** LMP will perform a full irrigation system inspection that is designed to outline any deficiencies to the current system that need to be addressed as well as a cost component for addressing the issues.
- 🌿 **PROJECTED CHEMICAL APPLICATIONS:** We find that until we know the true integrity of the irrigation system, it limits our ability to apply many chemicals including fertilizers. This is due to the fact that so many chemicals need to be watered in following an application or the application will damage the plant material.
- 🌿 **OPERATIONAL PLANS:** At the thirty day mark any necessary operational adjustments to the original operational plan that will help our crews become more efficient are communicated to the client with a copy of the updated operational.
- 🌿 **ENHANCEMENTS:** By standard practice LMP will provide various proposals for areas where the property can be enhanced. These may range from a complete mulching, tree/palm pruning, replacement of dead or dying plant material or a new rotation of annuals. *We would look to perform any proposal items that require water only after the irrigation system has been fully evaluated and necessary repairs have been completed.*

## PROPERTY PROFILES

LMP services an array of properties from Commercial Properties and Class “A” Office Parks, Community Development Districts, Multifamily dwellings, Condominium Associations, Property Owner Associations, and Homeowner Associations. Our portfolio includes:

Property	Type
<b>Amalfi at Clearwater</b>	Multi-family
<b>Anchor Plaza</b>	Commercial
<b>Aspen Dental</b>	Commercial
<b>Bahama Breeze</b>	Commercial
<b>Bay Center</b>	Commercial
<b>Bexley Ranch CDD</b>	Community Development District
<b>Brookwood Academy</b>	Educational
<b>Buschwood</b>	Class A Office Space
<b>Citigroup Association</b>	Commercial
<b>Corporate Center I, II, III, &amp; IV</b>	Class A Office Space
<b>Covington Park CDD</b>	Community Development District



<b>Cypress Center I, II, III, &amp; IV</b>	Class A Office Space
<b>Cypress Creek Town Center</b>	Commercial
<b>Federal Bureau of Investigation – Tampa</b>	Commercial
<b>Greyhawk Landing CDD</b>	Community Development District
<b>Hawks Point CDD</b>	Community Development District
<b>Heritage Isles CDD</b>	Community Development District
<b>Highland Oaks</b>	Class A Office Space
<b>Highwoods Preserve</b>	Commercial
<b>Hyatt Sarasota</b>	Lodging
<b>Meadow Pointe III CDD</b>	Community Development District
<b>Meadow Pointe II CDD</b>	Community Development District
<b>Meadow Pointe IV CDD</b>	Community Development District
<b>Providence Lakes</b>	Homeowners Association
<b>Reflections</b>	Homeowners Association
<b>Richman Properties</b>	Multifamily
<b>South Fork East CDD</b>	Community Development District
<b>Tampa Bay Park</b>	Commercial
<b>The Shops at Wiregrass</b>	Retail
<b>Water’s Edge (Rivers Reach) CDD</b>	Community Development District
<b>Waterset North CDD</b>	Community Development District

## REFERENCES



**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

Meadow Pointe II CDD Wesley Chapel, FL  
 Sheila Diaz  
 Property Manager  
 (813) 991-5016  
 Landscape Maintenance Professionals, Inc.  
 provides full service landscape maintenance  
 services including arbor care, irrigation,  
 fertilization, pest control, annuals and also various  
 enhancements.



**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

Bexley Ranch CDD  
Angel Montagna  
Property Manager, Rizzetta & Company  
(813) 994-1001 [amontagna@rizzetta.com](mailto:amontagna@rizzetta.com)  
LMP provides full service landscape maintenance services for the common areas which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.



**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

Heritage Isles CDD Tampa, Florida  
Rich Unger  
Community and Golf Manager  
(813) 907-7388  
Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the CDD owned areas including arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.





**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

Reflections Tampa, Florida  
 Kevin Krueger  
 Property Manager, Greenacre Properties  
 (813) 600-1100  
 Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the community owned areas of the Reflections community which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements. In addition to the common areas owned by the association, we also service the maintenance free homes area called Bellefaire at Reflections.



**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

Highland Oaks Tampa, Florida  
 Jenn Regan  
 Property Manager, Cushman & Wakefield  
 (813) 621-6984  
 LMP provides full service landscape maintenance services for the common areas as well as all five of the corporate buildings within this Office Park.



**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

Hyatt Regency      Sarasota, FL  
Marcia Dmochowski Clark  
General Manager  
(941) 365-0706  
Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the hotel owned areas which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.



**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

Tampa Bay Park  
Carol Dunn, Highwoods® Properties  
Senior Property Manager  
(813) 876-7000  
Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the office park including irrigation, fertilization, pest control, annuals and also various enhancements.





**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

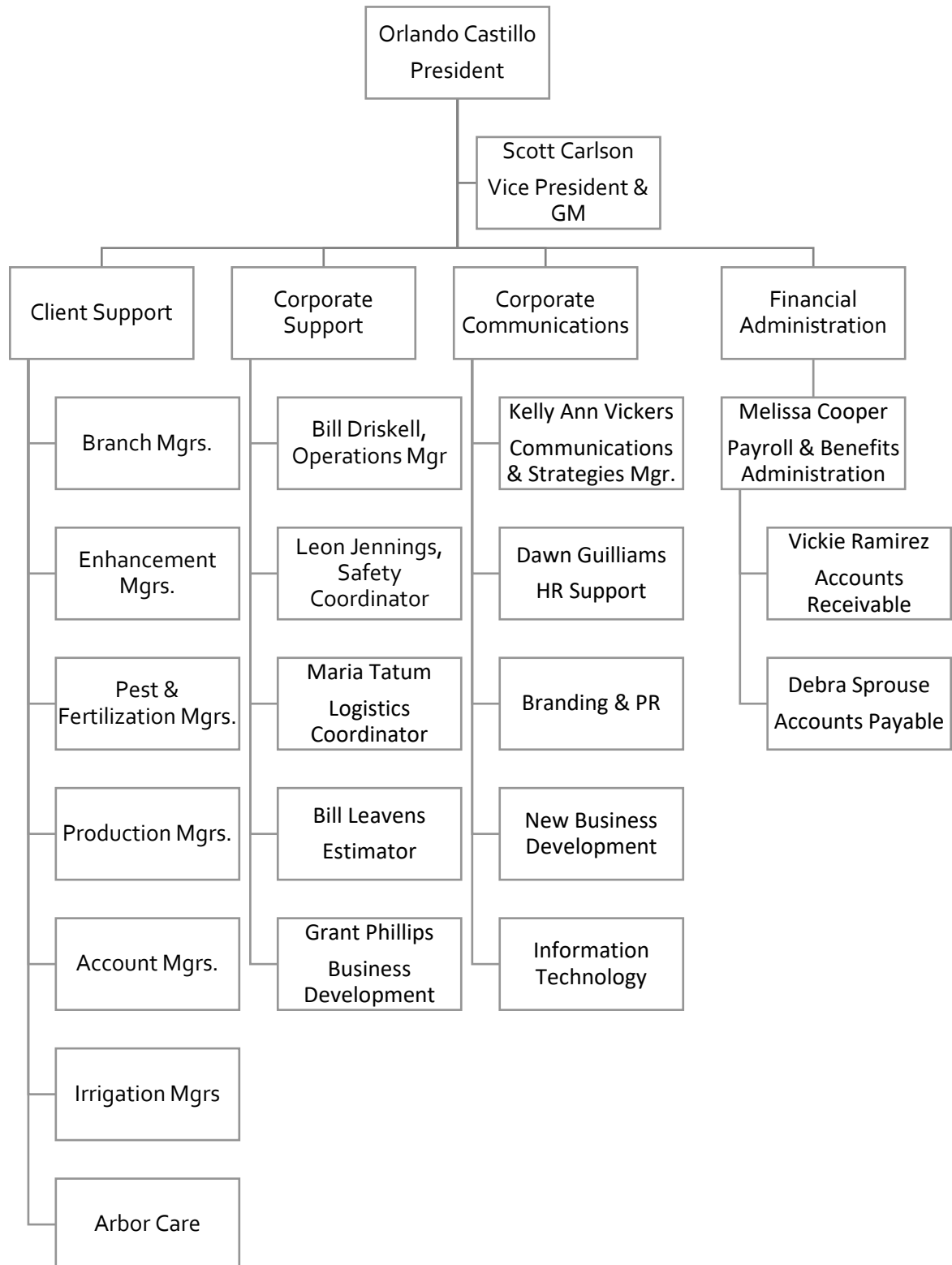
Providence Lakes Homeowners Association  
Ray Leonard  
Board Member  
(813) 600-1100  
Landscape Maintenance Professionals, Inc.  
provides full service landscape maintenance  
services for the community including irrigation,  
fertilization, pest control, annuals and also various  
enhancements.



**Property:**  
**Contact:**  
**Title:**  
**Phone:**  
**Scope of Work:**

Water's Edge CDD – River's Reach  
Greg Cox, Rizzetta & Company, Inc.  
Property Manager  
(813) 933-5571  
Landscape Maintenance Professionals, Inc.  
provides full service landscape maintenance  
services for the CDD including irrigation,  
fertilization, pest control, annuals and also various  
enhancements.

## LMP CORPORATE STRUCTURE



## LMP CORPORATE PROFILES: EXECUTIVE TEAM

The effective management of LMP<sup>SM</sup> requires the day-to-day involvement of a strong leadership team which focuses on the goals of the company including: client relationships, employee relationships, vendor relationships, operational planning and management, financial planning and management, and the overall growth and development of LMP, Inc.

### **Orlando Castillo, Jr. President**

Orlando founded Landscape Maintenance Professionals, Inc. (LMP) in 1991, and has over 35+ years' experience in the green industry. Orlando's primary focus is the management of LMP's client relationships and company vision.



### **Scott Carlson Vice President/General Manager**

Former Golf Pro; Scott has over 20+ years' experience in the green industry including services to several top 100 Golf Clubs. Scott's primary focus at LMP includes corporate structure, client relations and business development.



### **Kelly Ann Vickers, LCAM Corporate Communications and Strategies**

With over 25 years' experience in marketing and customer relationship management, Kelly Ann's primary responsibilities are to build LMP as a brand and oversight of LMP's Employee Services programs and initiatives.

### **Garth Rinard Branch Manager**

Garth, who has over 28 years' experience in the green industry, is a licensed Certified Pest Control Operator (CPCO) and Best Management Practices certified. He is responsible for contributing to the operational strategies of LMP, Inc. as well as the day-to-day operations of the Dover branch.



### **Dawn Guilliams Human Resource Support Specialist**

Dawn is responsible for assisting the branches and its personnel with services related to HR management.



## LMP PROFILES: ADMINISTRATIVE SUPPORT

The administrative support team at LMP, Inc., serves as the backbone for the executive team as well as the branch personnel they support.

### **Vickie Ramirez** **AR Coordinator**

Vickie is responsible for the management of accounts receivables related activities associated with LMP and its clients.



### **Melissa Cooper** **Payroll & Benefits**

Melissa is responsible for providing assistance to the Employee Services team as it relates to payroll and benefits.



### **Brenda Mojica** **Administrative Assistant**

Brenda's responsibilities include administrative matters related to the corporate office.



### **Maria Tatum** **Logistics Coordinator**

Maria's responsibilities include the logistical management of LMP's communication devices, inventory control, and licensing needs.



### **Deidra Calloway** **Administrative Assistant**

Deidra's responsibilities include administrative matters related to the Wesley Chapel branch.



### **Theresa Collins** **Administrative Assistant**

Theresa's responsibilities include administrative matters related to the Sarasota branch.





## LMP PROFILES: BRANCH MANAGERS

Landscaping is centered on creating and caring for visually stunning natural back drops through the employment of scientific practices blended with an artful eye. Landscape Maintenance Professionals, Incorporated <sup>SM</sup> has built its reputation on creating these back drops while exceeding client expectations. The ability to do this is a direct result of the knowledge and daily efforts of all of LMP, Inc.'s team members. These team members are guided and molded through the efforts of the Branch Manager assigned to a specific location, and who have been tasked with championing Landscape Maintenance Professionals, Inc. (LMP, Inc.'s) goal of being a top performing and highly reputable full service landscape maintenance provider. These goals include:

- Creating a safe, efficient and productive workplace environment that affords each employee of LMP, Inc. the opportunity to contribute to the growth of the company and themselves.
- Producing high quality work that is reflective of the standards of service developed by LMP, Inc. inclusive of focusing on the details.
- Strategically and consistently maximizing the operations of each branch.
- Cultivating an engaged and motivated team.

### **Garth Rinard**

#### **Branch Manager - Dover**

Garth, who has over 30 years' experience in the green industry, is a licensed Certified Pest Control Operator (CPCO) and Best Management Practices certified. He is responsible for overseeing the Dover branch as well as the fertilization and pest control division.



### **Brian Mortillaro**

#### **Branch Manager – Wesley Chapel**

Brian's, who has over two decades experience in the green industry, is responsible for the oversight of the daily operations of the Pasco division. In his role, he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.



### **Miguel Mares**

#### **Operations Manager**

Miguel has over 20+ years' experience in the green industry. He is responsible for the oversight of the daily operations of the Sarasota division where he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.



## LMP PROFILES: ACCOUNT MANAGERS

The role of the Account Manager at Landscape Maintenance Professionals, Incorporated <sup>SM</sup> is to serve as a liaison between the client and/or vendor, and the appropriate teams at LMP, Inc. These individuals provide support to LMP's objectives by providing direction and support to the various teams that service client sites including maintenance, irrigation, fertilization and pest control, enhancements and arbor care.



**Robert "Bobby" Law**  
**Senior Account Manager**  
30+ years' experience in the green industry.



**Jacob Bloodworth**  
**Account Manager**  
5+ years' experience in the green industry.



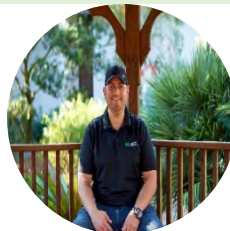
**Paul Gomez – Account Manager**  
16+ years' experience in the green industry.



**Paula Means – Account Manager**  
15+ years' experience in the green industry.



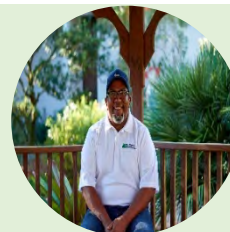
**Jason Liggett - Account Manager**  
10+ years' experience in the green industry.



**Javier Bonilla Alvarado**  
**Account Manager**  
6+ years' experience in the green industry.



**Matt Gough - Account Manager**  
1+ years' experience in the green industry



**Felix Laporte – Account Manager**  
10+ years' experience in the green industry.



**James Bennett - Account Manager**  
11+ years' experience in the green industry.



## LMP PROFILES: CLIENT SERVICES TEAM MEMBERS

Landscape Maintenance Professionals, Incorporated <sup>SM</sup> utilizes the skills, knowledge and experience of personnel ranging from Production Managers, Irrigation Managers and technicians, Certified Arborists and arbor care team members, as well as Certified Pest Control Operators and spray technicians to care for and maintain the landscape materials at every client site. Our diverse team of landscape professionals include:



### **Leon Jennings, CPCO Safety Coordinator**

Leon, who has over 20+ years' experience in the green industry, is a Certified Pest Control Operator (CPCO), Certified Arborist, and Certified Aquatics

Technician. His primary focus at LMP is safety compliance and training along with developing the Arbor Care division.



### **Bill Leavens Business Development Manager**

Bill, who has over 20+ years' experience in the green industry, is responsible for the evaluation of properties

located in the Hillsborough, Pinellas and Pasco counties whom are interested in joining the LMP family.



### **Bill Gipp Business Development Manager**

Bill, who has over 20+ years' experience in the green industry, is responsible for the evaluation of properties

located in Sarasota and Manatee counties whom are interested in joining the LMP family.



### **Grant Phillips Business Development Manager**

Grant, who has over 5+ years' experience in the property management industry, is responsible for the evaluation of properties

whom are interested in joining the LMP family.



### **Bill Driskell Irrigation Services**

Bill, who has over 22+ years' experience in the green industry, is responsible for the administration and management of LMP's

Irrigation division inclusive of purchasing, inventory control and billing.



### **David Manfrin Irrigation Manager**

David, who has over 10+ years' experience in the green industry, is responsible for the management of irrigation needs, repairs and installations for LMP's

client base.



**Sam Martell**  
**Irrigation Manager**  
Sam is responsible for the management of irrigation needs, repairs and installations for LMP's client base.



**Aaron Denhoff**  
**Regional Enhancement Manager**  
Aaron is responsible for overseeing timely servicing and the quality of small to large scale enhancement projects.



**Steve Small**  
**Enhancement Manager**  
Steve is responsible for overseeing timely servicing and the quality of small to large scale enhancement projects.



**Robert Tabone**  
**Fertilization & Pest Control Supervisor**  
Bob is responsible overseeing LMP's Integrated Pest Management (IPM) services utilized to prevent damage from insects and/or disease issues.



**Dave Mason**  
**Fertilization & Pest Control Supervisor**  
Dave is responsible overseeing LMP's Integrated Pest Management (IPM) services utilized to prevent damage from insects and/or disease issues.

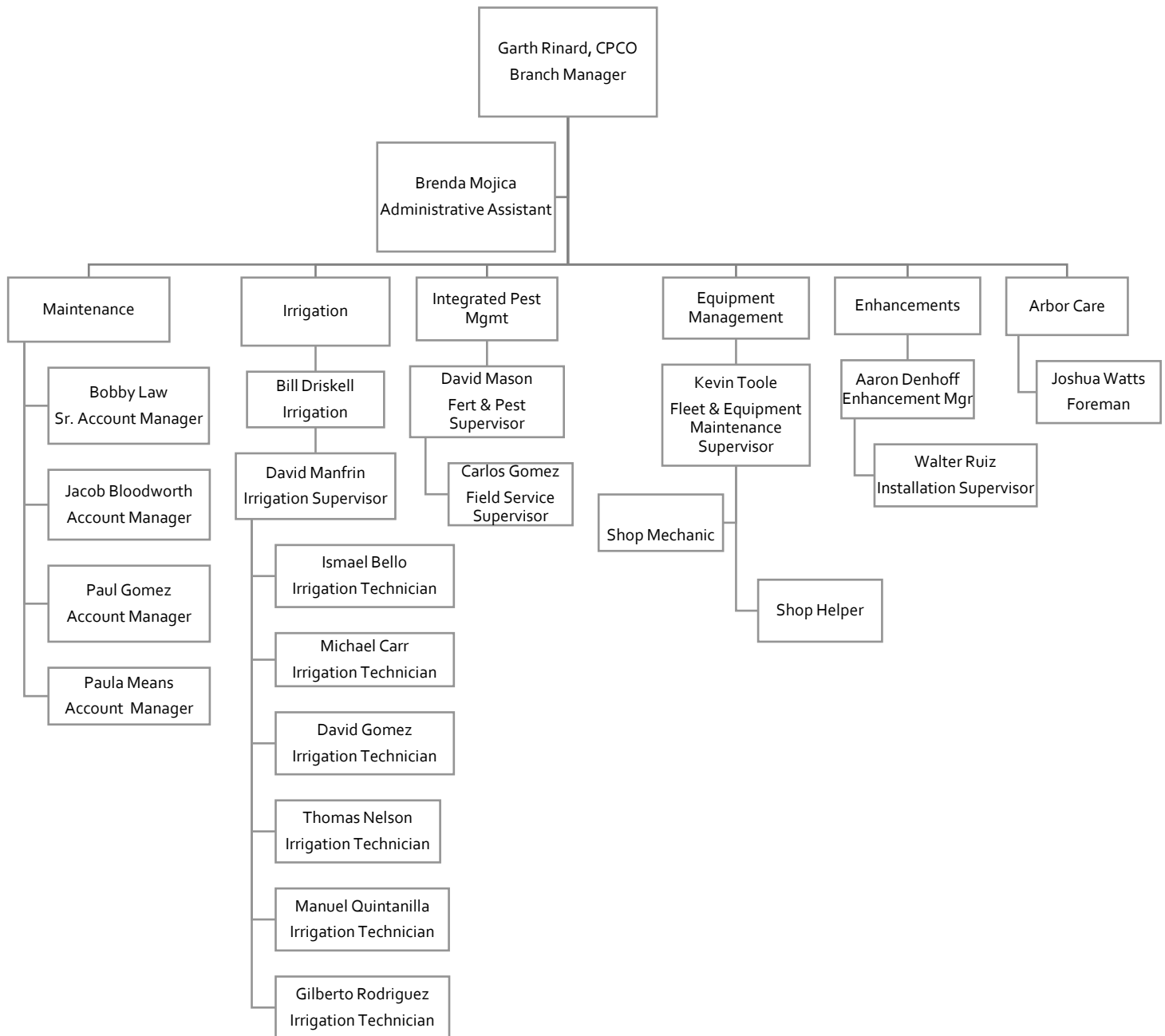


**Kevin Toole**  
**Mechanical Support Services**  
Kevin is responsible for ensuring that all vehicles and small equipment used by the Dover team is fully functional meeting all safety requirements.

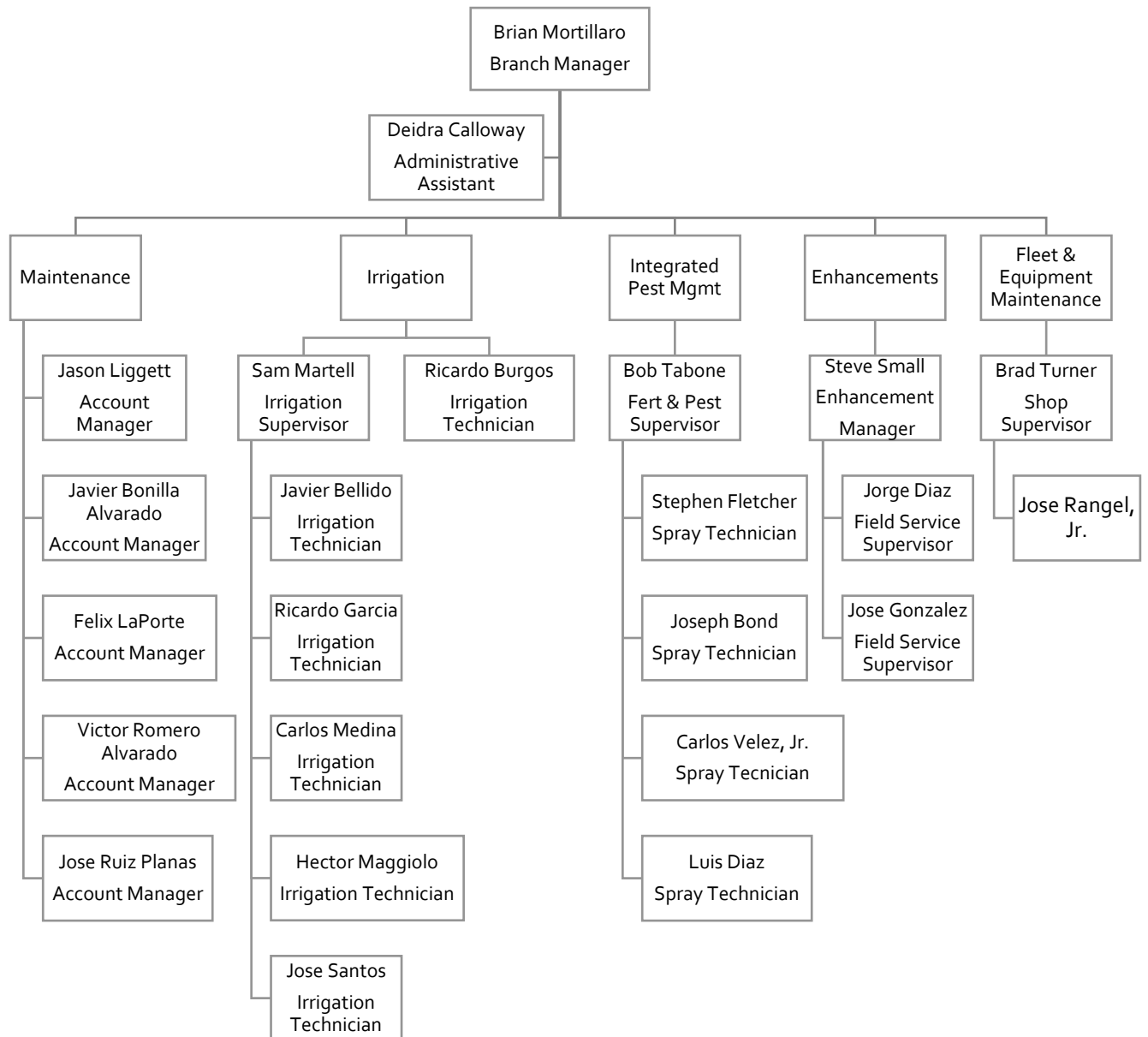


**Brad Turner**  
**Mechanical Support Services**  
Brad is responsible for ensuring that all vehicles and small equipment used by the Wesley Chapel team is fully functional meeting all safety requirements.

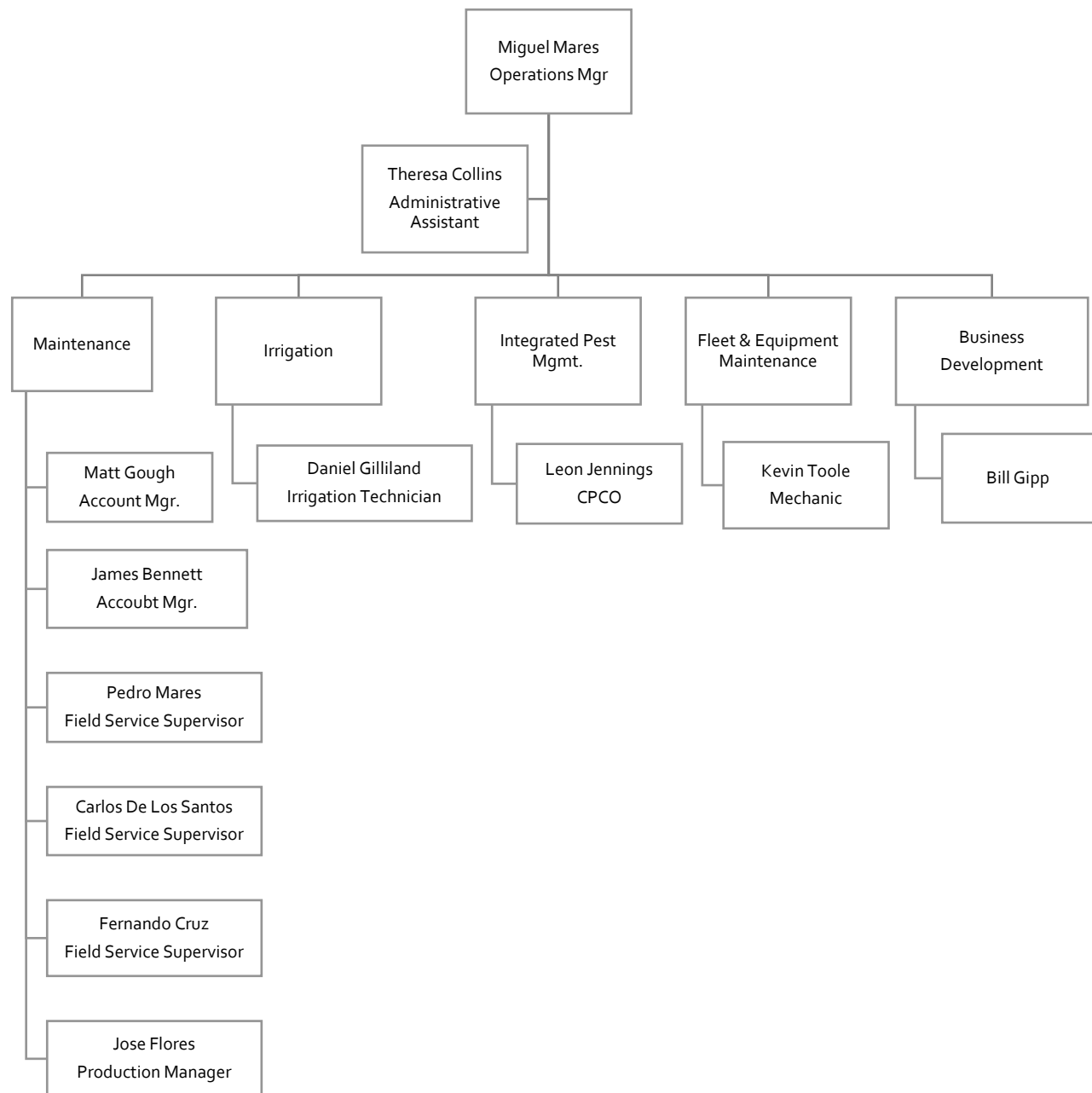
## DOVER BRANCH



## WESLEY CHAPEL BRANCH



## SARASOTA BRANCH



## **LMP BUSINESS RESILIENCY PLAN**

In reaction to any event deemed as critical in nature, LMP will adjust resources and/or work at client properties in a timely and efficient manner to reduce or eliminate impacts to your business operations. This includes but is not limited to the following events:

- ☞ Hurricane
- ☞ Named Storm
- ☞ Other Storm
- ☞ Flood
- ☞ Fire
- ☞ Tree Falls
- ☞ Safety Hazards

## **PANDEMIC OR OTHER RESOURCE DEFICIENCY ISSUES**

LMP will accommodate for deficiencies to resources due to Pandemic or other health related illnesses.

### **PRODUCTION**

Reduce standard Production Schedule to minimal needs during event and focus on proactive recovery of specific event.

- ☞ Do not add new enhancement or new installation work.
- ☞ Delay existing enhancement or new installation work.
- ☞ Delay regularly scheduled maintenance if possible.

### **RESOURCES REALIGNMENT**

- ☞ Shift Crew Leader to Foreman/Driver Position.
- ☞ Shift from department to department (i.e.: Irrigation to Production).
- ☞ Shift Foreman to Production Manager.
- ☞ Shift Operations Manager to Account Manager.
- ☞ Shift Regional Account Manager to Account Manager.
- ☞ Shift Irrigation Managers to Account Manager.
- ☞ Shift Agronomics & Horticulture Manager to Account Manager.
- ☞ 7 day work schedules and overtime.
- ☞ Hire temporary skilled resources from Staffing Service.

## **ENVIRONMENTAL & RECYCLING PROGRAM**

### ***ENVIRONMENTAL STATEMENT***

- 🍃 LMP, Inc. follows state and federal guidelines and regulations on environmental issues.
- 🍃 All employees are required to participate in LMP's environmental training.
- 🍃 LMP works with environmentally minded companies, and we are testing environmental friendly products and will adapt them and use products that comply with the green standards.

## **HAZARDOUS MATERIALS MANAGEMENT & DISPOSAL PROGRAM**

- 🍃 LMP, Inc. follows all federal regulations and guide lines when using, storing or disposal of hazardous and non-hazardous materials.
- 🍃 All hazardous materials are stored following the manufactures directions.
- 🍃 Hazardous materials are kept in a limited access building under lock and key.
- 🍃 Materials are received and dispensed under management supervision only.
- 🍃 Hazardous products that LMP carries inventory of on regular basis are stocked and used on an age basis using oldest first.
- 🍃 If any product is expired, (past the manufactures use date) or damaged upon delivery, it is contained and safely returned to the vendor.
- 🍃 LMP's Fleet Manager is the only person authorized to oversee the return or disposal of hazardous materials.
- 🍃 Vehicles and equipment are maintained and kept at the manufactures recommend setting for the best fuel consumption and minimum carbon emissions.

## **CONSUMPTION & RECYCLE**

- 🍃 All fuel and chemicals are kept in a secure limited access area, all items are dispensed by management only.
- 🍃 Mowers are all equipped with mulching blades.
- 🍃 All debris from our job sites are returned to LMP and sorted as: recycle, salvage, or trash and disposed of accordingly.

## RESOURCE CONSERVATION & MANAGEMENT

### FUEL CONSERVATION

- 🌱 Direct routing of vehicles to and from job sites.
- 🌱 Forward planning on upcoming jobs & future equipment needs.
- 🌱 Evaluation of travel time vs. Overtime.
- 🌱 Vehicle & equipment idle time.

### WATER CONSERVATION

- 🌱 Use reclaim water whenever available.
- 🌱 Rain sensors on all irrigation systems.
- 🌱 Use low flow drip & low volume spray heads.
- 🌱 Using native plant material that are drought resistance.

## MOISTURE MANAGEMENT

LMP, Inc. has partnered with the manufacturer and also distributors of Hydretain® to provide a moisture management aid as a moisture management option for our customers. We've had tremendous success in offering this to our customers which has proven to reduce water consumption, replacement turf and plant material costs not to mention water bills. Hydretain® is a liquid blend of synergistic organic compounds which reduces watering requirements, by as much as 50%, for plant, shrubs, trees, grasses and food producing agriculture.

In addition, by providing proper moisture management, Hydretain® helps to increase plant survival rates, maximize crop production, extend flower life, and maximize fertilizer usage and aid in transplant survival. Hydretain® slows water loss in soils by attracting and holding moisture within soil particles. Also, as a result of reduced evaporation, the lateral movement of moisture into the vicinity of the root zone is dramatically improved. This moisture is then held within the treated soil, readily available to the root system. As water moves into the plant, through the normal process of osmosis, the treatment remains in place continually seeking and managing available moisture.

## LMP LICENSES & CERTIFICATIONS

LMP, in accordance with the requirements specified within Florida Statute 482 (482.071), maintains at each of its locations copies of employee licenses from the Department of Agriculture and Consumer Services (DACS) as well as certificates from the Department of Environmental



Protection (DEP), the International Society of Arboriculture (ISA), and the Florida Nursery, Growers and Landscape Association (FNGLA) as well as other professional organizations. If the property should determine LMP is its service provider of choice then a copy of the required licenses will be provided for its records upon request.

First Name	Last Name	BMP	Pesticide Applicator	Commercial Fertilizer Applicator	CPCO	ISA Certified Arborist	FNGLA Certification(s)
Alvaro	Balderrama	GV405725-1					
Manuel	Barron	GV401468-1					
Ismael	Bello	GV401469-1					
Jacob	Bloodworth	GV406646-1	JE271970				
Joseph	Bond	GV29832-1	JE207834	LF219744			
Javier	Bonilla	GV397827-1					
Ricardo	Burgos		JE252127				
Nelson	Calderon	GV18173-2	JE186565	LF233541			
Scott	Carlson	GV11210-1					
Jose	Centeno		JE280378				
Kenyatta	Clayton	GV909032-1					
Angel	Cruz		JE282568				
Fernando	Cruz		JE280389				
Michael	Davidson		JE116766				
Cristobal	De La Cruz	GV29835-1	JE144020	LF219748			
Carlos	Delgado Castro	GV909033-1					
Aaron	Denhoff	GV19093-1					
Luis	Diaz		JE266583				
William "Bill"	Driskell, Sr	GV19062-1					
Stephen	Fletcher	GV19329-1	JE199332	LF219686			
David	Fontanez	GV401471-1					
Diego	Francisco	GV397987-1					
Trenard	Garner	GV909035-1	JE280387				
Andres	Gaspar-Esteban	GV401614-1	JE272345				
Candido	Gaspar-Juan		JE272937				
Carlos	Gomez	GV29838-1	JE201112	LF225682			
David	Gomez	GV4613-1					
Paul	Gomez	GV12405-1	JE159363				

Edin	Gonzalez	GV397713-1	JE184954			
Matthew	Gough	GV910380-1	JE283985			
Sarbelio	Hernandez		JE282539			
Orlando	Jacinto		JE272938			
Rufino	Jahuey	GV397714-1				
Leon	Jennings	GV4512-1	JE40598	LF223452	JF5986	FL-5259A
Cristhian	Jimenez Torres	GV909036-1				
Alejandro	Juarez		JE252128			
Felix	Laporte	GV402063-1	JE255130			
Bobby	Law	GV12409-1	JE136722			
Bill	Leavens	GV20498-1	JE138769			
Auner	Lopez	GV397988-1	JE243116			
Claudio	Lopez	GV405727-1	JE272626			
Andres	Lopez	GV14789-1	JE257877			
David	Manfrin	GV29844-1				
Samuel	Martel	GV406648-1				
Miguel	Martinez	GV401765-1				
David	Mason	GV14131-2	JE174601	LF279730		
Andres	Melo Manuel		JE266670			
Esteban	Merida		JE284077			
Angel	Miron	GV397990-1	JE284078			
Gabriel	Miron-Torres	GV397716-1	JE201115			
Jimy	Molina	GV397991-1	JE218002			
Angel	Monterroso	GV401763-1				
Nery	Monterroso	GV405729-1				
Edgardo	Navarro		JE252131			
Thomas	Nelson	GV12398-2				
Alex	Ortiz		JE280379			
Ledarin	Ragins		JE205518			
Sotero	Ramos		JE277849			
Vilvian	Ramos Gomez		JE279533			
Jose	Reyes	GV397993-1				
Rafael	Reyes	GV406650-1				
Garth	Rinard		JE29820		JF159948	
Jose	Rios	GV910340-1	JE283843	LF284218		

Ruben	Rivero		JE280376	
Miguel	Rogel-Saldivar	GV32492-1	JE226730	LF231145
Sergio	Rojas			
Victor	Romero-Alvarado	GV402065-1	JE237110	
Victor	Rubio-Balli	GV401768-1		
Jose	Ruiz Planas	GV397996-1		
Paulino	Ruiz-Hernandez	GV401474-1		
Nicholas	Sanborn		JE170039	
Luis	Santana		JE280377	
Steve	Small	GV29846-1	JE170038	LF219743
Sean	Spencer	GV24336-1	JE170039	LF286565
Robert	Tabone		JE52727	LF184018 JF250513
Kevin	Toole	GV406651-1		
Jose	Ugarte	GV402066-1		
Randy	Vazquez		JE232542	LF233292
Jose	Vazquez	GV34698-1	JE232537	LF233291
Carlos	Velez, Jr.		JE282565	
Kelly	Vickers	GV36130-1		FCP H62 12182
Bonifacio	Villegas	GV23038-1	JE204496	LF219742

## ASSETS & EQUIPMENT

### VEHICLES

Year	Make	Model
1999	Ford	F-350
1999	Ford	F-550
2001	Ford	F-550
2001	International	4700
2002	Ford	F-350
2002	International	4300
2004	Ford	F-250
2004	Ford	F-250
2005	Isuzu	Spray
2006	Ford	F-350
2006	Ford	F-250
2006	Ford	F-250
2006	Ford	F-250
2006	Ford	F-150
2008	Ford	Ranger
2008	Ford	F-250

2008	GMC	Sierra 1500
2008	Ford	Ford
2008	Ford	F-250
2008	Ford	F-250
2008	Ford	F-250
2008	Ford	F-250
2009	Ford	F-150
2010	Ford	F-250
2010	Ford	F-250
2010	Ford	F-150
2010	Ford	F-150
2010	Ford	F-150
2010	Ford	F-150
2010	Ford	F-150
2010	Ford	F-150
2011	Ford	F-250
2011	Ford	F-250
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-250
2011	Ford	F-250
2011	Ford	F-450
2011	Chevy	Silverado 1500
2011	Ford	Escape
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-250
2011	Ford	Ranger
2012	Ford	F-250
2012	Ford	F-250
2012	Ford	F-250
2012	Ford	F-250
2012	Ford	F-150
2012	Ford	F-250
2013	GMC	Silverado 1500
2013	GMC	Silverado 1500
2013	Ford	F-150
2013	Ford	F-150
2013	Ford	F-250
2013	Ford	F-150
2014	Nissan	NV200

2014	Ford	F-250
2014	Nissan	NV200
2015	Ford	F-250
2015	Ford	F-250
2015	Chevy	Colorado
2015	Chevy	Colorado
2015	Nissan	NV200
2015	Nissan	NV200
2016	Chevy	Colorado
2016	Isuzu	NPR Crew Cab
2016	Isuzu	NPR Crew Cab
2016	Chevy	Colorado
2016	Chevy	Colorado
2016	Ford	F-250
2016	Ford	F-250
2016	Chevy	Colorado
2017	Ford	Escape
2017	Chevy	Colorado
2017	Ford	F-250
2018	Ford	Escape
2018	Isuzu	NQR
2018	Isuzu	NQR
2018	Isuzu	NPR Crew Cab
2018	Isuzu	NPR Crew Cab
2018	Chevy	Colorado
2018	Chevy	Colorado
2018	Isuzu	NQR W/ DUMP BODY
2018	Chevy	Colorado
2018	Nissan	NV200
2018	Chevy	Colorado
2018	Isuzu	NPR Crew Cab
2018	Ford	Escape
2019	Chevy	Colorado
2019	Chevy	Colorado
2019	Chevy	Colorado

## MOWERS, HAND HELD & OTHER EQUIPMENT


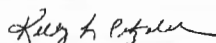
MANUFACTURER	QTY	DESCRIPTION
<b>Bobcat</b>	2	Skid steer Loader
<b>Club Car</b>	2	Golf Cart
<b>Dolmar</b>	1	Chain Saw
<b>Eagle</b>	1	Portable Air Compressor

<b>Echo</b>	1	Chain Saw
<b>ExMark</b>	2	60" Mower
<b>ExMark</b>	1	72" Mower
<b>ExMark</b>	8	52" Walk behind Mower
<b>ExMark</b>	5	21" Walk behind Mower
<b>Gravely</b>	2	Blower
<b>Gravely</b>	6	52"" Mower
<b>Gravely</b>	3	60" Mower
<b>Gravely</b>	15	52" Walk Behind Mower
<b>Gravely</b>	1	Blower
<b>Honda</b>	1	21" Push mower
<b>Husky</b>	2	Air Compressor
<b>Husky</b>	1	Generator
<b>Husqvarna</b>	55	Blower
<b>Husqvarna</b>	41	Backpack Blower
<b>Husqvarna</b>	1	Chain Saw
<b>Husqvarna</b>	10	Stick Hedger
<b>Husqvarna</b>	39	Edger
<b>Husqvarna</b>	31	Hedger
<b>Husqvarna</b>	56	Trimmer
<b>Husqvarna</b>	12	60" Mower
<b>Husqvarna</b>	14	72" Mower
<b>Husqvarna</b>	3	61"" Mower
<b>Husqvarna</b>	1	60" Zero Turn Mower
<b>Husqvarna</b>	2	Mower
<b>Husqvarna</b>	9	52" Walk behind Mower
<b>Jacobsen</b>	1	Batwing Mower
<b>John Deere</b>	1	Gator 6X2 Wheel
<b>John Deere</b>	1	Gator 4X2 Wheel
<b>John Deere</b>	1	Wheel Loader
<b>Lesco</b>	3	Spreader
<b>Lincoln Electric</b>	2	Welder
<b>Little Wonder</b>	1	Blower
<b>Little Wonder</b>	1	Lawn Vacuum
<b>Ranger</b>	1	Balancer
<b>Ranger</b>	1	Tire Machine
<b>Stihl</b>	1	Blower
<b>Stihl</b>	6	Backpack Blower
<b>Stihl</b>	20	Chain Saw
<b>Stihl</b>	13	Pole Saw

<b>Stihl</b>	1	Trimmer
<b>Stihl</b>	21	Stick Hedger
<b>Stihl</b>	6	Hedger
<b>Stihl</b>	25	Edger
<b>Stihl</b>	3	Trimmer
<b>Toro</b>	8	21" Push mower
<b>Toro</b>	1	Workman 3200
<b>Toro</b>	1	Lawn Tractor



# CERTIFICATE OF INSURANCE

		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 10/10/2019																						
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>																										
<b>PRODUCER</b> Stahl & Associates Insurance, Inc. 110 Carillon Parkway  St. Petersburg FL 33716			<b>CONTACT</b> NAME: Sue Russell, CIC PHONE (A/C No., Ext): (727) 391-9791 FAX (A/C No.): (727) 393-5823 E-MAIL: sue.russell@stahlinsurance.com ADDRESS:																							
<b>INSURED</b> Landscape Maintenance Professionals Inc dba LMP P O Box 287 Seffner FL 33583-0287			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>Westfield Insurance Company</td> <td>24112</td> </tr> <tr> <td>INSURER B:</td> <td>Bridgefield Casualty Ins Co</td> <td>10335</td> </tr> <tr> <td>INSURER C:</td> <td>Travelers Property Casualty Ins Co</td> <td>38181</td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>			INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Westfield Insurance Company	24112	INSURER B:	Bridgefield Casualty Ins Co	10335	INSURER C:	Travelers Property Casualty Ins Co	38181	INSURER D:			INSURER E:			INSURER F:		
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<b>COVERAGES</b> <b>CERTIFICATE NUMBER:</b> CL1910949475 <b>REVISION NUMBER:</b>																										
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																										
INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																			
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			CMM7817146	10/14/2019	10/14/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$																			
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CMM7817146	10/14/2019	10/14/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP-Basic \$ 10,000 EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$																			
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION: \$			TBD	10/14/2019	10/14/2020	PER STATUTE <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> E L EACH ACCIDENT \$ 1,000,000 E L DISEASE - EA EMPLOYEE \$ 1,000,000 E L DISEASE - POLICY LIMIT \$ 1,000,000																			
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	19649070	08/01/2019	08/01/2020	E L DISEASE - EA EMPLOYEE \$ 1,000,000 E L DISEASE - POLICY LIMIT \$ 1,000,000																			
A	Leased/Rented Equipment Scheduled Equipment			CMM7817146	10/14/2019	10/14/2020	Limit 75,000 Limit/Deductible 1,552,492/2,500																			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)																										
<b>CERTIFICATE HOLDER</b>  FOR INFORMATION PURPOSES ONLY *****				<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 																						

ACORD 25 (2016/03)

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					Fertilization & Pest Control								
	January	February	March	April	May	June	July	August	September	October	November	December	Annually
Bed Weed Control (as needed)	X	X	X	X	X	X	X	X	X	X	X	X	12
Turf/Disease/Insect/Weeds (as needed)	X		X		X		X		X		X		6
Palm Tree Fertilization		X			X			X			X		4
St. Augustine Fertilization			X			X			X		X		4
Bahia Fertilization				X					X				2
Fire Ant Control (as needed)													
Shrub Insect/Disease Control (as needed)			X	X		X	X		X	X		X	7
Shrub/Ground Cover Fert		X			X						X		3
Annual/Perennials I/D		X	X	X	X	X	X	X	X	X	X	X	12
Annual/Perennials Fert		X	X	X	X	X	X	X	X	X	X	X	12

LMP would perform multiple site soil tests prior to any fertilizer application to ensure that we meet the turf/plants nutritional needs.

LMP has the ability to apply custom blended fertilizer to achieve best results for Cypress Preserve CDD.

LMP practices Integrated Pest Management (IPM) and only applies pesticides as needed, where needed.

State of



Florida

Department of Agriculture and Consumer Services  
Bureau of Licensing and Enforcement

**CERTIFIED PEST CONTROL OPERATOR**

Number: JF250513

ROBERT TABONE

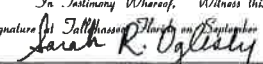
*This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice*

*Lawn and Ornamental*

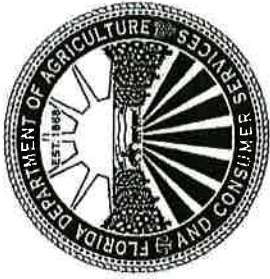
*in conformity with an Act of the Legislature of the State of Florida regulating the  
practice of Pest Control and imposing penalties for violations.*



  
Adam H. Putnam  
Commissioner of Agriculture

*In Testimony Whereof, Witness this  
signature at Tallahassee, Florida on September 16, 2016*  
  
Sarah R. Ogilvie  
Chief, Bureau of Licensing and Enforcement

FDACS (3618, 06/01)



State of

Florida

Department of Agriculture and Consumer Services  
Bureau of Entomology and Pest Control

**CERTIFIED PEST CONTROL OPERATOR**

Number: JF5986

LEON BROOKS JENNINGS

*This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice*

*Lawn and Ornamental*

*in conformity with an Act of the Legislature of the State of Florida regulating the  
practice of Pest Control and imposing penalties for violations.*



*In Testimony Whereof, Witness this  
signature at Tallahassee, Florida on July 30, 2013*

  
Adam H. Putnam  
Commissioner of Agriculture

  
Chief Bureau of Entomology and Pest Control

STATE OF FLORIDA  
Department of Agriculture and Consumer Services  
BUREAU OF LICENSING AND ENFORCEMENT

Date May 15, 2019 File No. JF5986 Expires June 1, 2020

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2020

LEON BROOKS JENNINGS  
6133 MISSION DR  
LAKE LAND, FL 33812

Lawn and Ornamental

*Nicole Nikki Fried*  
NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA  
Department of Agriculture and Consumer Services  
BUREAU OF LICENSING AND ENFORCEMENT

LEON BROOKS JENNINGS  
CERTIFIED PEST CONTROL OPERATOR  
JF5986

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING June 1, 2020

*Nicole Nikki Fried*  
COMMISSIONER Signature

Walter Card  
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT  
3125 CONNER BLVD. BLDG. 8  
TALLAHASSEE, FLORIDA 32399-1630



State of

Florida

**Department of Agriculture and Consumer Services  
Bureau of Licensing and Enforcement**

**CERTIFIED PEST CONTROL OPERATOR**

Number: JF159948

GARTH ADAM RINARD

*This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice*



*Lawn and Ornamental*

*in conformity with an Act of the Legislature of the State of Florida regulating the  
practice of Pest Control and imposing penalties for violations.*

*In Testimony Whereof, Witness this*

*signature of Tallahassee, Florida on June 5, 2017*

Adam H. Putnam  
Commissioner of Agriculture

  
Chief, Bureau of Licensing and Enforcement



# INTERNATIONAL SOCIETY OF ARBORICULTURE

## CERTIFIED ARBORIST™

Leon Jennings

Having successfully completed the requirements set by the Arborist Certification

Board of the International Society of Arboriculture,  
the above named is hereby recognized as an ISA Certified Arborist®



A handwritten signature in black ink, appearing to read "Jim Skiera".

Jim Skiera, Executive Director  
International Society of Arboriculture

A handwritten signature in black ink, appearing to read "Kevin Martlage".

Kevin Martlage  
Director of Professional Development  
International Society of Arboriculture

FL-5259A

Certification Number

26 Feb 2005

Certified Since

30 Jun 2020

Expiration Date

# PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

**2020**

**Expires September 30th**



ACCOUNT #:: 89302

SIC CODE: 0781.01

**MIKE FASANO**  
**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

TYPE OF BUSINESS  
LANDSCAPING SERVICE  
STATE LICENSE #

LANDSCAPE MAINTENANCE PROFESSIONALS INC

PO BOX 267  
SEFFNER, FL 33583-0267

OWNER/QUALIFYING AGENT  
CASTILLO ORLANDO JR, CARLSON SC

LOCATION ADDRESS:  
26324 WESLEY CHAPEL BLVD  
LUTZ, FL 33559-7208

## MOBILE BUSINESS

DATE	RECEIPT	AMOUNT
09/19/2019	19-1-127934	113.70

Dear Business Owner:

Your **2020** Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

*Thank you for allowing us to serve you!*

MIKE FASANO  
PASCO COUNTY TAX COLLECTOR



EAST PASCO GOVERNMENT CENTER  
DADE CITY

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY

TAX COLLECTOR BUILDING  
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER  
LAND O' LAKES

COMPARK 75 BUSINESS PARK  
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076

**2019 - 2020 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT**

OCC. CODE

280.030000 LAWN MOWING/LANDSCAPING SERVICE(0-3 EMP)

**EXPIRES SEPTEMBER 30, 2020**

ACCOUNT NO.
25734
RENEWAL

2 Employees

Receipt Fee 22.00

Hazardous Waste Surcharge 0.00

Law Library Fee 0.00

BUSINESS LANDSCAPE MAINTENANCE  
PROFESSIONALS INC  
13050 E 92 HWY  
DOVER, FL 33527

**2019 - 2020**

NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC  
MAILING PO BOX 267  
ADDRESS SEFFNER, FL 33583

Paid 18-650-013187

09/24/2019 22.00

**BUSINESS TAX RECEIPT**

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE  
IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

**DOUG BELDEN, TAX COLLECTOR**  
813-635-6200  
**THIS BECOMES A TAX RECEIPT WHEN VALIDATED.**



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

## LANDSCAPE MAINTENANCE SERVICE AGREEMENT

Landscape Maintenance Professionals, Inc. (“LMP, Inc.”) appreciates the opportunity to propose to you how we can help enhance the overall quality of your landscape. Our team is committed to integrating the specific landscape needs of your property with your service expectations taking into account your budget considerations.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client’s request by separate agreement.

This Agreement is by and between the following Parties:

**“Contractor”**

Landscape Maintenance Professionals, Inc.  
P.O. Box 267  
Seffner, FL 33583  
Phone: (813) 757-6500  
Fax: (813) 757-6501

**“Customer”**

Name: Cypress Preserve CDD  
Contact: Gene Roberts  
Address: 2005 Pan Am Circle, Suite 300  
City, State, Zip: Tampa, FL 33607  
Phone: (813) 597-5120  
Fax:

Any and all notices, written correspondences shall go to the above listed addresses for “Contractor and “Customer.”

Description of “**Property**” covered by this Agreement: **All currently landscaped “ common areas” at Cypress Preserve CDD**

LMP, Inc., hereafter referred to as “Contractor,” agrees to furnish all supervision, labor, materials, supplies and equipment to perform the work herein below.

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.

## **Landscape Maintenance Specifications**

### **A. Turf Care**

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean and uncluttered appearance 42 times per calendar year for St Augustine and 32 times per calendar year for Bahia, depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March.
2. **Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed-eaters. When weed-eating, a continuous cutting height will be maintained to prevent scalping.
3. **Edging:** All turf edges of walks and curbs shall be performed every mowing (42 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible to power edger.
4. **Fertilization:** St Augustine turf areas shall be fertilized with a commercial grade fertilizer four (4) times per year. Timing of applications will be adjusted to meet horticultural conditions and supplemental applications of appropriate nutrients shall be applied as indicated by test results. Bahia turf areas shall be fertilized with a commercial grade fertilizer two (2) times per year. All local governmental ordinances shall be strictly followed by Contractor.
5. **Weed, Insect and Disease Control:** LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for only legally approved chemicals to be used as needed for weed, insect and disease issues. Any infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Pre-Emergent herbicides will be used from November 1st to April 1st and Post-Emergent herbicides will be used from April 1st to October 30th due to soil and air temperatures. (LMP, Inc. will not be held responsible for the post emergent control of common grassy weeds like crabgrass due to the absence of legal and selective post emergent herbicides for this use.) Ant mounds will be treated as they appear with Advion ant bait to eliminate mounds. (Contract pricing does not include Bayer's Top Choice or Chipco Choice or similar products that are used for guaranteed yearlong ant control.)

### **B. Tree, Palm, Shrub and Groundcover Care**

1. **Pruning:** All trees, palms, shrubs and ground cover shall be pruned as follows:
  - A) All trees (up to 15 feet) shall be pruned 1 time per year to keep them away from walls and rooftops and to also eliminate any overhanging branches or foliage which obstructs and or hinders pedestrian or motor traffic.
  - B) All palms (up to 15 feet) shall be pruned 1 time per year, removing dead fronds and spent seedpods. Loose boots will be removed and kept consistent in height.
  - C) All shrubs shall be pruned and shaped a maximum of 12 times per calendar year. This will help the individual plant retain its natural form and eliminate branches which are rubbing against any structures.
  - D) All Daylilies and Liriope shall be cut back in early Spring to remove all dead foliage, allowing for plants to be at optimum health during the growing season.
  - E) Selective pruning of shrubs shall occur 1 time per year to balance infiltrating light, and remove dead wood and to promote maximum health and growth.
  - F) The removal of diseased or injured branches and palms fronds will be performed as needed up to 12' on trees and 20' on palms. Any branches or fronds above these heights will be performed at an additional cost.
  - G) All sucker growth from trunks and base of trees shall be removed as needed during every visit to property.
  - H) Ground covers and vines will be maintained in a neat, uniform appearance.
2. **Fertilization:** Shrubs and ground covers will be fertilized three (3) times per year. Palms will be fertilized four (4) times per year, and hardwood trees will be fertilized as needed. Supplemental applications of appropriate nutrients shall be applied as indicated by soil samples if necessary.
3. **Weeding:** Weeds will be removed from all plant, tree and flower beds once a month during the non-growing season and twice a month during the growing season (12 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.
4. **Insect and Disease Control:** All landscape beds shall be monitored and treated with appropriate baits as needed throughout the year by our dedicated team. LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis and the customer will be made aware of the actions taken as well as the chemicals used. Plants will be monitored and issues addressed as necessary to effectively control

insect infestation and disease as environmental, horticultural and weather conditions permit. (Our pricing does not include Bayer's Top Choice or Chipco Choice or similar products).

### C. Miscellaneous

1. Clean-Up: During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the property before each mowing 40 times per year. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of weekly clean-up.
2. Irrigation Inspection: All irrigation zones shall be inspected once a month to insure proper operation. All zones will be turned on for a minimum of five minutes to check for any coverage issues or any broken irrigation components. Any issues that require adjustments or cleaning of the filters, heads, rotors, spray nozzles will be performed during the monthly inspection. Any issues that have been caused by contractor shall be repaired at no cost to the client. Management shall receive a monitoring report after monthly irrigation inspection. All repairs to system shall be done on a time and materials basis with the hourly labor rate being \$90.00 per hour (2 person crew). Contractor is not responsible for turf or plant loss due to water restrictions. Contractor shall identify any operational issues to said irrigation system within the first thirty (30) days of contract commencement for customer to be aware so that written authorization may be approved to bring system up to fully operational status.

### D. Additional Services

1. Mulching: Upon written authorization of the client, contractor shall mulch all planting beds with pine bark or shredded mulch at a price of \$48.00 per yard ensuring that all areas have a 2" depth after installation. If the amount quoted is not sufficient to mulch the entire property an additional count will be submitted for completion at the same price per yard.
2. Annuals: Upon written authorization of the client, contractor will replace and install annuals 4 times per year and make nutritional requirements needed to insure a healthy plant. Deadheading declining flowers will be performed weekly. Annuals will be billed separately on a per plant cost. Contractor will provide annuals at a cost of \$2.25 per plant. Price includes soil replenishment but not replacement.
3. Tall Palm Trimming: Upon written authorization of the client, contractor will trim all palms identified as being above 20 feet in overall height that will require a lift or bucket truck. Said palms will be priced per type of palm and will be clearly outlined in a proposal to client.
4. Special Palm Treatment Program: Due to the value of Canary Island Date Palms, Sylvestris Palms, Phoenix Dactylifra, Phoenix Reclinata and Medjool Palms, a special palm fertilization and pest program is highly recommended. Identified palms will be fertilized with a 8-2-12 with 4% mg blend designed to address nutrient needs of palms 4 times per year. A bud drench of systemic insecticide and fungicide will also be applied as a preventative for bud rots and borer insects for palms up to 20'. In addition, palms that have been identified as susceptible to Lethal Yellowing or Texas Phoenix Palm Decline, including Canary Island Date Palms, Sylvestris Palms, Phoenix Dactylifra and Phoenix Reclinata will be injected with the antibiotic oxytetracycline (OTC) 4 times per year. While it is noted that there is no program that can guarantee the prevention of pest infestations, LMP uses the highest industry recommendations to manage the risk of the loss of these palms.
5. Hand Pruning / Structural Pruning: Upon written authorization of the client, deep hand pruning and/or structural pruning will be performed 1 time per year during the dormant months to prune old wood and prune behind multiple breaks to maintain proper proportion, promote interior growth. Removal of up to 50% of the height and foliage of plants can take place during this pruning which will allow for the plant material to grow fuller during the growing season.
6. Leaf Removal: Leaf accumulations in curb lines and parking lots during the Fall months shall be removed and disposed of offsite. Any accumulation in shrub beds shall be blown out of the beds to prevent damage to plant material while providing a neat and clean appearance. **This service will be billed on a times and materials basis.**



## E. Pricing Summary

	Price Per Month	Price Per Year
<b>Base Maintenance Price</b>	\$4,885.00	\$58,620.00

Additional Services	Estimated Qty.	Price Per Unit or Service
Mulch (Upon approval by client)	240	\$48.00 Per Yard
Annuals (4" plants)	<b>550 (ESTIMATED)</b>	\$2.25 Per 4" Plant
Tall Palm Trimming (Palms over 15')	N/A	Starting at \$40.00 per Palm
Special Palm Treatment Program	N/A	N/A

Contractor agrees to provide all of the above Base Maintenance Services for an annual fee of **\$58,620.00**, to be paid in monthly installments of **\$4,885.00**. Contractor will invoice Customer one week prior to the beginning of each month's service. Customer agrees to pay each invoice within 30 days of the date of the invoice. Additional Services are not included as part of this Agreement or the Base Maintenance Services. Proposals for Additional Services must be executed by an Authorized Representative and are subject to all the terms and conditions of this agreement, which are hereby incorporated into such proposals for Additional Services by reference.

## F. Conditions

The goal of this Agreement is that upon completion of each visit to the Customer, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the Property and its individual condition.

- Term:** This Agreement will be in effect for an initial term of 12 months (1 year) with an effective start date of \_\_\_\_\_ and will remain in effect on an annual basis until canceled by either party. To ensure that Customer's needs are being met, timely written notice of any deficiency or concern must be provided in order to give Contractor a reasonable opportunity to remedy the deficiency or concern prior to termination of this Agreement. While Contractor encourages Customer to communicate with on-site crews and its account manager, notice solely to them is insufficient. All notices under this paragraph must be provided in writing by Customer's Authorized Representative to Contractor at the address specified above. Customer agrees to notify Contractor in writing within 10 days of the occurrence of any deficiency, concern, or default or damage Customer believes was caused by Contractor. Failure to do so constitutes a waiver of any such claims by Customer, and the right of Customer to cancel this Agreement. Customer may cancel this Agreement following an unremedied deficiency by providing written notice to Contractor by certified mail. The cost to Contractor of the work in certain seasons is higher than in others, but Contractor has agreed to invoice Customer in even monthly installments. Therefore, in consideration of these variable internal costs, and in order to ensure an effective transition following a cancellation, termination notices received during the months of April through September shall cause an effective final date of billable services of not less than thirty (30) days after date of receipt. Notices received in any other months shall cause an effective final date of billable services of not less than ninety (90) days after the date of receipt. Any notice of termination shall be sent to the addresses indicated on this agreement and must be signed by an Authorized Representative.
- Performance:** The Parties agree that Contractor's performance of this Agreement can be, and often is, subject to weather conditions, which are beyond the Contractor's control. Contractor shall not be liable for any performance deficiency caused by weather conditions. The Parties also agree that Contractor is a contractor as that term is defined in Chapter 713, *Florida Statutes* and that any and all work performed pursuant to this Agreement is an improvement to real property under Chapter 713, *Florida Statutes*.
- Adjustment:** This Agreement is subject to CPI adjustments annually effective the anniversary date or as otherwise agreed upon in writing by both parties.
- Payments:** No finance charge will be imposed if invoices are paid in full within 30 days of invoice date. If not paid in full within 30 days, then a finance charge will be imposed from the invoice date on the balance due at a periodic rate of 1 ½% per month (18 % per annum) until paid. Contractor shall have the right to elect to stop work under this

Agreement until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices.

5. Authorized Representative: Customer agrees, simultaneous with the signing of this Agreement, to designate in writing an Authorized Representative or Authorized Representatives, with whom Contractor can interface concerning this Agreement. In the event Customer desires to change its Authorized Representative(s), Customer shall provide written notice of the change to Contractor. By designating an Authorized Representative, Customer is representing to Contractor that the Authorized Representative has the authority to bind Customer to actions taken pursuant to this Agreement until that authority is revoked or changed by Customer.
6. Order of Interpretation: In the event other documents, terms, or conditions are annexed to or otherwise designed to amend or supplement this agreement, should there be a conflict between one or more provisions of the other documents, terms, or conditions and the terms of this agreement, the terms of this agreement will control.
7. Collection: In the event Contractor must collect past due amounts under this Agreement, Contractor shall be entitled to all expenses incurred as part of those efforts, including any attorneys' fees and costs.
8. Subcontractors: Contractor may, at its sole discretion, utilize subcontractors to provide specific services under this Agreement. Contractor will remain as the single and primary contact for all activities as related to this Agreement. Proof of insurance and necessary licenses will be provided if requested by Customer. Contractor will also provide workman's compensation and proof thereof on employees if requested by Customer.
9. Acceptance: This Agreement is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this agreement. We look forward to becoming part of your team. In witness whereof the parties of this agreement have signed and executed it this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Contractor Signature

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Contractor Printed

\_\_\_\_\_  
Customer Printed

Title: \_\_\_\_\_

Title: \_\_\_\_\_

# Landscape Maintenance Services Proposal

*Prepared For*

## **Cypress Preserve CDD**

February 2020





813-223-6999 tel  
813-279-6263 fax

February, 19 2020

Gene Roberts,  
District Manager  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607

**RE: Landscape Maintenance Proposal for Cypress Preserve CDD**

Dear Mr. Roberts,

I am pleased to submit Yellowstone Landscape's proposal for Cypress Preserve CDD landscape maintenance services. Our full service approach to maintaining the entire property are all coordinated to deliver the utmost level of quality. Our proposal has been created to address the specific needs and expectations you have expressed for Cypress Preserve CDD.

Yellowstone Landscape is one of the largest landscape firms in the nation, serving some of the most prestigious properties in the Southern United States. We continuously seek to obtain a 100% recommendation rate from our clients so you can be sure that quality maintenance services are just the beginning of our expectation for your property.

As you review our proposal, you'll notice that quality, integrity and clear communication have helped us build strong relationships and maintain nationally award-winning properties for our clients.

We serve all our clients with:

**Crystal-Clear Communication**

You want to know what's going on with the landscape in your community. Our people, systems and policies put communication first.

**Proactive Attitudes**

We will fix it before it's a problem. Procedures, checklists and training all focus on one result, making sure our clients don't have to manage our work.

**Quality Work**

One size doesn't fit all. Our experienced staff and integrated approach allows us to find unique solutions to meet your property and budgetary needs.

Thank you for allowing Yellowstone Landscape the opportunity to provide your community with our plan for success.

Sincerely,

Jon Souers  
Client Relations Manager  
[jsouers@yellowstonelandscape.com](mailto:jsouers@yellowstonelandscape.com)  
813-781-3170

## **Your Investment**





# Cypress Preserve CDD

## Exhibit A

### Landscape Management Service Pricing Sheet

#### Core Maintenance Services

<b>Mowing &amp; Clean Up</b>	<b>\$23,430.00</b>
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*Includes mowing, edging, string-trimming, clean-up*

**41 visits**

<b>Detailing</b>	<b>\$14,580.00</b>
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*trim shrubs, pick up trash, weed removal, ect.*

**10 visits**

<b>IPM - Fertilization &amp; Pest Control</b>	<b>\$5,382.00</b>
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*Fertilization/Fungicide/Insecticide/herbicide/weed control*

<b>Irrigation Inspections</b>	<b>\$3,960.00</b>
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*Includes monthly inspections with reports*

<b>Palm Pruning (43 Palms 1x/year)</b>	<b>\$1,296.00</b>
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*All labor and materials to prune 43 palms annually*

<b>Pine Bark Mulch (150 yards)</b>	<b>\$7,500.00</b>
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*All labor and materials to install 150 cubic yards of mulch*

<b>Annuals (per 4" annual)</b>	<b>N/A</b>
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*Includes all labor and materials to install one 4" annual*

<b>Grand Total Annual</b>	<b>\$56,148.00</b>
<b>Monthly</b>	<b>\$4,679.00</b>

EXCELLENCE IN COMMERCIAL LANDSCAPING



## Scope Of Services





## Cypress Preserve CDD Landscape Maintenance Annual Schedule

Landscape Maintenance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Turf Cut<sup>1</sup></b> (Mow, Hard Edge, Blow)													
St. Augustine	2	2	3	4	4	5	5	4	5	4	2	2	42
Bahia	2	2	2	2	2	4	4	4	4	2	2	2	32
<b>Bed Edge</b>	1	1	2	2	2	2	2	2	2	2	1	1	20
<b>Shrub Pruning</b>	1		1	1	1	1	1	1	1	1	1		10
<b>Ornamental Grass Pruning</b>			1							1			2
<b>Structural Tree Pruning</b>	As needed to Maintain 12' height												
<b>Crape Myrtle/Hibiscus/Oleander Pruning</b>	Performed in Spring after last freeze												1
<b>Irrigation Inspections</b>	1	1	1	1	1	1	1	1	1	1	1	1	12

<sup>1</sup> Frequency is contingent on moisture, weather and seasonal conditions, and may vary in late fall through winter.

Fertilizer/Pesticide	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Turf Fertilization</b>													
St. Augustine		1		1		1		1			1		5
Bahia (excluding lake banks)				1				1					2
<b>Turf Pesticide</b>													
St. Augustine	Integrated Pest Management (IPM) Program -- Applied as Needed												
Bahia	Integrated Pest Management (IPM) Program -- Applied as Needed												
<b>Turf Weed Control</b>	Integrated Pest Management (IPM) Program -- Applied as Needed												
St. Augustine (Pre-Emergent)			1				1						2
Bahia	Integrated Pest Management (IPM) Program -- Limited on herbicide selection due to type of turf												
<b>Shrub &amp; Tree Fertilization<sup>2</sup></b>			1			1			1				3
<b>Shrub Pesticide</b>	Integrated Pest Management (IPM) Program -- Applied as Needed												
<b>Insect/Disease Control</b>	Integrated Pest Management (IPM) Program -- Applied as Needed												
<b>Bed Weed Control</b>	1	1	1	2	2	2	3	2	2	2	1	1	20
<b>Palm Fertilization</b>													
Standard Palms (Sables/Wash.)						1							1
Queen Palms						1					1		2
<b>Property Inspection</b>	2	2	3	4	4	5	5	4	5	4	2	2	42

<sup>2</sup> Additional spot fertilization may be applied to flowering plants to encourage flowering.

Supplemental Services	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mulch											1		1
Palm Trimming									1				1

## About Us





*Yellowstone Landscape* began with the unification of established, independently successful landscape companies across the South.

Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance.

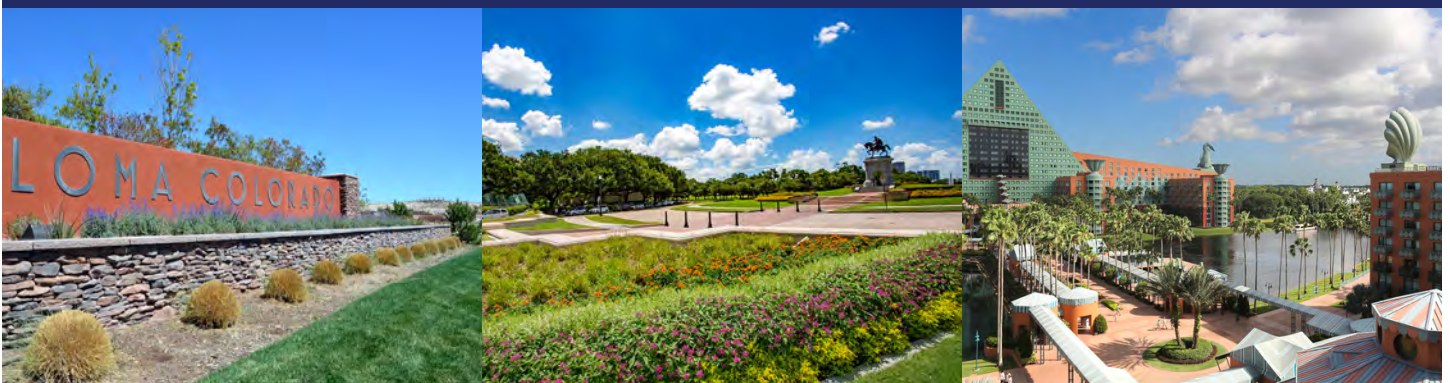
As one of the landscape industry's fastest growing and most awarded commercial landscaping

companies, we are proud to serve more than two thousand client properties from our local branch facilities, across six Southern states.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.



# The South's Trusted Landscape Partner



Headquartered in Central Florida, we serve our clients from our local branch locations across six Southern states.

In many of the region's largest cities, we've opened multiple operating branches in order to more efficiently serve our clients, including four locations in Houston, three locations in Atlanta, and two locations in Orlando.

All our branch operating teams are supported by the collective strength of a regional leader in commercial landscaping services.

We empower our local branch teams to make decisions in the best interest of our clients and their properties.

No excuses, no calling headquarters, no corporate red tape. **Just do what's right.**

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the South's trusted commercial landscaping partner.



# Proud to Serve Tampa



## *Excellence in Commercial Landscaping for Your Tampa Area Properties*

Yellowstone Landscape is proud to serve Tampa's commercial landscaping needs from our local branch location. With **more than 100 local employees**, we're one of the leading commercial landscape service firms in Tampa and the surrounding areas.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area's most beautiful homeowner associations, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail centers.

Our service teams are ready to provide you with **Tampa's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

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**Tampa Offices**  
30319 Commerce Drive  
San Antonio, FL 33576  
813.223.6999



# Services for Homeowner Associations



Our comprehensive landscape services for Homeowner Associations are designed to **create beautiful and healthy environments** and enhance the quality of life your residents experience in their community.

Professional Landscape Maintenance of your entryways, common areas, streetscapes, and amenity areas is essential for **creating the right image for your community** and protecting the value of your residents' investments in their homes.

Caring for your community's landscape is likely to be among the largest expenses in your association's annual budget. With the help of the

right landscape service partner, your community will see the value of their investment with every service visit and enjoy all the benefits a well maintained landscape can bring.

## Key benefits of a professionally maintained landscape include:

- An Average Increase of 12% in the Value of Your Residents' Homes
- Creating a Sense of Pride in the Community
- Extended Lifespan of Your Community's Landscape Materials and Feature Areas
- Demonstrating Visible Results for Your Residents' Investment in Professional Property Management Services



# Landscape Maintenance



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.



# Irrigation Installation & Management



There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources**. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system**.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

**Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.**



# Tree Care Services



Your trees add beauty and value to your property. In the case of mature trees, they are **an absolutely irreplaceable asset**. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists**, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

## Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management



# Landscape Design



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

**Our Designers are specially trained, creative professionals.** They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer Landscape Design as a **complimentary service** to current Landscape Maintenance clients when we install your landscape enhancement.



# Seasonal Color Installations



If you want to make a big impact and create **dramatic curb appeal** for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will “**bring the wow**” to **your entrances and feature areas** with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a **custom design proposal tailored to your preferences**, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the

previous rotation’s plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with **tighter spacing to create more vibrant color and instant impact**. As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

**Regular maintenance of your seasonal color installation** during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants’ watering requirements are being met.



# Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in our industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

**Hermann Park;** Houston, Texas; 2017

**Walton Riverwood;** Atlanta, Georgia; 2017

**Legacy of Leesburg;** Leesburg, Florida; 2017

**Swan and Dolphin Resort;** Orlando, Florida; 2016

**Cane Island Amenity Village;** Katy, Texas; 2016

**Tradition;** Tradition, Florida; 2015

**AAA Headquarters;** Lake Mary, Florida; 2013

**Technology Park Atlanta;** Peachtree Corners, Georgia; 2013

**Boeing 787 Assembly Facility;** North Charleston, South Carolina; 2012

**Waldorf Astoria Resort;** Orlando, Florida; 2012

**Grand Haven;** Palm Coast, Florida; 2011

**Fleming Island Plantation;** Orange Park, Florida; 2010

**Hammock Beach Resort;** Palm Coast, Florida; 2008

**Reunion Resort & Club;** Orlando, Florida; 2007



# Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a **safe, healthy work environment**, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to **behave professionally and remain alert** to all potential safety hazards they may encounter.

## Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times



# Our Fleet Vehicles and Equipment



Yellowstone Landscape takes great pride in the maintenance of our fleet vehicles and the specialized service equipment and tools we use. Our branch locations employ dedicated mechanics, experienced in working with the equipment we use. Their sole responsibility is to keep our fleet and equipment in good working order, many times working overnight to keep equipment in service during the day.

We know how important it is that our service teams have the tools they need to get their jobs done. That's why we strive to keep all our vehicles and equipment in good repair, appearance, and in sanitary clean condition at all times.

All vehicles are appropriately registered and insured, clearly marked with our company identification, regularly inspected for safety and cleanliness, and only operated by licensed, approved drivers.

Our Company Owned Fleet Vehicle and Equipment Listing Includes:

- Over 800 Trucks, Vans and Utility Vehicles
- Wide Area Mowing Tractors
- Tree Care Trucks with Trailer Chippers
- Assorted Heavy Duty Caterpillar Equipment
- Motorized Work Carts
- Open Bed and Enclosed Trailers
- Motorized Edgers and Trimmers



# Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

**Our initiatives toward responsible environmental stewardship include:**

**Integrated Pest Management:** IPM Programs use a combination management tools to create an environment where it is less likely that the pest will return.

**Innovation Irrigation:** This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

**Reducing Carbon Emissions:** EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment.

**Organic Options:** We offer organic alternatives to all traditional management solutions.

**Drought-Tolerant Plants & Trees:** Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

# Our Technology at Work for You



Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing **smart phones** to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape **fleet vehicles** are now **equipped with GPS tracking devices**, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at **greater than 99% accuracy**. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

It's our goal to remain technological leaders in our industry, so as technology improves, so will we.



## **(30/60/90 Day Plan)**



# 30/60/90 Day Plan

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This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin servicing your property. We've divided the tasks over the first 30, 60, and 90 days of service to provide you with a tool to monitor and measure our team's performance.

## **First 30 Days**

- Meet with Property Manager to review 30 – 60 – 90 Day Plan
- Discuss with Board our “Approach to Services”
- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing and edging
- Spot treat weeds in turf areas to be reclaimed
- Discuss options for turf areas beyond reclamation
- Continue weed control in planting beds
- Apply fertilizer to struggling shrubs on the property
- Begin insect and disease program on all plant material
- Discuss removing severely declining plant material
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern
- Identify areas for improvement with Landscape Design Department

# 30/60/90 Day Plan

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## **Days 31-60**

- Walk property with Property Manager to evaluate improvements
- Evaluate our “Approach to Services” and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing and edging
- Retreat turf weeds
- Continue RoundUp applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve “curb appeal” in high profile areas

## **Days 61-90**

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30 day and 60 day plans.
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Continue RoundUp applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing and edging



## Experience & References



# Reference Listing



**Project Name**                      **Ballantrae CDD**  
**Contact Information**              Jim Flateau, Board Chairman  
15310 Amberly Dr. Suite 175  
Tampa, FL 33647  
813.215.0896

**Project Name**                      **Villa Rosa HOA**  
**Contact Information**              Mike Spall, Property Manager  
Greenacre Properties  
4131 Gunn Hwy.  
Tampa, FL 33618  
813.600.1100

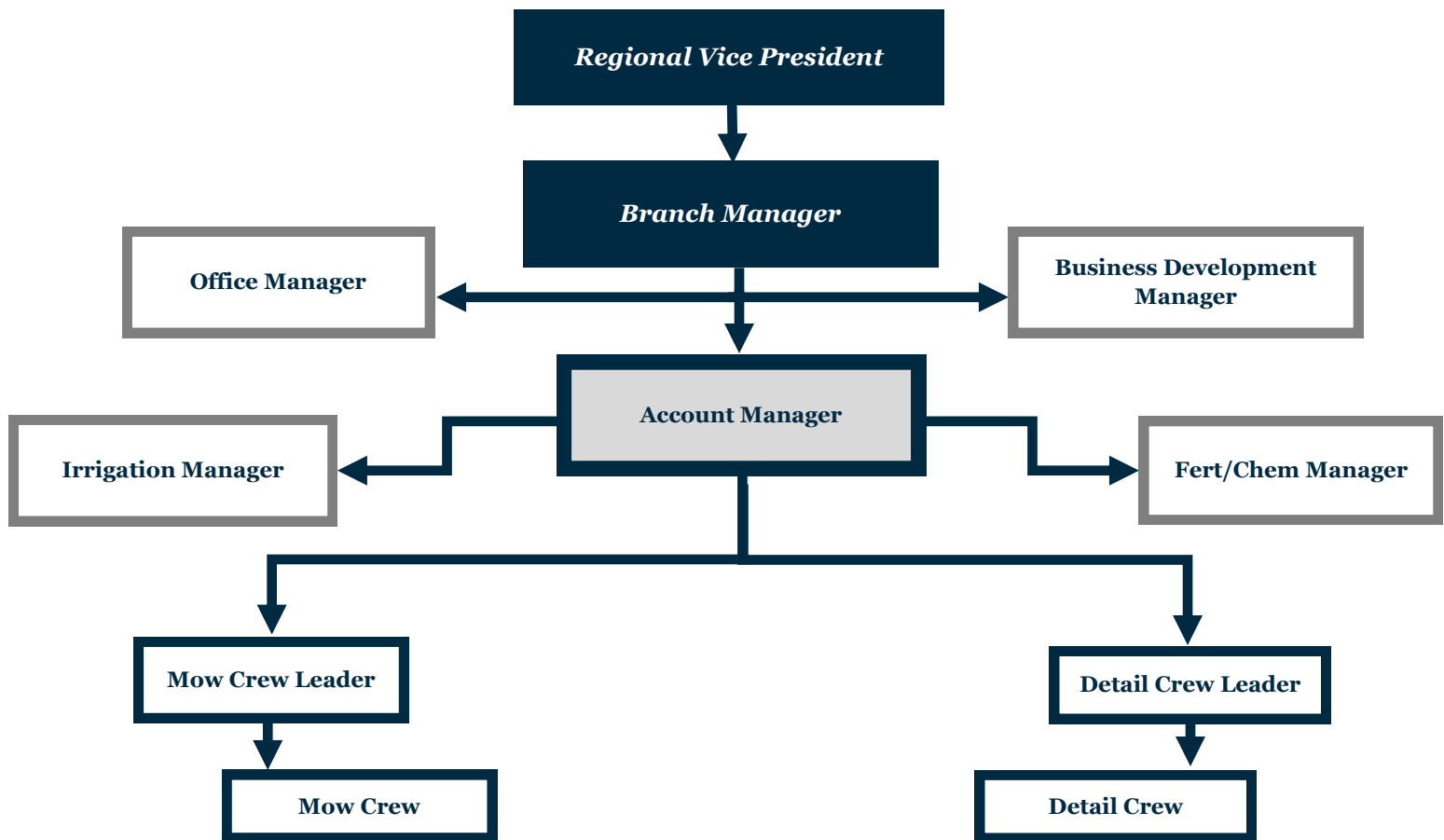
**Project Name**                      **Willowbend HOA**  
**Contact Information**              Sandra Oram, Property Manager  
Terra Management Services  
14914 Winding Creek Court  
Tampa, FL 33613  
813.374.2363

**Project Name:**                      **Trinity East HOA**  
**Contact Information**              Chris Haines, Property Manager  
The Melrose Management Partnership  
3527 Palm Harbor Blvd.  
Palm Harbor, FL 34683  
727.787.3461

# Personnel



## Organizing Our Service Teams



### Branch Manager:

The Branch Manager is responsible for Yellowstone Landscape's landscape installation and management operations and personnel within the region. The primary responsibilities outlined below are carried out in accordance with the strategic plan and in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Branch Manager reports directly to the Regional Vice President, and works closely with the Executive Team, Business Development Department, Purchasing Agent, other Division Managers, and Office Management in fulfillment of his regular duties.

### Responsible for:

- Planning, Scheduling and Implementation of Operations
- All Landscape Management Practices
- All Landscape Construction Practices
- Client Relations and Service
- Quality Control
- Safety
- Training

## Organizing Our Service Teams

### **Account Manager:**

The Account Manager represents the direct link between Yellowstone Landscape and your Community. In that capacity, he arranges, schedules and directs daily delivery of services in accordance with the performance specifications for your property. The primary responsibilities outlined below are carried out in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Account Manager reports directly to the Branch Manager and works closely with technical support service managers (Fertilization & Chemical, Pesticide Application, Irrigation) in fulfillment of his regular duties.

### **Responsible for:**

- Planning, Scheduling and Implementation of Landscape Operations Activities
- Client Relations and Service
- Budgeting and Cost Tracking
- Quality Control
- Safety
- Training
- Employee Evaluation and Development
- Sustainable Practices

### **Mow and Detail Crew:**

The Mow and Detail Crew consists of a team of experienced landscape and maintenance professionals. Their focus will be on maintaining the community with our commercial equipment. This includes mowing with mowers appropriate for the turf type, blowing, vacuuming, edging and policing (trash pick up). They will fulfill all of the obligations set forth and directed by the Account Manager. Each Mow and Detail Crew will be led by a clearly identifiable, English-speaking leader.



## Organizing Our Service Teams

### **Irrigation Technician:**

The Irrigation Technician oversees all irrigation practices including timers, valves, sprayers and piping. Once per month (unless otherwise noted in the contract specifications), the Irrigation Technician will walk through each zone and assure all irrigation functions work properly. Small adjustments will be made in order to assure water conservation and proper watering techniques. Any major irrigation problems will be expressed and appropriated according to the process defined by Account Manager and Branch Manager.

### **State Licensed Pesticide Contractor:**

This contractor will treat each of the grounds with EPA approved pesticides in accordance with best management practices and will be over-seen/managed through our assigned Account Manager.

### **Fertilization & Chemical Crew:**

The Fertilization & Chemical Crew utilizes proper and sustainable fertilization methods that best fit the community's need and contract specifications. All fertilization and chemical team members are fully trained and licensed. The team is also proactive in alternative fertilization methods that are earth-friendly and sustainable.



## **Licenses & Certifications**





# Fertilization and Chemicals

## Your Team

Fertilization and chemicals are often times fundamental to the health of a landscape. Yellowstone Landscape's team of licensed and experienced professionals know the needed nutrients for your property and we apply them through environmentally sensitive practices.

### Fertilization

Our fertilization programs are customized for each property. After all, each property has it's own set of specific needs and requirements. Having developed fertilization programs for golf courses, resorts, and sport fields, our knowledge is extensive, and we apply what we've learned on every property we service.

### Chemicals

Pest management is often needed to protect your living assets. Ants and other bugs can sometimes destroy plant material quickly. Invasive weeds can crowd out healthy landscapes. Our pro-active team identifies problems and works to rid your landscape of harmful weeds and pests.

### Sustainability

Protecting the environment is one of our top priorities. Our fertilization and chemical programs are built around minimizing our environmental footprint. Some of the ways we reduce our environmental impact are:

- Use slow-release fertilizers that minimize run-off.
- Nutrient Management—we provide nutrients based on the plant's need.
- Follow State, County and City Best Management
- Practices to prevent pollution of water sources



### Xeriscaping

A great way to reduce your environmental footprint is through the practice of xeriscaping. Xeriscaping is the practice of landscape design with slow growing, drought tolerant plants. Designing landscapes that use less water, fertilizers and require less maintenance is a great way to reduce your environmental impact.



# Irrigation Experts

## Your Team

A healthy landscape is often times dependent on the condition of the irrigation. Yellowstone Landscape understands this relationship and knows that short cuts taken on irrigation means long term problems in the landscape. Our team works on many aspects of irrigation systems:

### Installation

Our team has had over 15 years of experience installing irrigation systems across the Southeast. From complex systems for large resorts to water-wise systems for commercial properties, our team has what it takes to install any irrigation system.

### Maintenance

Our maintenance team is trained and licensed in maintaining irrigation systems. Our team also knows that if the irrigation isn't properly maintained, your investment could be compromised.

Our irrigation maintenance team performs monthly "wet-checks," replaces and repairs faulty systems (including head replacement, piping repairs, and clock maintenance), and assures proper water coverage for all landscape areas.

### Improvements

Whether you have an old irrigation system or a new system that just doesn't seem to be working properly, you can trust Yellowstone Landscape to make the improvements. We'll analyze coverage, effectiveness and efficiency in order to provide a consistently healthy landscape.





State of



Florida

Department of Agriculture and Consumer Services  
Bureau of Entomology and Pest Control

## CERTIFIED PEST CONTROL OPERATOR

Number: JF124606

KEVIN PAUL OLIVA

*This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice*

*Lawn & Ornamental*

*in conformity with an Act of the Legislature of the State of Florida regulating the  
practice of Pest Control and imposing penalties for violations.*



*Charles H. Bronson*

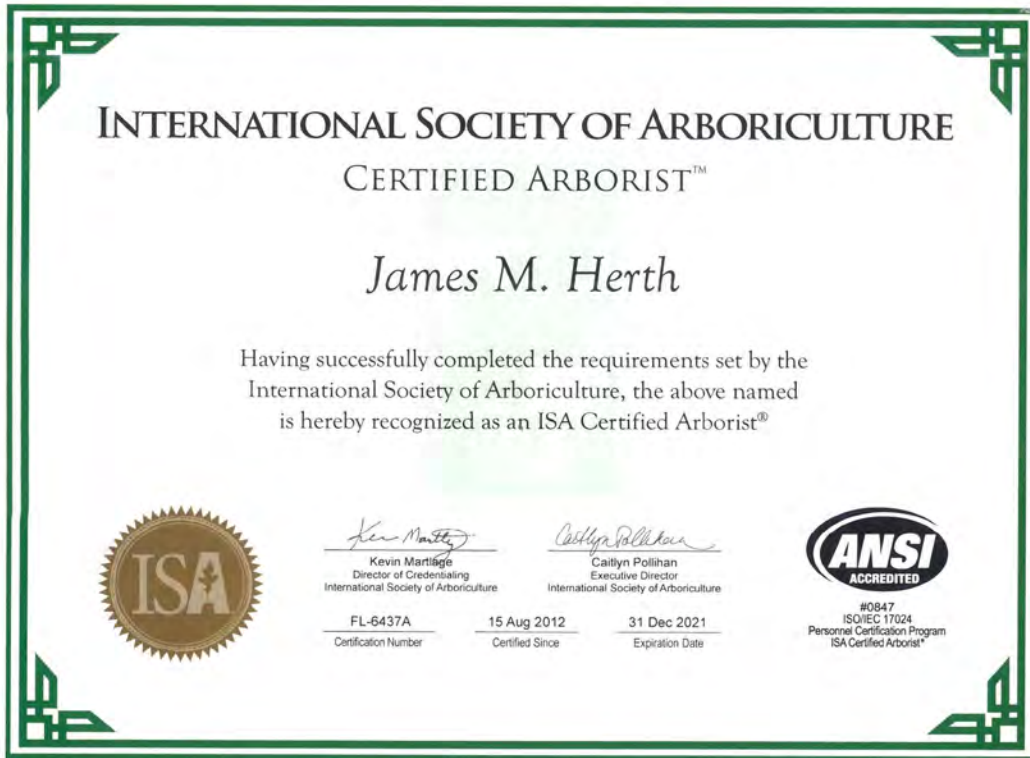
Charles H. Bronson  
Commissioner of Agriculture

*In Testimony Whereof, Witness this  
signature at Tallahassee, Florida on April 7, 2004*

*Walter Hays*  
Chief Bureau of Entomology and Pest Control

DACS form 1780, Feb. 99









# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/29/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brown & Brown of Florida, Inc. P.O. Box 2412  Daytona Beach FL 32115-2415		<b>CONTACT NAME:</b> Elinn Peacock <b>PHONE (A/C, No, Ext):</b> (386) 944-5804 <b>FAX (A/C, No):</b> (386) 333-6113 <b>E-MAIL ADDRESS:</b> epeacock@bbdaytona.com	
<b>INSURED</b>  YELLOWSTONE LANDSCAPE, INC 3235 N STATE STREET PO BOX 849 Bunnell FL 32110		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> United Specialty Insurance Company <b>INSURER B:</b> Travelers Property Casualty Company of America <b>INSURER C:</b> Great American Insurance Company <b>INSURER D:</b> The Charter Oak Fire Insurance Company <b>INSURER E:</b> American Guarantee and Liability Insurance Company <b>INSURER F:</b>	
		<b>NAIC #</b> 12537 25674 16691 25615 26247	

## COVERAGES

CERTIFICATE NUMBER: 19-20

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR VVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PESTICIDE & HERBICIDE  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			ATNATL1914413	04/30/2019	04/30/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			TC2JCAP9D89521919	04/30/2019	04/30/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			TUU254554401	04/30/2019	04/30/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB2N1103271951D	04/30/2019	04/30/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	EXCESS LIABILITY			AEC346775300	04/30/2019	04/30/2020	OCC & AGG 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE NOTES FOR POLICY COVERAGE FORMS

## CERTIFICATE HOLDER

## CANCELLATION

YELLOWSTONE LANDSCAPE INC  
3235 N STATE ST  
PO BOX 849  
BUNNELL FL 32110

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_

**ADDITIONAL REMARKS SCHEDULE**

Page \_\_\_\_ of \_\_\_\_

AGENCY Brown & Brown of Florida, Inc.		NAMED INSURED YELLOWSTONE LANDSCAPE, INC	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

**ADDITIONAL REMARKS****THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** \_\_\_\_\_ **FORM TITLE:** : Notes**COMPLETE LISTING OF NAMED INSURED:**

-YELLOWSTONE HOLDINGS, LLC  
-YELLOWSTONE INTERMEDIATE HOLDINGS, INC  
-YLG HOLDINGS, INC  
-YELLOWSTONE LANDSCAPE, INC  
-YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC dba YELLOWSTONE LANDSCAPE dba AUSTIN OUTDOOR  
-ALSW, LLC  
-YELLOWSTONE LANDSCAPE-CENTRAL, INC dba YELLOWSTONE LANDSCAPE dba BIO LANDSCAPE dba BIO LANDSCAPE & MAINTENANCE  
-TEXAS SERVICES, LLC  
-BLSW, LLC  
-YLCWS, LLC  
- LEADERSCAPE PALM BEACH LLC

**LEASED/RENTED EQUIPMENT**

POLICY NUMBER: MKLM31M0051215  
EFFECTIVE DATES: 4/30/2019-4/30/2020  
CARRIER: MARKEL AMERICAN INSURANCE COMPANY  
EACH ITEM: \$250,000

**POLLUTION LIABILITY**

POLICY NUMBER: G71517585001  
EFFECTIVE DATES: 4/30/2019-4/30/2020  
CARRIER: ILLINOIS UNION INSURANCE COMPANY  
EACH OCCURRENCE: \$1,000,000

**POLICY FORMS:****GENERAL LIABILITY: (COVERED STATES FL, GA, NC, SC & TX)**

- 1) CG2010 0704 - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - (ADDITIONAL INSURED - ONGOING OPS)
- 2) CG2037 0704 - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - (ADDITIONAL INSURED - COMPLETED OPS)
- 3) CG2034 0704 - ADDITIONAL INSURED - LESSOR OF LEASED EQUIPMENT (ADDITIONAL INSURED - LESSOR OF EQUIPMENT)
- 4) CG2007 0413 - ADDITIONAL INSURED - ENGINEERS, ARCHITECTS, SURVEYORS (ADDITIONAL INSURED - ARCH/ENG/SURVEYORS - EMPLOYED BY OTHER)
- 5) CG2404 1093 - WAIVER OF SUBROGATION (WAIVER OF SUBROGATION)
- 6) VEN05100 0115 - PRIMARY NON-CONTRIBUTORY WORDING (PRIMARY & NON-CONTRIBUTORY)
- 6) VEN06400 0115 - THIRD PARTY CANCELLATION NOTICE ENDORSEMENT - (BLANKET 30 DAY)

**AUTO LIABILITY**

- 1) CAT442 - ADDITIONAL INSURED - PRIMARY & NON-CONTRIBUTORY WITH OTHER INSURANCE (ADDITIONAL INSURED, PRIMARY & NON-CONTRIBUTORY)
- 2) CAT340 - BLANKET WAIVER OF SUBROGATION (WAIVER OF SUBROGATION)
- 3) ILF028 - EARLIER NOTICE OF CANCELLATION/NONRENEWAL PROVIDED BY US - (BLANKET 30 DAY)

**WORKERS COMPENSATION (COVERED STATES INCLUDE: FL, GA, NC, SC, AZ, TX, & NV)**

- 1) WC000313 - WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT (WAIVER OF SUBROGATION)
- 2) WC9906R3 - THIRD PARTY NOTICE OF CANCELLATION (BLANKET 30 DAY)

**UMBRELLA LIABILITY**

- 1) GAI6002 0697 - PROTECTOR UMBRELLA COVERAGE FORM COMMERCIAL UMBRELLA COVERAGE FORM - (ADDITIONAL INSURED, WAIVER OF SUBROGATION, COVERS OVER THE GENERAL LIABILITY, AUTO LIABILITY & EMPLOYERS LIABILITY)

**Request for Taxpayer  
Identification Number and Certification**

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Yellowstone Landscape - Southeast, LLC**

2 Business name/disregarded entity name, if different from above  
**dba Yellowstone Landscape**

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **C**

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.  
**3235 N. State Street, PO Box 849**

6 City, state, and ZIP code  
**Bunnell, FL 32110**

7 List account number(s) here (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number


or

Employer identification number

2	0	-	2	9	9	3	5	0	3
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**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► **Chris Bedy** Date ► **1/16/2020**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



# Our People. Your Partner.



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 1800 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

**We're proud of our people. We want you to be proud of your landscape service partner.**



**Spearem Enterprises, LLC**  
18865 state rd 54 ste 122  
land o lakes, FL 33558  
(727) 237-2316  
spearem.jmb@gmail.com

**Estimate 1640**

**ADDRESS**

Cypress Preserve  
Meritus  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607

**DATE**  
02/05/2020

**TOTAL**  
\$8,700.00

**ACTIVITY**

**QTY**

**RATE**

**AMOUNT**

**Labor**

1

8,700.00

8,700.00

Removal of old mulch and prepare area to receive rounded river gravel (brown/tan)  
Includes removal, preparing, installing weed barrier mesh covering with approximately 2 inch of said gravel along entire interior border of pool deck.  
Cost includes Labor, Material, Disposal and machine time.

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

**TOTAL**

**\$8,700.00**

**THANK YOU.**

Accepted By

Accepted Date

**Tree Farm 2, Inc DBA Cornerstone Solutions Group**

14620 Bellamy Brothers Blvd Dade City, FL 33525

P: 866-617-2235 www.cornerstonesolutionsgroup.com

**Customer Information**

Name: Cypress Preserve

Address:

Date 1/24/2020

Estimate # 961

Requested by

**Job Name:**

Cypress Preserve River Rock

Description	Qty	Rate	Total
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:			
4 ½ yards of Tan River Rock to add to the base of the pool deck perimeter	4.5	330.00	1485.00
			0.00
			0.00
			0.00
			0.00
			0.00
A down payment of \$0 is required to initiate contract. Periodic invoices will be rendered as project progresses with Final Invoice upon completion of project. No Finance Charge will be imposed if the total of such purchases is paid in full within 15 days of invoice date. If not paid in full within 15 days, Then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1.5% per month (18% Annual) until paid and Tree Farm 2, Inc DBA Cornerstone Solutions Group shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.			
<b>ESCALATION CLAUSE-</b> The parties agree that work commencing within One Hundred Eighty (180) days of the effective date of the Agreement shall not constitute a delay nor shall Contractor be entitled to a change in Contract Price. Any work commencing after One Hundred Eighty (180) days from the effective date of the Agreement may, but shall not automatically, constitute a delay that would allow Contractor to submit a claim for an adjustment in the Contract Price. For purposes of this provision work shall be defined as any quantifiable portion of the contract regardless of whether or not the contract is divided into phases, segments or any such division. Any work that is delayed for any reason that is not the fault of the contractor shall be considered not to have commenced until the date at which such work is no longer delayed.			
<b>Total</b>			1485.00

**Accepted Date** \_\_\_\_\_ **Accepted Signature** \_\_\_\_\_

This Proposal is open for acceptance by client for 30 days from the date printed above, after which

it will be withdrawn by Cornerstone Solutions Group and may be subject to re-negotiation.





100 SECOND AVENUE SOUTH, SUITE 301-S  
ST. PETERSBURG, FLORIDA 33701

TEL 727-895-7500  
FAX 727-895-7560  
WWW.CRSBUILDINGCORP.COM

GENERAL CONTRACTOR CGC010350

February 11, 2020

Cypress Preserve CDD  
% Penny Clark  
RIPA & Associates  
1409 Tech Blvd., Suite 1  
Tampa, Florida 33619

Re: Cypress Preserve Masonry Fence Column (s) Proposal

Dear Penny:

Thank you for the opportunity to provide you with a proposal for the Masonry Fence Columns at the above-mentioned location. We propose to furnish all necessary labor, materials, tools and equipment, together with all other items of cost, including insurance, taxes and supervision for the stipulated Lump Sum Total of Thirty-One Thousand Eight Hundred Fifty-Six and No/100 Dollars (**\$31,856.00**). Below for your use is an outline of the scope of work included:

- 1) Masonry Fence Columns consists of the following:
  - a. 13 – Six (6) Foot-Tall Masonry Columns 24" x 24" with the front & return half way on both sides with Stone top to bottom and the remaining Column Painted Stucco including a Cast Stone Cap
  - b. 4 – Four (4) Foot-Tall Masonry Columns 16" x 16" with Stone surrounding top to bottom and on all Four (4) Sides including a Cast Stone Cap
  - c. Engineered Signed and Sealed Drawings for Permitting including Permit Fees

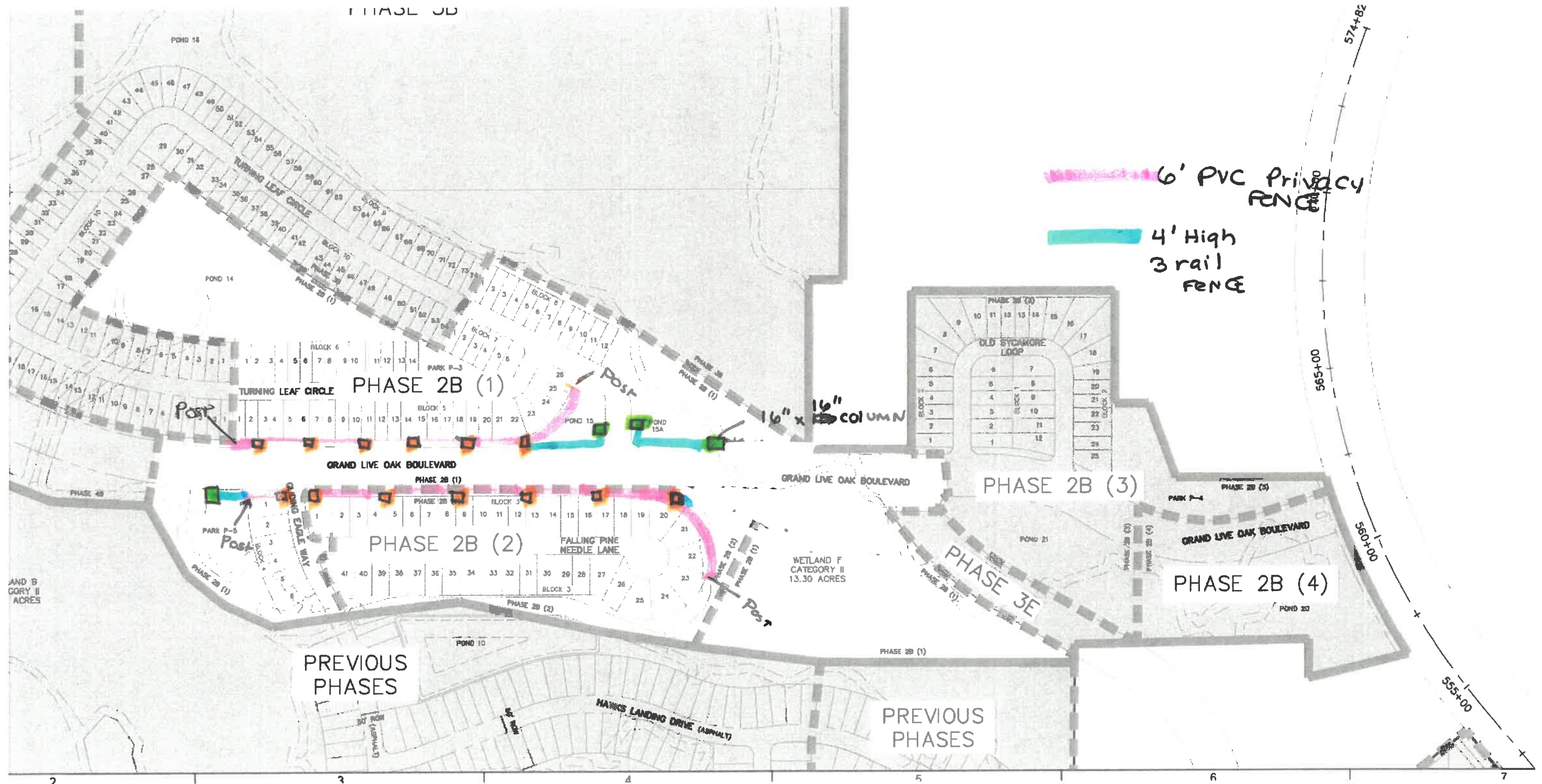
Clarifications:



- 1) Does not included Tree Barricades and Silt Fencing
- 2) Does not include Clearing, Grading and any required Fill Dirt for elevated grades
- 3) Does not include Construction Survey/Staking

CRS Building Corporation looks forward to working with you on this project. Should you have any questions, please do not hesitate to contact me.

Sincerely,  
CRS Building Corporation

Craig R. Sas, President



- Height
- 4' —  4' — 16" x 16" COLUMN
  - 13'  6' — 24" x 24" COLUMN — ROCK Front and Stucco Back



January 27, 2020

Cypress Preserve  
Community Development  
In Care of Penny Clark  
1409 Tech Boulevard  
Suite 1  
Tampa, FL 33619

Job Site: Cypress Preserve - Fence  
Perimeter Fence  
Land O' Lakes, FL 34638

Thank you for the opportunity to offer you an estimate for your fencing needs located at the job site listed above. Please accept this letter as our Proposal for your review.

**Total Estimate:**

**72" Almond Lakeland ® BGM Style PVC Fence: \$43,985.00**

- Install 2478' of 72" Almond Lakeland ® BGM Style PVC Fence
  - Installed Between Columns

**2" x 3-1/2" x 72" Wall Mounts: \$289.00**

- Install 24, 2" x 3-1/2" x 72" Almond Wall Mounts
  - Required to Install Fence on Columns

**48" Almond 3 Rail BGM Style PVC Fence: \$6,012.00**

- Install 578' of 48" Almond 3 Rail BGM Style PVC Fence
  - 5" x 5" x 7' Posts on 8' Centers
  - 5" x 5" Traditional Style Post Caps
  - 1-1/2" x 5-1/2" Ribbed Rails

*Price includes tax, materials and installation. Price is based on a clear fence line. Prior to finalizing contract a site inspection is required. Price is valid for 30 days.*

**Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_/MG





February 24,2020

Cypress Preserve  
Community Development  
Care of: Penny Clark  
1409 Tech Boulevard  
Suite 1  
Tampa, FL 33619

Job Site: Cypress Preserve - Fence  
Lift Station #2  
Land O' Lakes, FL 34638

Thank you for the opportunity to offer you an estimate for your fencing needs located at the job site listed above. Please accept this letter as our Proposal for your review.

**Total Estimate:       \$5,406.00**

- Install 224' of 72" Almond Lakeland ® BGM Style PVC Fence
- Install 1, 72" x 142" Almond Lakeland Double Drive Gate

*Price includes tax, materials and installation. Price is based on a clear fence line. Prior to finalizing contract, a site inspection is required. Price is valid for 30 days.*

**Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_/MG







**Spearem Enterprises, LLC**  
18865 state rd 54 ste 122  
land o lakes, FL 33558  
(727) 237-2316  
spearem.jmb@gmail.com

**Estimate 1645**

**ADDRESS**

Cypress Preserve  
Meritus  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607

**DATE**  
02/24/2020

**TOTAL**  
\$1,425.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 18760 Hunters Meadow Walk: Install approximately 100 ft. of french drain/drain line at designated flooding problem area to drainage ditch along property line of said address, Cost includes pipe, gravel and weep boxes and labor	1	1,425.00	1,425.00

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

**TOTAL**

**\$1,425.00**

THANK YOU.

Accepted By

Accepted Date



