

**DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT**

**DECEMBER 11, 2023
AGENDA PACKAGE**

Diamond Hill Community Development District

Board of Supervisors

Ferdinand Ramos, Chairman
James Oliver, Vice Chairman
Linda Dunn, Assistant Secretary
John Pollard, Assistant Secretary
Dough Taggerty, Assistant Secretary

David Wenck, District Manager
John Vericker, District Counsel
Stephen Brletic, District Engineer

Regular Meeting Agenda

Monday, December 11, 2023 – 2:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Audience Comments (Limit of 3 Minutes)**
 - 3. Approval of the Minutes of the November 1, 2023 Continued Meeting**
 - 4. Acceptance of the October 2023 Financial Report**
 - 5. Old Business**
 - A. Review of Landscape Bids
 - i. Brightview Proposal
 - ii. LMP Proposal
 - iii. Yellowstone Proposal
 - iv. Rainmaker Proposal
 - 6. Attorney's Report**
 - 7. Engineer's Report**
 - 8. Landscape Report**
 - A. Yellowstone Proposal #370931
 - B. Blue Line Tree Co. Proposal #23-741
 - 9. Aquatic Report**
 - 10. District Manager's Report**
 - 11. Supervisor Requests and Comments**
 - 12. Adjournment**

**The Next Meeting is scheduled to be held on
Monday, February 12, 2024 at 2:00 p.m.**

District Office:

Inframark
210 North University Drive, Suite 702
Coral Springs, Florida, 33071
954-603-0033

Meeting Location:

Diamond Hill Community Center
2902 Copper Height Court
Valrico, Florida 33594

Third Order of Business

**MINUTES OF MEETING
DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Diamond Hill Community Development District originally scheduled for Monday, October 9, 2023 was held Wednesday, November 1, 2023 at 2:00 p.m. at Diamond Hill Community Center located at 2902 Copper Height Court, Valrico, Florida 33594.

Present and constituting a quorum were:

Ferdinand Ramos	Chairperson
James Oliver	Vice Chairperson
Linda Dunn	Assistant Secretary
Douglas Taggerty	Assistant Secretary
John Pollard	Assistant Secretary

Also present were:

David Wenck	District Manager, Inframark
Andy Mendenhall	Regional Manager, Inframark
John Vericker	District Attorney
Jerry Wienan	District Engineer
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Wenck called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments (Limit of 3 Minutes)

- Audience comments were received regarding spraying the retention ponds for mosquitos, CDD responsibilities, conservation areas.

SEVENTH ORDER OF BUSINESS

Engineer’s Report

- Mr. Wienan presented his report. He presented three SWFMD inspection proposals to the Board. He noted the communities’ ponds are all under three separate contracts.

On MOTION by Mr. Ramos seconded by Mr. Taggerty with all in favor the BDI Proposal for SWFMD Inspections was approved. (5-0)

42

43 **A. All South Underground Proposal**

44 **B. GPH Proposals**

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On MOTION by Mr. Taggerty seconded by Mr. Ramos with all in favor a NTE in the amount \$4,100 for GPH stormwater drain cleanout proposals was approved. (5-0)

49 **THIRD ORDER OF BUSINESS**

Approval of the Minutes of the August 14, 2023 Meeting

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On MOTION by Mr. Taggerty seconded by Mr. Pollard with all in favor the Minutes of the August 14, 2023 Meeting were approved. (5-0)

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57 **FOURTH ORDER OF BUSINESS**

Acceptance of July 2023 Financial Report

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On MOTION by Mr. Ramos seconded by Mr. Taggerty with all in favor the Minutes of the July 10, 2023 Meeting were approved as amended. (5-0)

62 **FIFTH ORDER OF BUSINESS**

Old Business

- 63
 - There being no discussion, the next order of business followed.

64 **SIXTH ORDER OF BUSINESS**

Attorney’s Report

- 65
 - There being no report, the next order of business followed.

66

67 **EIGHTH ORDER OF BUSINESS**

Landscape Report

- 68
 - Mr. Taggerty noted the landscaper’s report was insufficient.
 - Mr. Ramos noted the entrances needed to be done properly, and asked Mr. Wenck to relay that message to Yellowstone.

71

72 **NINTH ORDER OF BUSINESS**

Aquatic Report

- 73
 - There being none, the next order of business followed.

74 **TENTH ORDER OF BUSINESS**

District Manager’s Report

75 **A. Consideration of Landscape RFP**

- 76
 - Mr. Wenck explained the RFP process and further discussion ensued.

77 **ELEVENTH ORDER OF BUSINESS** **Supervisor Request and Comments**

- 78 • Mr. Ramos suggested to not have legal counsel present at the meetings, unless requested.
- 79 • Mr. Wenck stated he received a request from the HOA, requesting that the CDD pay half
- 80 the cost for holiday lighting.

81

82 On MOTION by Mr. Taggerty seconded by Ms. Dunn with all in
 83 favor the Diamond Hill HOA Holiday lighting Proposal in the
 84 amount of \$1,350 was approved. (5-0)

85

86 **TWELFTH ORDER OF BUSINESS** **Audience Comments**

- 87 • Audience comments were received regarding ONR and gate codes.

88

89 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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91 On MOTION by Mr. Taggerty seconded by Mr. Ramos with all in
 92 favor the meeting was adjourned. (5-0)

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David Wenck
Secretary

Fourth Order of Business

DIAMOND HILL
Community Development District

Financial Report

October 31, 2023

(unaudited)

Prepared by



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DIAMOND HILL
Community Development District

Financial Statements

(Unaudited)

October 31, 2023

Balance Sheet
October 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>SERIES 2013 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Checking Account	\$ * 236,454	\$ -	\$ -	\$ 236,454
Due From Other Funds	-	29,739	8	29,747
Investments:				
Money Market Account	1,015,355	-	-	1,015,355
Interest Account	-	-	30,533	30,533
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	81,025	81,025
TOTAL ASSETS	\$ 1,251,809	\$ 29,739	\$ 132,336	\$ 1,413,884
<u>LIABILITIES</u>				
Accounts Payable	\$ 7,287	\$ -	\$ -	\$ 7,287
Due To Other Funds	29,747	-	-	29,747
TOTAL LIABILITIES	37,034	-	-	37,034
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	-	132,336	132,336
Unassigned:	1,214,775	29,739	-	1,244,514
TOTAL FUND BALANCES	\$ 1,214,775	\$ 29,739	\$ 132,336	\$ 1,376,850
TOTAL LIABILITIES & FUND BALANCES	\$ 1,251,809	\$ 29,739	\$ 132,336	\$ 1,413,884

*Pending Reconciliation

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 5,531	\$ 5,531
Special Assmnts- Tax Collector	192,821	-	-	-
Special Assmnts- Discounts	(7,713)	-	-	-
TOTAL REVENUES	185,108	-	5,531	5,531
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	7,000	1,000	-	1,000
FICA Taxes	536	77	-	77
ProfServ-Engineering	7,000	583	115	468
ProfServ-Legal Services	7,500	625	-	625
ProfServ-Mgmt Consulting	20,678	1,723	3,913	(2,190)
ProfServ-Trustee Fees	4,000	4,000	1,778	2,222
Assessment Roll	5,569	5,569	-	5,569
Administrative Services	5,012	418	-	418
Accounting Services	18,935	1,578	-	1,578
Auditing Services	3,300	-	-	-
Website Hosting/Email services	3,100	258	384	(126)
Public Officials Insurance	3,196	3,196	2,839	357
Legal Advertising	2,000	167	-	167
Misc-Assessment Collection Cost	3,856	-	-	-
Financial & Revenue Collections	5,569	464	-	464
Miscellaneous Expenses	300	300	-	300
Annual District Filing Fee	175	175	-	175
Total Administration	97,726	20,133	9,029	11,104
<u>Electric Utility Services</u>				
Utility Services	1,000	83	168	(85)
Total Electric Utility Services	1,000	83	168	(85)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Stormwater Control</u>				
R&M-Stormwater System	1,000	83	-	83
R&M Lake & Pond Bank	2,250	188	-	188
Aquatic Maintenance	9,300	775	-	775
Aquatic Plant Replacement	1,000	83	-	83
Miscellaneous Expenses	1,000	83	-	83
Total Stormwater Control	14,550	1,212	-	1,212
<u>Other Physical Environment</u>				
Insurance - General Liability	3,342	3,342	3,196	146
Property Insurance	1,962	1,962	1,962	-
R&M-Irrigation	2,000	167	-	167
R&M-Well Maintenance	2,000	167	-	167
Landscape Maintenance	48,351	4,029	3,259	770
Landscape Replacement	5,000	417	-	417
Entry & Walls Maintenance	1,000	83	-	83
Holiday Decoration	1,500	1,500	-	1,500
Ornamental Lighting & Maint.	1,000	83	-	83
Miscellaneous Expenses	1,000	83	-	83
Total Other Physical Environment	67,155	11,833	8,417	3,416
<u>Contingency</u>				
Misc-Contingency	4,799	400	-	400
Total Contingency	4,799	400	-	400
TOTAL EXPENDITURES	185,230	33,661	17,614	16,047
Excess (deficiency) of revenues Over (under) expenditures	(122)	(33,661)	(12,083)	21,578
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(122)	-	-	-
TOTAL FINANCING SOURCES (USES)	(122)	-	-	-
Net change in fund balance	\$ (122)	\$ (33,661)	\$ (12,083)	\$ 21,578
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,226,858	1,226,858	1,226,858	
FUND BALANCE, ENDING	\$ 1,226,736	\$ 1,193,197	\$ 1,214,775	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	20,000	-	-	-
Special Assmnts- Discounts	(800)	-	-	-
TOTAL REVENUES	19,200	-	-	-
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	400	-	-	-
Misc-Contingency	20,000	1,667	-	1,667
Total Administration	20,400	1,667	-	1,667
TOTAL EXPENDITURES	20,400	1,667	-	1,667
Excess (deficiency) of revenues Over (under) expenditures	(1,200)	(1,667)	-	1,667
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,200)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,200)	-	-	-
Net change in fund balance	\$ (1,200)	\$ (1,667)	\$ -	\$ 1,667
FUND BALANCE, BEGINNING (OCT 1, 2023)	29,739	29,739	29,739	
FUND BALANCE, ENDING	\$ 28,539	\$ 28,072	\$ 29,739	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 565	\$ 565
Special Assmnts- Tax Collector	220,961	-	-	-
Special Assmnts- Discounts	(8,838)	-	-	-
TOTAL REVENUES	212,123	-	565	565
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,419	-	-	-
Total Administration	4,419	-	-	-
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	-	-
Interest Expense	61,066	-	-	-
Total Debt Service	206,066	-	-	-
TOTAL EXPENDITURES	210,485	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	1,638	-	565	565
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,638	-	-	-
TOTAL FINANCING SOURCES (USES)	1,638	-	-	-
Net change in fund balance	\$ 1,638	\$ -	\$ 565	\$ 565
FUND BALANCE, BEGINNING (OCT 1, 2023)	131,771	-	131,771	
FUND BALANCE, ENDING	\$ 133,409	\$ -	\$ 132,336	

DIAMOND HILL
Community Development District

Supporting Schedules

October 31, 2023

Cash and Investment Report
October 31, 2023

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Public Funds Checking	n/a	5.00%	\$ 236,454 *
Money Market Account	BankUnited	Business MMA	n/a	5.45%	\$ 1,015,355
GF Subtotal					\$ 1,251,809

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2017 Interest Fund	US Bank	US Money Markets	05/01/32	5.24%	\$ 30,533
Series 2013 Reserve Fund	US Bank	US Money Markets	05/01/33	5.24%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	5.24%	\$ 81,025
DS Subtotal					\$ 132,327
Total					\$ 1,384,136

*Pending Reconciliation

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/23 to 10/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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VALLEY NATIONAL - GF - (ACCT#XXXXX7828)

CHECK # 1007

10/09/23	Vendor	YELLOWSTONE LANDSCAPE	TM 578384	LANDSCAPE MAINTENANCE SEPT 2023	Landscape Maintenance	001-546300-53901	\$3,761.68
							Check Total
							<u>\$3,761.68</u>

CHECK # 1008

10/20/23	Vendor	INFRAMARK	101251	MANAGEMENT SRV SEPT 2023	ProfServ-Mgmt Consulting	001-531027-51201	\$3,913.00
							Check Total
							<u>\$3,913.00</u>

CHECK # 1009

10/31/23	Vendor	EGIS INSURANCE ADVISORS	20122	INSURANCE RENEWAL POLICY 10/1/23-10/1/24	Property Ins.	001-545015-53908	\$1,962.00
10/31/23	Vendor	EGIS INSURANCE ADVISORS	20122	INSURANCE RENEWAL POLICY 10/1/23-10/1/24	PUBLIC OFFICIALS	001-545008-53908	\$2,839.00
10/31/23	Vendor	EGIS INSURANCE ADVISORS	20122	INSURANCE RENEWAL POLICY 10/1/23-10/1/24	Ins. Gen Liability	001-545002-53908	\$3,196.00
							Check Total
							<u>\$7,997.00</u>

CHECK # 1010

10/31/23	Vendor	INNERSYNC	21635	QRTL Y SRVC OCT-DEC 2023	WEBSITE HOSTING	001-549913-51301	\$384.38
							Check Total
							<u>\$384.38</u>

CHECK # 1011

10/31/23	Vendor	TAMPA BAY TIMES	000308049	LEGAL ADVERTISING- MEETING SCHEDULE	Legal Advertising	001-548002-51301	\$521.00
							Check Total
							<u>\$521.00</u>

CHECK # 1012

10/31/23	Vendor	YELLOWSTONE LANDSCAPE	TM 596947	IRRIGATION INSPECTION 7/31/23 AND LATERAL LINE REP	R&M-Irrigation	001-546041-53908	\$445.00
							Check Total
							<u>\$445.00</u>

Account Total \$17,022.06

Fifth Order of Business

5Ai.

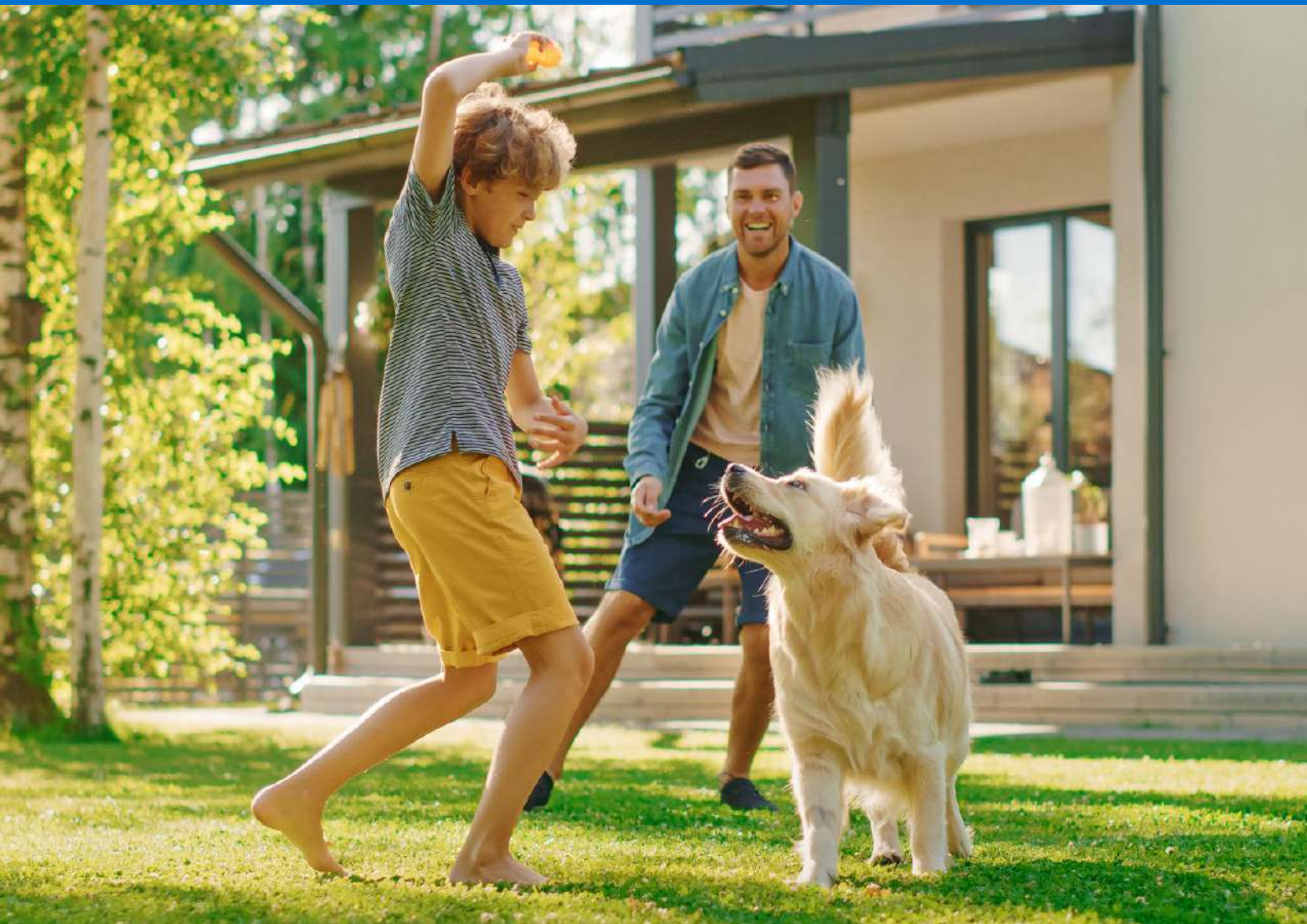


9713 Palm River Road, Tampa, FL 33619

Phone: 813 621-6619

Email: Lloyd.radder@BrightView.com

Custom Landscaping Services for **Diamond Hill CDD**



Prepared for:

David Wenck, Inframark, Diamond Hill CDD

Proposal Issued: **11.29.2023**

Proposal Valid to: **2.29.2024**



Dear David,

On behalf of the Tampa BrightView team, I would like to thank you for the opportunity to submit our proposal to professionally manage the Diamond Hill CDD landscape.

We have enjoyed and appreciate that you have allowed us the time to introduce ourselves, our team and our operations. We have carefully reviewed your specifications and have taken the time to ensure we have developed a thorough and comprehensive proposal that will suit your specific needs.

We have reviewed every aspect of your site and considered all resources we feel will be required to serve you and your residents and to exceed your expectations. There are a few key areas we have dedicated thought towards, they include:

- Will demonstrate how our experienced and skilled team plan to aid in transitioning to a new landscape partner.
- Highlight how our Team will give pro-active advice, communicate effectively, and achieve your landscape goals., with a dedicated Account Manager and appropriately numbered staff.
- Provide a complete plan and solution for the various responsibilities identified in the Scope of Work for the various locations of the CDD.

From day one, BrightView will provide you with a beautiful, safe, and healthy landscape that will maximize your investment, service your needs, and provide a welcoming environment for everyone - employees, residents, and visitors.

The Diamond Hill CDD is an exceptional property, and it is understood that the quality of our landscape maintenance presentation, and the thoroughness of our plan, are integral to ensuring that your residents will be happy with the result. We appreciate the opportunity to get to know you, the site, and to present you with our custom service solution.

Sincerely,

Lloyd Radder

Lloyd Radder
Senior Business Developer



The BrightView Difference

Our people create and maintain the best landscapes on Earth.

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unparalleled responsiveness.

Our ability to offer industry leading standards to our customers is attributed to our quality assurance and continuous improvement programs we have developed over our history.



Our Mission

To create customer value through engaged local teams, providing industry-leading landscape services.

DESIGN

Forward-thinking, constructible design that considers future operating costs.

- Landscape Architecture & Planning*
- Design Build*
- Program Management*

DEVELOP

Seamless project delivery that meets your goals, on-time and on-budget.

- Planting*
- Hardscaping*
- Pools & Water Features*
- Tree Growing & Moving*

ENHANCE

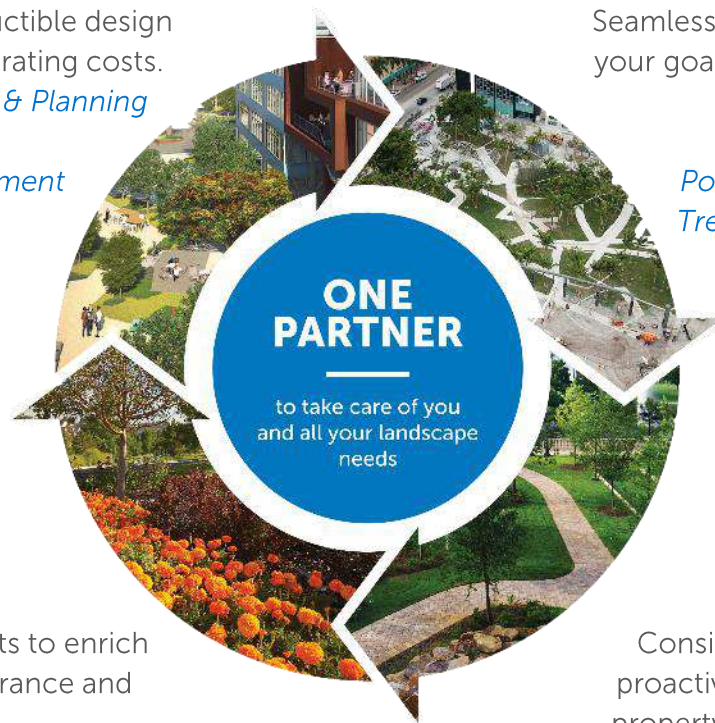
Thoughtful improvements to enrich your landscape's appearance and sustainability.

- Enhancements*
- Sustainability*
- Water Management*

MAINTAIN

Consistent service delivery and proactive solutions that keep your property at its best, now and in the future.

- Landscape & Tree Care*
- Snow & Ice*
- Exterior Maintenance*





Your BrightView Team

The team selected to maintain your property has the skills and experience necessary to meet your specific needs and expectations. We strive to find the most talented team members who are continuously advancing their skills and talents.

Below is your dedicated BrightView team and details about their background and experience.

Everything we do to service our clients is handled with our local, dedicated service teams. Our team members live and work in the same communities that they are providing landscaping services to.

Scott Sikora Vice President & General Manager

Meet Your Team!



<p>Account Manager</p>	<p>Focus on Client</p> <ul style="list-style-type: none"> • Your primary phone call and contact • Develop Relationship with Management and Board • Proactively provide enhancement proposals • Communicate client needs to Production Manager and Teams
<p>Production Manager</p>	<p>Focus on Execution of the Work</p> <ul style="list-style-type: none"> • Manage teams to execute the work • Develop, evaluate, and retain team members • Safety, quality, and efficiency • Reports to the Account Manager • Communicates with Account Manager to understand client needs
<p>Ancillary Managers</p>	<p>Focus on Ancillary Work</p> <ul style="list-style-type: none"> • Support and drive enhancement work on property • Mulch or Annual Installation • Community Enhancement Projects • Palm Pruning, Street Tree clearance , Canopy thinning and lifting.



Your BrightView Team

The team selected to maintain your property has the skills and experience necessary to meet your specific needs and expectations.

Below is your dedicated BrightView team and details about their background and experience.

Meet Your Team!



Andy Rosas

Account Manager



Justin Bracey

Production Manager



Joshua Stroop

Branch Manager

Experience

- 10 years in the Green Industry
- Owned His Own Landscape Company
- East Tampa Branch

Certifications

- Best Management Practices
- Pest Application License
- Certified Landscape Contractor
- **Cell: 813-363-7967**
- Andres.rosas@brightview.com

Experience

- 23 years in the Florida Green Industry
- 12 Years at East Tampa Branch

Certifications

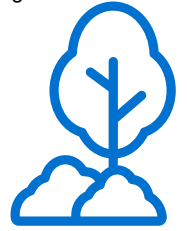
- Certified State of Florida Green Industries Best Management Practice
- State Certified Site Management License
- Equipment Certifications on: Aerial Lifts, Trenchers, Skid Steers
- **Cell: 813-299-1662**
- Justin.bracey@brightview.com

Experience

- 18 years Landscape Maintenance, Design, Installation in the Green Industry
- 6 Years with BrightView

Certifications

- State of Florida Green Industries Best Management Practice
- State of Florida Licensed Pest Control Operator
- OSHA Certified
- MOT Certified
- **Cell: 813-697-6345**
- Joshua.stroop@brightview.com



Dependable, Quality Service

Our team members participate in strict quality standards and continuous improvement training to ensure the service you receive is impeccable, efficient, and always excellent.

BrightView Standards of Excellence

Our proprietary Standards of Excellence promote best practices among the most common areas of landscape maintenance, enabling us to develop a cohesive, consistent strategy for your property. With a shared commitment and a focus on these standards, we will improve the quality of your landscape maintenance.

Our Standards of Excellence include:

- Site Cleanliness
- Weed Free
- Green Turf
- Crisp Edge Beds
- Spectacular Flowers
- Uniformly Mulched Beds
- Neatly Pruned Trees & Shrubs

Quality Site Assessments

Your partnership with BrightView begins with a promise: quality landscape and client centric customer service. BrightView's formal Quality Site Assessments ensure we keep that promise. Our QSAs deliver:

- A forum for you to share feedback
- Progress updates on our work
- Time set aside to discuss opportunities
- A stronger partnership with you in the management of your landscape
- Accountability that ensures your landscape's success





Delivering on Our Promise

We consider **communication** to be the key component of success with all our clients. That is why we take it very seriously.

Throughout a partnership with BrightView, you can expect that we will deliver effective and proactive communications with you.

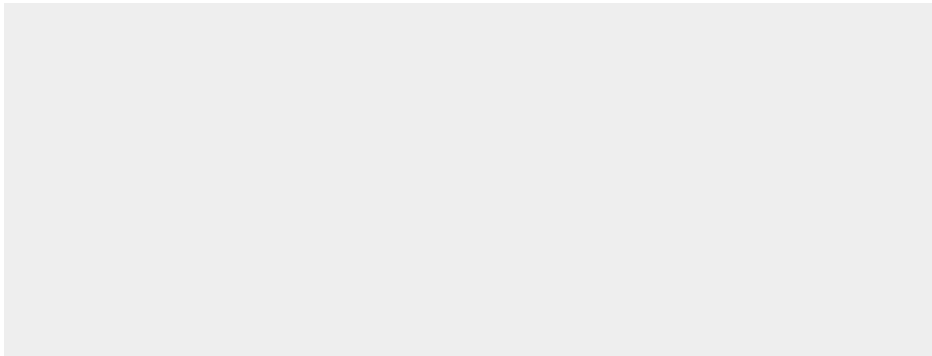
We have developed a systematic approach to ensuring that our clients are kept in the loop with all aspects of their landscaping services. We have several resources that we leverage to make sure we keep lines of communication flowing.



We make communication a priority and believe it is the key to delivering you the highest quality service, but also building a strong and lasting partnership. Our tools were created to ensure we maintain proactive and transparent lines of communication.

Andy Rosas

Account Manager

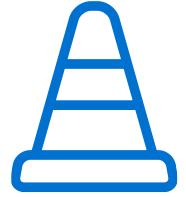


REGULAR VISIBILITY

- Review expectations
- Business reviews
- Scheduling and mapping services
- Regular visibility with your key stakeholders



Committed to Safety, Everyday



BrightView is committed to operating our business in a responsible manner. The opportunity to deliver world-class professional services and create inspiring and safe landscapes for our clients and customers is a privilege and responsibility that we work hard to protect and advance every day.

Our employees are regularly trained on their responsibilities and are held accountable to following all safety regulations. It is their responsibility to report unsafe conditions, which makes a safer environment for your employees.



Extensive Training

BrightView crews receive ongoing formal and hands on field training to ensure we meet the highest safety standards in the business.



At BrightView, we believe that safety is more than putting on a vest, safety glasses and gloves —it is woven into the fabric of our company.

Justin Bracy
Branch Safety Leader

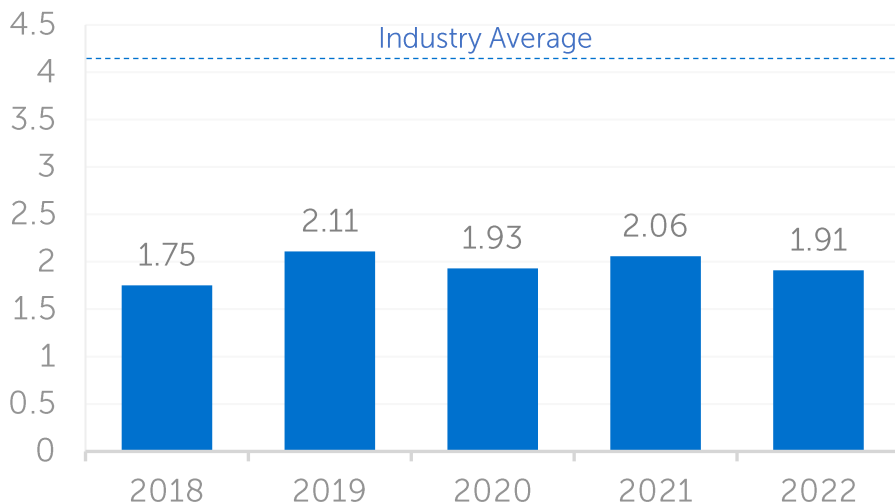


Employee Verification Process

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

OSHA Recordable Performance

Industry Average: 4.20

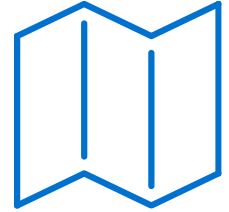


BrightView regularly performs better in safety than other landscape service providers.



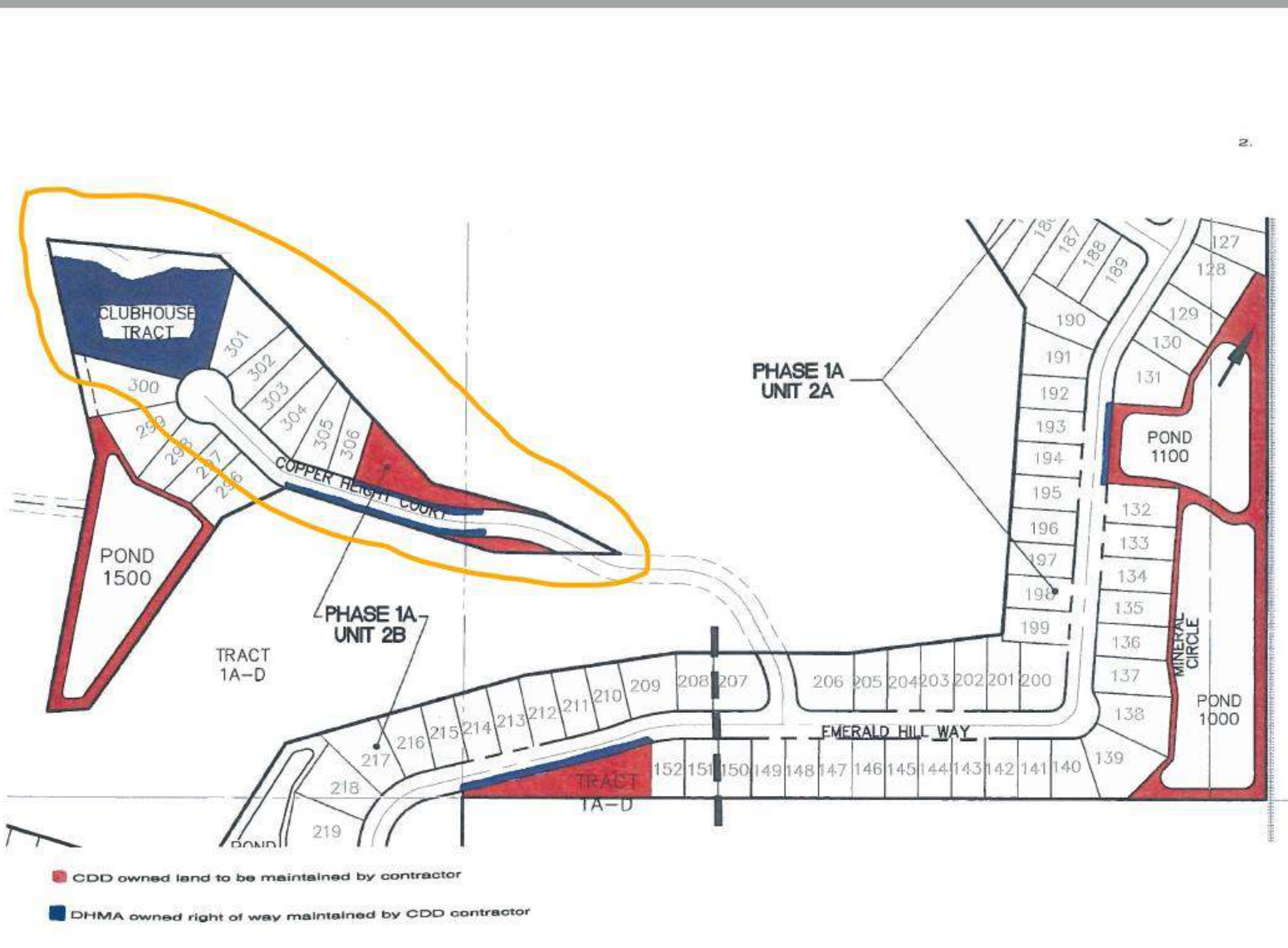
Personal Protective Equipment

Proper PPE is required of all team members engaged in jobsite production activities.



Landscape Site Map

Our team has developed a custom takeoff map of your property to ensure that we are aligned on your properties service needs and areas of focus.



Services & Pricing Summary



Diamond Hill CDD

11.30.2023

BrightView Landscape Services, Inc. Service Summary & Pricing

	FREQUENCY	
<p>▶ Base Maintenance - Mowing and Trimming Service Commercial mowing, edging, string trimming, and blowing Prune, trim, weed, detail all beds & plant material Trim all trees under 8 feet & palms under 12 feet</p>	42 Occurrences / Yr	\$ 35,000.00
<p>▶ Irrigation Inspection Monthly irrigation wet check of all zones Monthly irrigation report</p>	12 Occurrences / Yr	\$ 2,000.00
<p>▶ Turf Fertilization and Weed Control Fertilize turf 4 times with suggested fertilizer</p>	5 & 6 Apps / Yr	\$ 2,000.00
<p>▶ Shrub and Bed Fertilization Fertilize shrubs and beds with suggested fertilizer</p>	4 Apps / Yr	\$ 500.00

Total Annual Investment for Services Listed Above:	Per Year	\$39,500.00
	Per Month	\$3,291.67

Additional Services

<p>▶ Annual Color Per occurrence @ \$2.25/per 4" standard flower</p>	1 Occurrence / Yr	TBD
<p>▶ Palm Pruning \$40 per standard Palm</p>	1 Occurrence	TBD
<p>▶ Mulch Application \$55/per yard</p>	1 Occurrence	TBD



Your Transition to BrightView

By selecting BrightView, you will find an experienced partner who will provide experts in many disciplines, each dedicated to your needs. In your first 180 days of service, you can reliably expect the following:

- PRE-SERVICE

 - Branch planning meeting
 - Identify and mitigate any safety hazards
 - Meet your Client Service Team
 - Establish communication, reporting expectations & preferences
 - Individual site planning
- 30 DAYS

 - Initial site walk-through
 - Week 1 Alignment Check
 - Week 2 Alignment Check
 - 30 Day Alignment Check
 - Receive first invoice
- 60 DAYS

 - Site walk of facility
 - Receive Customer Satisfaction Survey
 - Review survey responses with your Client Service Team
 - Align and strengthen areas in need of improvement
- 90 DAYS

 - Site walk of facility with your Client Service Team
 - Review 90 Day Follow-up Partnership Transition Guide
 - Check progress and/or completion of key site initiatives
- 180 DAYS

 - Business Review: Client, Account Manager, Branch Manager
 - Confirmation of team exceeding expectations, developing partnership
 - Review/Update Client Partnership Plan for following season



It is my job to ensure a smooth transition for our Clients and our Team. With the guidance of our transition plan and designated experts in their fields, we are committed to a seamless transition and a strong first step.

Joshua Stroop
Branch Manager





Client References

In our effort to provide the best possible landscape & snow removal services, our customers have become raving fans. But don't take our word for it. Ask them yourself!



Fishhawk IV CDD
Lithia, FL



University of South Florida
Tampa, FL



Riviera Wilderness
Palmetto, FL



Kings Point Association III
Sun City, FL

Thank you for the opportunity to present our landscape solution.

Should you have any questions, please don't hesitate to reach out.

Lloyd Radder, Senior Business Developer

Lloyd.Radder@BrightView.com

813 621.6619

5Aii.

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT
2654 CYPRESS RIDGE BLVD., SUITE 101
WESLEY CHAPEL FL, 33544
ATTENTION DAVID R. WENCK



Built on Integrity. Grown on Relationships.

Tampa

13050 E US Highway 92
Dover, Florida 33527
(813) 757-6500



Wesley Chapel

26324 Wesley Chapel Blvd.
Lutz, FL 33559
(813) 406-4465



Sarasota

1306 Rome Avenue
Sarasota, FL 34243
(941) 556-9404



Thank you!

Thank you for considering our proposal. Our approach is built on partnership and stewardship, aimed at earning your trust and exceeding your needs. We are dedicated to enhancing the appearance and longevity of your landscape while preserving your investment.

To ensure we address all of your concerns and challenges, we will provide detail services on a rotational basis each week. We will also schedule all annual services ahead of time and actively seek opportunities to improve your landscape. Additionally, we will manage your water consumption and propose long-term improvements to ensure efficient use of resources.

Communication is essential to us. Our proprietary customer service experience includes a dedicated Account Manager who will be actively involved. We will provide regular reports to inform you of the status of our services and the quality of our work. This process will be collaborative, documenting our progress and providing pictures of discussed matters.

The LMP Advantage lies in our commitment to partnership rather than simply completing tasks. We offer project management, maintenance strategies, and oversight to ensure the desired results. We understand that business and landscapes evolve, so we focus on the bigger picture and develop strategic plans to help with budgeting. We know the importance of quality in achieving critical business objectives, and we aim to provide you with a landscape that receives proper attention and care. Our goal is to equip you with the information you need to communicate with stakeholders effectively.

We aim to be a valuable part of your team by delivering high-quality work and maintaining regular communication with management. We appreciate the opportunity to provide this proposal and are available to answer any further questions.

Sincerely,

The **LMP** Team



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SECTION 1 OUR ROOTS

To deliver quality landscaping, with the best service and value, across every community we serve.

2021 proudly marked our company's 30th year in business as a Certified Minority Business Enterprise by the City of Tampa. Locally owned and operated, LMP attributes success to ethical business practices and policies that mutually benefit customers and team members, such as high standards of performance, effective communication, and business integrity.



ORLANDO CASTILLO | President & CEO

Landscaping Industry 34 years 🌿 LMP 32 years

Orlando Castillo, LMP's President, founded LMP with just a handful of trucks in his fleet. Growing up, Orlando's father instilled in him the value of being an entrepreneur and keeping one's word, even in challenging circumstances.

He leads with a straightforward motto: *"Do what you say you're going to do when you say you're going to do it."* These values of commitment and integrity are at the heart of LMP's mission and are demonstrated in every aspect of the company's operations.

SCOTT CARLSON | Chief Operating Officer

Landscaping Industry 20 years 🌿 LMP 15 years

As the Chief Operating Office, Scott's strong leadership skills have been invaluable in guiding the team toward success. Under Scott's guidance, the team has achieved numerous milestones and has continued to grow and thrive.

With a passion for the natural environment, Scott is dedicated to our client's needs and works closely to meet their goals. He takes the time to listen to their concerns and understands their unique situations to ensure solutions are tailored to meet their specific needs.



CREATING A BALANCE

BETWEEN URBAN DEVELOPMENT & THE NATURAL LANDSCAPE

We manage the landscape in a way that collaborates with nature and the daily needs of the site. Soil, plant science, and extensive horticultural experience dictate success, not the day of the week.

The advantage is that by performing these practices according to your landscape's unique Characteristics, we keep your landscape healthy and lush through the responsible use of resources.

OPTIMAL STANDARDS



BUILT ON INTEGRITY

We strive to always act with honesty and transparency and to make decisions that are in the best interests of our clients.



EXECUTION EXCELLENCE

We hold ourselves to a high standard of excellence in all aspects of our work. This includes not only planning and strategizing but also execution.



PASSION

Our team is fueled by passion and a shared drive to succeed. It's this dedication and collaboration that sets us apart and drives our success.



HIGH-PERFORMANCE CULTURE

By fostering a culture that values excellence, hard work, and collaboration, employees are motivated to perform at their best, thus driving the organization's success.



LEADERSHIP

We prioritize leadership around developing and executing core business processes centered on our branch team's and customers' needs.



LOCAL ROOTS

We take pride in creating lasting relationships. After all, as a locally owned and operated company, we're more than just your landscapers; we're members of your community, your neighbors, and your friends. We feel a strong sense of community; nothing makes us happier than seeing you love the land around you.

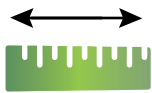
<p>DOVER Serving Hillsborough, Pasco, Pinellas & Polk</p>	<p>SARASOTA Serving Charlotte, DeSoto, Hardee, Manatee, & Sarasota</p>	<p>WESLEY CHAPEL Serving Citrus, Hernando, Hillsborough, Pasco & Pinellas</p>
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OPTIMAL COMMUNICATION

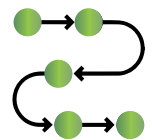
WE VALUE ACCOUNT MANAGEMENT AS AN LMP CLIENT, YOU WILL ALWAYS BE HEARD.

A results-driven Account Manager will be directly responsible and dedicated to the quality of your landscape and service support. After signing up, your Account Manager will be on the phone to welcome you. They will get to know you and your landscaping needs while coordinating all aspects of your service needs.

You will also have a dedicated crew, which ensures that you'll always be able to rely on a team with a vested interest in your community that will work with you quickly to resolve issues.



Translate your vision and budget into a customized plan and schedule.



Will always be accessible and return telephone calls, texts, and emails promptly.

Will oversee your designated crews.

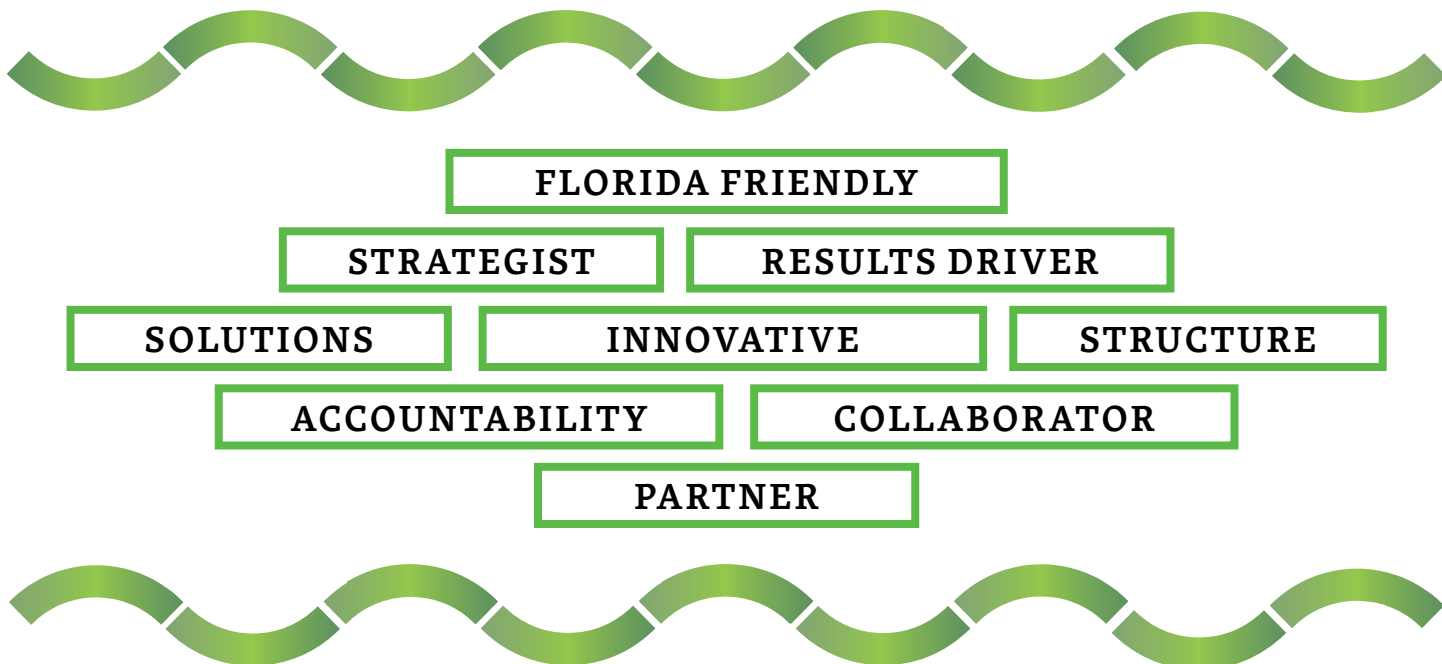
Provides solutions for your benefit.

Will provide constructive feedback, have open discussions about challenges, and own up to mistakes based on mutual respect and openness.



Provide flexibility in account management with the ability to adapt to new situations, adjust strategies and provide service excellence.

Will deliver on every detail and communicate consistently.



OPTIMAL RESULTS

What you do see makes all the difference.

MQI REPORT CATEGORIES

- [1] Details
- [2] Mowing Functions
- [3] Shrub Pruning
- [4] Shrub-Insect Disease
- [5] Bed Weeds
- [6] Turf & Plant Fertility
- [7] Palm Pruning
- [8] Tree Pruning
- [9] Mulching
- [10] Cleanliness
- [11] Turf-Insect Disease
- [12] Turf Weeds
- [13] Water Management
- [14] Carryovers
- [15] Annuals

QUALITY CUSTOMER CARE

We do regular property walks independently and with our clients to ensure we meet your expectations. Each property receives multiple “touches” from a variety of LMP staff members. As part of this commitment, we conduct Monthly Quality Inspections (MQI) on all properties and share the results with you.

We evaluate our properties using objective criteria based on horticultural standards. Because of these audits, we can track your property history, develop timelines for improvements or enhancements, and provide a higher standard of care than you might receive elsewhere.

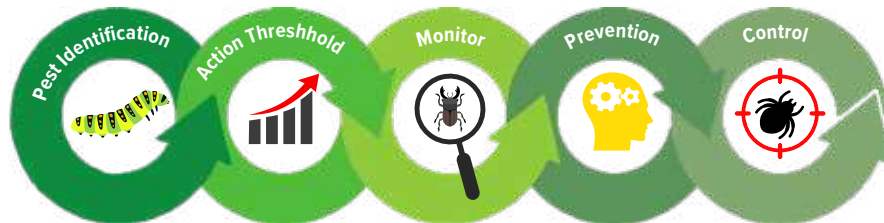
We want to meet with you regularly to share the results of our self-audits, bring issues to your attention before they become problems, and ensure we honor your vision with our work.

MONTHLY IRRIGATION REPORT



An irrigation inspection includes the following:

- 💧 Running the system to observe water distribution.
- 💧 Ensuring zones are running properly.
- 💧 Checking all components of the irrigation system.
- 💧 Adjusting heads as needed.
- 💧 Examining run times and making necessary adjustments.



FERTILIZATION & PESTICIDE REPORT

Our Technicians will treat and minimize the impact of insects, fungi and diseases. Applications will be applied using our LMP Spray Vehicles for Certified Personnel. We will apply both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions.

FLEET & EQUIPMENT MAINTENANCE & INSPECTIONS

Maintaining our fleet is crucial to our success. We take pride in our image and want to ensure our equipment is always in top condition. Our rigorous maintenance schedule ensures that every asset is operating at peak performance. We have on-site mechanics and full-service shops at each branch location to ensure we can work on everything in-house.

Not only does this attention to detail help us perform better in the field, but it also sets the expectation of our customers. When they see our clean trucks, well-dressed crew, and organized equipment, they know they can expect high-quality service.

Committing resources to our image increases efficiency, morale, and company pride. And most importantly, it adds value to our customers. By maintaining our fleet of high-performing tools, equipment, and vehicles, we can bring this value to our coworkers and customers.

ONBOARDING SERVICE BLUEPRINT

IT STARTS WITH 'HELLO.'
THIS IS THE BEST WAY FOR US TO LEARN WHO YOU ARE,
FOR YOU TO LEARN WHO WE ARE,
AND FOR ALL OF US TO FEEL LIKE WE'RE PART OF A TEAM.

DIGGING IN

Before our Start Date

Discovery

Alignment between teams comes from shared knowledge.
 Discuss existing safety concerns.

Planning

Health Evaluations of Turf and Plants
 Conduct Initial Soil and Compaction Tests

Initial Transition | Kick-Off Meeting

Introductions

Meet the LMP team

Expectations

Review agreed-upon first-month expectations
 Confirm site maintenance plan and initiatives for the first month.
 Identify any areas of concern.

Collaboration

Sync Calendars
 Schedule Weekly Communication
 Schedule Monthly Reviews with Management
 Add Board Meetings and Special Events to the Calendar

Sync Communication

Provide Emergency Action Plan with detailed contact information
 Client Portal Set-up and Training.



30

Planting Roots

On-Site Account Management Daily

Weekly Reports submitted to FHR Management

Landscape Management

Concentrate efforts for immediate improvement on areas of concern
 Spot-treat weeds in turf areas where needed.
 Formulate options for turf areas needing restoration.
 Implement a weed control program in planting beds.
 Fertilize weak shrubs throughout the property.

Irrigation Management

Perform a full audit, including the infrastructure of the irrigation system.

Quality Inspection performed by LMP Management

LMP + FHR Satisfaction Review

Review Monthly Quality Inspection
 Provide Fertilization and Pest Control Agronomics Plan and Schedule.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings

60

Landscape Management

Carry on with the Scheduled Maintenance Plan
Evaluate insect and disease programs and make necessary adjustments.

Irrigation Management

Carry on with Irrigation Inspections and Improvements.
Review Irrigation Audit Report with FHR
Present Proposals of necessary repairs by priority

Arbor Care

LMP Certified Arborist evaluates all trees on the property.
Offer a tree inventory and maintenance plan.
Provide proposals for any diseased, distressed, or dangerous trees.

Quality Inspection performed by LMP Management.**LMP + FHR Satisfaction Review**

Review Monthly Quality Inspection Report
Review Fertilization and Pest Control Report
Review Soil & Compaction Analysis
Review Monthly Irrigation Report
Review deficiencies from the number of zones, faulty controllers, compromised lines,
and potential improvements to hydro zoning practices.
Present Irrigation Recommendations for review and implementation approval.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings

90

Carry on with Landscape and Irrigation Management Schedule**Quality Inspection performed by LMP Management****LMP 90-Day Satisfaction Review**

Review details discussed during the initial meeting.
Ensure the maintenance team is completing objectives, showing attention to detail,
and that any major/minor issues with the landscape have been addressed.
Review All Reporting

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings**6 Month Touchpoint Satisfaction Survey****LONG-TERM PLANNING**

Landscape design often incorporates twice the amount of plant material that will be sustainable when mature. In addition, proper soil development is ignored, and drainage problems are poorly understood once the site is completed. LMP can provide a long-term (3-5 years) management plan to guide you through these and other common landscape problems without starting over.

**IMPROVING THE BUDGET**

We are dedicated to helping you achieve your goals by consistently delivering proactive solutions that enhance operational savings, improve year-round aesthetics, and increase value. By effectively managing fixed and variable costs, we provide transparent budgets that eliminate surprises, allowing you to plan ahead and allocate your budget dollars wisely.

INDUSTRY LEADERS IN SAFETY

What you don't see makes all the difference.

Safety and compliance are two of the most essential concepts for property and facility managers. As such, it's critical that those they hire can demonstrate their commitment in these areas through certification.

Avetta® is a prestigious organization that ensures safety and compliance across various contractors and vendors, including Landscape Maintenance. Becoming certified is a complex process and requires ongoing compliance to uphold their status.

As a member of Avetta, our valued clients can be guaranteed that LMP is committed to maintaining the highest health, safety, and sustainability levels within our organization.

Our employees are acutely aware of their individual responsibility for contributing to and maintaining a safe workplace for themselves, other workers, and all customers that could potentially be affected throughout our client's projects.

WE BUILD TRUST. WE BUILD PEOPLE. WE BUILD PEACE OF MIND.



We conduct our work in a manner that mitigates hazards and injuries.

Our field crews and managers are OSHA 10 & 30-hour trained.

Our full-time Safety Director makes routine Site Safety Audits.

At our weekly Safety Meetings, we share lessons learned from incident investigations to prevent others from getting hurt.

We hold all levels of the organization accountable for safety performance.

We empower all employees to stop any action or situation they believe is unsafe.

GPS Fleet Tracking System to minimize risks while maximizing our fleet's performance.

LMP is a Drug-Free Workplace Program.



BILL MAXWELL

Safety & Occupational Compliance Manager

Masters in Business Administration

Certified GI-BMP Instructor

OSHA 511 Certification



NATURAL DISASTER EMERGENCY RESPONSE PLAN

Minor, Major, or Catastrophic



Fire



Tropical Storm



Hurricane



Storm Surge



Safety Hazards



Tree Down

Having assisted with innumerable post-storm clean-up efforts and witnessed first-hand the force of hurricanes up-and-down the West Coast, LMP is well-positioned to quickly mobilize equipment and deploy crews to aid emergency responders, open roadways, and keep essential services running.

Our disaster response crews quickly and efficiently take care of your urgent cleanup and removal needs when there is no time to wait. Our equipment inventory includes bucket trucks, grapple trucks, chipper trucks, dump trailers, bobcats, chainsaws, and everything you need for storm cleanup and debris removal.

PRE-DISASTER

Depending on the disaster's location and magnitude, we will establish a support plan with all three branches.

Communication during a disaster is critical, but sometimes our communication can get disrupted during severe weather. We ask that you let us know the best way to contact you after a storm so we can report onsite in a timely manner when it's safe to do so.

The Irrigation team will shut down Pump Stations.

As needed, we'll secure any newly installed materials, such as palms or trees.

POST-DISASTER

1

ACCESSIBILITY

Remove debris and obstructions from roadways allowing for safe vehicle access.

Notify Property Manager of any hazardous areas.

Removing tree hazards causing or leading to unsafe conditions, such as limbs and trunks on top of buildings, power lines, blocking roads, or leaning in precarious situations.

2

IMMINENT DANGER

Analyze common area trees that are failing or leaning tree risks and act accordingly.

Remove debris from sidewalks and walkways.

Trim broken and hanging branches.

3

DEBRIS CLEARANCE

Debris clean-up and disposal from grounds and common areas

COSMETIC DAMAGE

Assess damage to plant materials and salvage when possible.

Resume irrigation schedule or adjust if grounds have flooded.

FINAL INSPECTION

Property inspection after all clean-up is complete.

INDUSTRY RECOGNITION



Lawn & Landscape | Top 100 Landscaping Firms | 2013-2018
 Tampa Bay Business Journal | Top Commercial Landscape Firms | 2013 & 2017
 Tampa Bay Business Journal | Top 25 Minority-Owned Businesses | 2014
 Planet | National Landscape Award of Excellence | Cory Lakes CDD Merit Award | 2014
 Business Observer | Gulf Coast Top 500 Companies | 2017
 The American Registry | America's Most Honored Businesses Top 1% | 2018
 Landscape Management | LM150 Largest Landscape Companies | 2018
 Florida Community Association Journal | FLCAJ Readers' Choice Award | 2017 - 2018 - 2019
 BOMA | Toby Awards
 Suburban Office Park Mid-Rise (6-10 stories) Corporate Center I - IV at International Plaza
 Cousins Properties | Corporate Center at International Plaza | 2020 - 2021 - 2022 - 2023
 Highland Oaks | Urban Centre | 2022

COMMUNITY CARE

We are proud to be a family-owned and operated business with a vision of success as we partner with our customers to enhance their properties. As a company comprised of managers and employees who live where we work, we're also focused on improving the areas we serve. Over the years, we have partnered with many organizations to help our community, and below are just a few.



Department of Veterans Affairs | Beautification of the Community Living Center Gardens
 Dignity Memorial | Vietnam Wall Experience
 Keep Pinellas Beautiful | Honeymoon Island State Park Adopt-A-Dune
 Pasco County UFIIFAS Extension Luggage of Love Drive
 Boricuas de Corazon Inc. Food Giveaway & Blood Donation
 Youth Garden Grant | Kid's Gardening
 Florida Water's Stewardship Program

SECTION 2 | LANDSCAPE MANAGEMENT SERVICES

Our teams are trained in comprehensive landscape maintenance protocols, from policing a property to removing all debris and hazards.

LANDSCAPE MAINTENANCE

TURF MAINTENANCE

Weekly commercial lawn care services consist of mowing all grass areas, edging line trimming, blowing debris off hard surfaces, and spraying selective weed control.

LAWN MOWING

Lawn Mowing Services are performed by trained and experienced employees.

We cut the right amount at the right time, taking great care in providing our clients with a lawn that is well-manicured and evenly cut.

Mowing is performed with specified mower types and blades sharpened daily to provide a quality cut.

We rotate our mowing patterns to minimize scalping and rutting by mower wheels and to minimize soil compaction.

EDGING & TRIMMING

Turfgrass edges along hardscaping are edged vertically, ensuring your property is perfectly manicured.

We carefully trim around plant material, boulders, and other landscape elements.

All hard surfaces (driveways, sidewalks, and curb lines) will be blown clean of grass clippings.

BED MAINTENANCE

Our pruning programs are designed to maintain your plant's natural form and a neat, healthy appearance.

We remove weeds every time we are on-site.

We address insect pest and disease symptoms early before they become a problem.

FERTILIZATION, WEED & PEST CONTROL

Our Lawn and Ornamental Care starts from the ground up.

SOIL TESTING PROGRAM

Good soil grows good plants and grass, which is why we begin every new landscape contract with a soil analysis. This will tell us the ph of the soil, the amount of different nutrients needed, and whether or not those nutrients are at the proper ratios.

INTEGRATED PEST MANAGEMENT

To successfully manage pests, it is crucial to have a practical solution that is executed properly. The most favorable outcomes are achieved when the client and LMP clearly understand the program's objectives and work together to implement them. This partnership enables us to handle pest issues proactively by controlling infestations and quickly addressing conditions that may lead to further infestations.

LMP takes pride in its ability to customize IPM programs to each customer's specific needs. This involves providing clear and easy-to-understand findings and recommendations, training employees, and continually evaluating the program to make any necessary adjustments.

FERTILIZATION PROGRAM

The lawn program is designed to provide timely fertilizer and weed control applications to give you the healthiest lawn possible while keeping weeds in check.

INSECT & PEST CONTROL PROGRAM

Designed for a healthy, pest-free lawn and trees and shrubs, using premium products, advanced techniques, and well trained personnel.

FIRE ANT MANAGEMENT

Fire ants don't feed on landscape plants but infest landscapes that, cause painful stings to people and pets. Fire ants can be life-threatening to people who have allergic reactions to stings. LMP offers safe and effective treatments that will suppress fire ants.



IRRIGATION & WATER MANAGEMENT



The experience and education of our Irrigation Division are the cornerstones of our effective water management. Our team of Certified Irrigation Contractors, Technicians, and Horticulturists provides industry-leading consultation, design, installation, maintenance, and repair services to ensure your irrigation system performs optimally. We use industry-leading irrigation equipment and adhere to best practices at all times.



MONTHLY IRRIGATION AUDITS

We inspect each zone of your irrigation system – every pipe, every nozzle, and head—ensuring the coverage is correct, heads are clean, and repairs are made as needed. Results are continuously tracked, analyzed, and provided for complete transparency and peace of mind.

IRRIGATION SYSTEM MAPPING & ASSESSMENTS

We begin each maintenance contract by thoroughly mapping the entire system to understand what valve works in which zone. The only way to maintain an irrigation system is by knowing it inside and out.

IRRIGATION DESIGN & INSTALLATION

As a licensed irrigation contractor, LMP incorporates the latest technology and equipment into our system designs, and there are no corners regarding irrigation system installation.

We maintain and install irrigation systems for all commercial applications. We design efficient irrigation systems utilizing the latest drip line, micro, spray, rotor, and bubbler irrigation technology.

We do not compromise our integrity. We only use top-quality products and components that guarantee functionality, durability, and longevity. The installation services will be done using cutting-edge techniques that guarantee outstanding performance. **Quotes and Designs Available Upon Request**



RETROFITS

If your irrigation system is aging but is outside your budget for a complete replacement, we can upgrade existing components to improve performance. This allows you to maintain the efficiency of your system without the expense of an entirely new irrigation system.

EROSION CONTROL

Our goal is to minimize run-off and sediment, protect the integrity of the soil, mitigate risk, educate our clients, and deliver fast and reliable service.

Erosion problems associated with construction activities can scale from water pollution, flooding, stream channel damage, decreased groundwater storage, slope failures, damage to downstream lands and properties, and the time and costs associated with addressing these issues. These impacts can be successfully minimized by implementing erosion control measures on construction sites. These Best Management Practices (BMPs) prevent soil movement and soil loss, enhance project aesthetics, reduce complaints and fines, and eliminate appreciable damage to off-site receiving channels, properties, natural resources, and surface water bodies.

RAPID RESPONSE WATER MANAGEMENT TEAM

Our specialized team of certified irrigation professionals responds rapidly to mainline breaks, hot spots, and other water-related emergencies.



ARBOR CARE

LMP offers a complete line of arboriculture services to our commercial customers. Our team is trained and certified, and all operations are conducted with exceptional attention to all surroundings. We utilize the industry's best safety practices and are licensed and insured.

TREE HEALTH

- Tree Assessment
- Structural Restoration
- Tree Trimming & Pruning
- Fertilization
- Injections
- Aeration
- Disease & Diagnosis
- Cabling & Bracing
- Preservation

EMERGENCY SERVICE

- Hazardous Tree Removal
- 24-7 Emergency Tree Service
- Storm Damage Services

TREE MAINTENANCE

- Plant & Tree Installations
- Palm Tree Services
- Stump Grinding
- De-Mossing
- Debris Removal
- Chipping
- Forestry Mulching
- Root Pruning & Air Spading
- Tree & Palm Removal



Leon Jennings

ISA® Certified Arborist - FL-5259A...since 2005
 ISA® Tree Risk Assessment Qualified...since 2007



FLORICULTURE SERVICES

Our floriculture services include design, installation, maintenance, and insect and disease control. Whether planted in garden beds or arranged in flowerpots, seasonal color can provide that extra something to enhance your landscape. Our design experts will work with you to design the right color program for your common areas.



MAINTAINING TRAILS & NATURAL AREAS

Designated natural and preserved areas should be primarily for wildlife use and managed and maintained with that purpose in mind.

Buffers generally do not need to be “cleaned” up. Instead, buffers should be maintained naturally because they are essential for protecting interior habitats. Buffers are commonly pine-flatwood habitats that provide an upland component to the adjacent wetland ecosystem. Leaving the buffer in its natural state encourages the decomposition cycle, an essential biological process that creates microhabitats, food sources, nesting areas, and denning areas, returning nutrients to the soil.

Sustainable maintenance protects and enhances natural resources. While natural habitats often survive independently, expert intervention can help them flourish. Our team includes ISA Certified Arborists, Horticulturists, and other professionals who offer quality natural areas management services.



ADDITIONAL LANDSCAPE MANAGEMENT SERVICES

Our landscape enhancement services are perfect for those looking to make strategic improvements to enrich the appearance and sustainability of their current landscaping. . Our experienced, in-house quality manager will assess your property in-depth to create a comprehensive and wholly customized landscaping enhancement plan.

DESIGN

Whether it’s a turf conversion, a new installation, or a complete landscape renovation, our experienced, award winning landscape designers will identify opportunities to optimize the value and perception of your property and implement those improvements. *Consultations and designs are provided to our clients at no charge.*

TURF AERATION

The soil under a lawn becomes harder and harder as the years pass. It is rained on, walked on, played on, and mowed regularly. Compaction tightens and restricts the passageways in your soil, preventing the roots of your grass from getting the nutrients it needs. The aeration process is a great way to improve the effectiveness of irrigation, reduce soil compaction and encourage healthy root development.

Reduced Water Runoff and Puddling Aids in Thatch Management	Benefits pH Modification Prepares Grass for Dormancy
--	---

MULCH REPLACEMENT

Mulch is sometimes viewed as an aesthetic element, and a layer of mulch can indeed make your landscape beds look sharp. However, beauty is just a bonus. The benefits of mulch run much more profound than appearance.

Adding a 2- to 3-inch layer of mulch is optional but adds a decorative “finished” look as it reduces weeds and conserves soil moisture for better growth.

As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3” along bed areas bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out.

SOD INSTALLATION

Whether you need Bermuda grass, Bahia, Empire Zoysia, or one of eleven types of St. Augustine grass.

LANDSCAPE CONSTRUCTION SERVICES

Site Development & Land Clearing Site Prep & Grading	Landscape Installation Irrigation Installation	Bed Delineation & Amend Soil Drainage & Erosion Control
---	---	--

Confidence from Integrity

Our estimating team works closely with each client from the project’s inception to the finishing touches. Our pre-construction services include sourcing materials, accurately estimating costs, and providing value options.

Pre-Construction Services

Our experienced operational team members provide estimates, budgets, coordination, and value engineering opportunities that make your team more efficient without compromising the quality of the project.

Seamless Project Management & Quality Assurance

Our back office operates with the same dedication to quality and efficiency as our field operations.

Job Site Maintenance

A clean, clear construction site so health, safety, and productivity are never impaired.

Phased Planning

More extensive development projects may require a phased installation approach. We start with a master plan, which allows the project to be phased in correctly and efficiently.

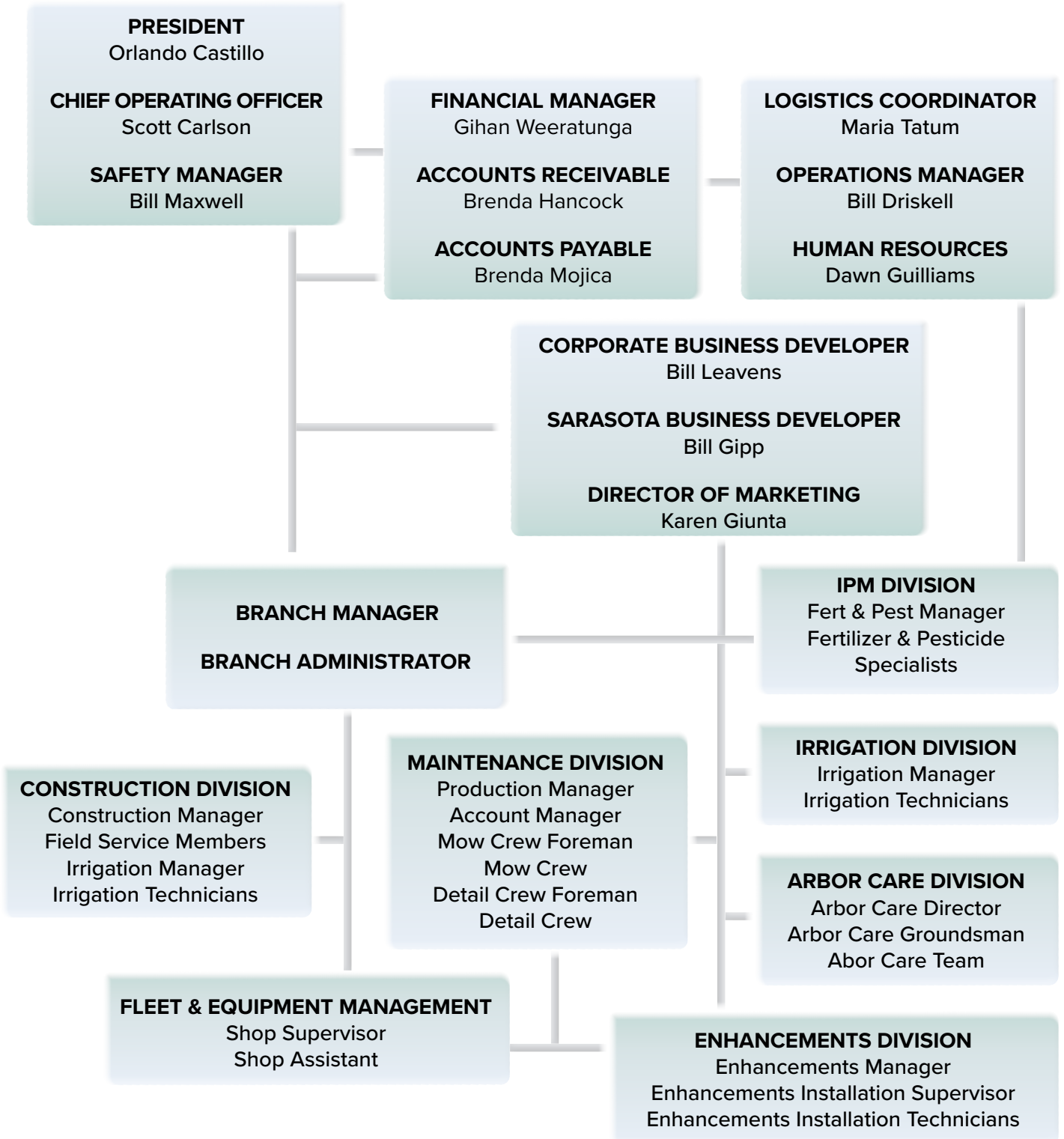
SECTION 3 | MEET YOUR PARTNERS

LMP ACCOUNT MANAGEMENT

ALIGNING PEOPLE

ALIGNING INFORMATION

ALIGNING ACTIONS





BRANCH MANAGEMENT



The are the backbone of our branches, ensuring efficiency, and quality, driving our commitment to excellence, and delivering outstanding results every step of the way.



SARASOTA BRANCH MANAGER CHRISTOPHER BERRY

Green Industry – 17 years | Team LMP – 5 years
UF-IFAS GI-BMP

Chris brings 17+ years of landscape management experience to the Sarasota branch. Chris’ exceptional leadership and unwavering commitment to customer service have been instrumental in the successful growth of our Sarasota branch. He leads with a client-first approach, a passion for the horticulture industry and team building, and a balanced knowledge of production operations and clients. He sets high expectations and, with that, is dedicated to overseeing the development of his team.



TAMPA BRANCH MANAGER GARTH RINARD, CPCO

Green Industry – 34 years | Team LMP – 9 years
FDACS Certified Pest Control Operator
UF-IFAS GI-BMP

Aside from over 37 years of experience, Garth’s hard work ethic and positive outlook inspire all who work with him. His love for horticulture and the natural world is matched only by his enjoyment of working with people to form long-lasting relationships and collaborations. Garth provides service leadership and support to our clients and his team, ensuring we understand and deliver on their needs and priorities and provide exceptional outdoor environments for our clients.



WESLEY CHAPEL BRANCH MANAGER BILL CONRAD

Green Industry – 35 years | Team LMP – 2 years
UF-IFAS GI-BMP

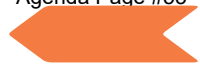
As an account manager, Bill quickly translated his plant expertise to projects, using proven horticulture practices to find solutions. His loyal client base loved his friendliness, competence, responsiveness, and insistence on high-quality work. Bill leads our Wesley Chapel team in planning, executing, and monitoring landscape management services. Everyone who works with him is inspired by his strong work ethic and positive attitude. He leads by example, always willing to step in and help wherever needed while focusing on quality.

OUR LEADERSHIP PROMISE

**We want to make sure you get everything you need from day one.
So, we build a team around you that’s committed to managing your grounds.
And if you encounter any problems, we’ll always go the extra mile to get it right.**



DEDICATION AT WORK FOR YOU



Clear Value. Consistent Results. Quality Customer Care.

HIGH-PERFORMANCE CREW MEMBERS

At LMP, Team building is an ongoing process. We regularly evaluate individual and team performance and encourage each other to set and achieve personal and professional goals building upon a cohesive and supportive team environment. The result is a strong work ethic among all teams that focuses on results and shared recognition of team successes.



“We have created an environment where team members can achieve more than they believed possible. Dedication, team spirit, and accomplishments are seen every day at LMP, and so are the opportunities that accompany those traits.”

– Scott Carlson, COO





AN EDUCATED APPROACH

The LMP team consists of arborists, horticulturalists, and landscape professionals who are genuine experts in tree care and landscaping services. We create a harmonious balance of trees, plants, shrubs, and flowers and are sensitive to the environment. When you choose to work with LMP, you can count on designs grounded in science and abundant in artistic beauty. Our education, certifications, accreditations, and passion for the environment create long-term success in the landscape.

Certified Horticulture Professional

Paula Means BS Horticultural Production & Design
Florida Southern College

UF | IFAS GI-BMP Trainer

Bill Maxwell GV916046

Landscape Design

Paula Means Professional Career Institute

UF | IFAS GI-BMP Certified 75+ employees

International Society of Arboriculture (ISA)

Certified Arborist & Tree Risk Assessment Qualification (TRAQ)

Leon Jennings FL-5259A

Irrigation Association Certified Irrigation Contractor

Sam Martel LSS-009912

Florida Department of Agriculture & Consumer Services

Landscape Maintenance Professionals, Inc. | JB136721

Certified Pest Control Operator

Scott Richardson	JF327415
Garth Rinard	JF159948
Alex Figueroa	JF287006

Limited Commercial Fertilizer Certification

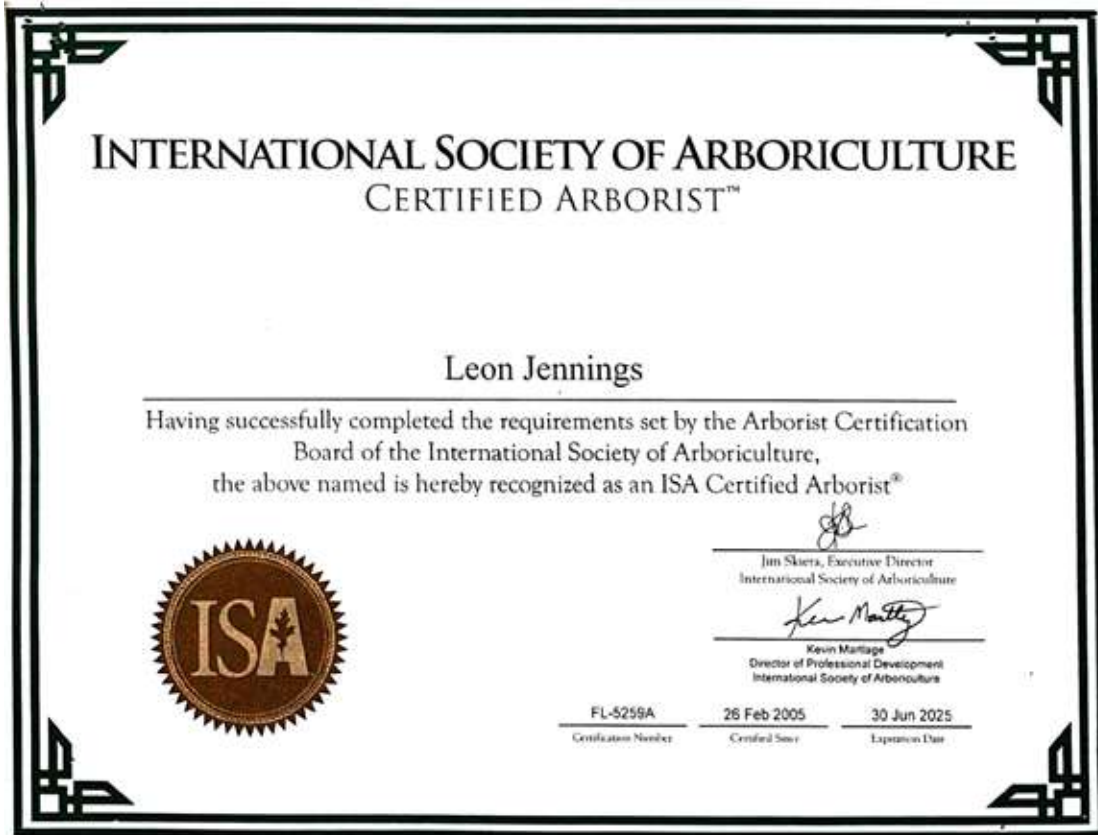
Nelson Calderon	LF233541	David Mason	LF279730
Alex Figueroa	LF242457	Scott Richardson	LF263836
Stephen Fletcher	LF219686	Jose Rios	LF284218
Carlos Gomez	LF225682	Bonifacio Villegas	LF219742

Pesticide Applicator Certification


Ramon Barbosa	JE327033	Paula Means	JE287366
Joseph Bond	JE207834	Andres Melo	JE266670
Ricardo Burgos-Sepulveda	JE252127	Angel Miron	JE284078
Nelson Calderon	JE186565	Gabriel Miron Torres	JE201115
Candido Gaspar Juan	JE272937	Edgardo Navarro	JE201115
Michael Davidson	JE116766	Hector Ortiz	JE280379
Luis Ernesto Diaz	JE266583	Esteban Portillo-Castro	JE307203
Alex Figueroa	JE243326	Ledarin Ragins	JE205518
Stephen Fletcher	JE199332	Sotero Ramos	JE277849
Carlos Picazo Gomez	JE201112	Scott Richardson	JE254469
Nayeli Gomez Diaz	JE325314	Garth Rinard	JE29820
Alejandro Juarez	JE252128	Jose Rios	JE283843
Rigaud Lafortune	JE262585	Rueben Rivero Hernandez	JE280376
Felix Carlos Laporte	JE237375	Sergio Rojas	JE257142
Robert Law	JE136722	Jose Ruiz	JE230001
William Leavens	JE138769	Nicholas Sanborn	JE170039
Auner Lopez	JE243116	Roman Santa Maria	JE312806
Andres Lopez Juan	JE257877	Luis Santana	JE280377
David Mason	JE174601	Steven Small	JE170038
William Maxwell	JE309033	Lorenzo Vargas	JE206681
		Bonifacio Villegas	JE204496







**PASCO COUNTY
BUILDING CONSTRUCTION SERVICES DEPARTMENT
CONTRACTOR LICENSING**



C.C. # LSS-009912
 Name: SAMUEL MARTEL
 Contractor Type: PC Irrigation
 Business Name: LANDSCAPE MAINTENANCE PROFESSIONALS INC

UNDER SECTION 18 PASCO COUNTY CODE CHAPTER 18, ARTICLE 4, HAS
 MET THE PROVISIONS FOR A CERTIFICATE OF COMPETENCY
 EXPIRING 09/30/2024

07/05/2023
 DATE



UF IFAS BEST MANAGEMENT PRACTICES INSTRUCTOR



UF IFAS
UNIVERSITY of FLORIDA

**Certificate of Training
Best Management Practices
Florida Green Industries**

The undersigned hereby acknowledges that
William Earl Maxwell
 has successfully met all requirements necessary to be fully trained through
 the Green Industries Best Management Practices Program developed by the
 Florida Department of Environmental Protection with the University of
 Florida Institute of Food and Agricultural Sciences.

Donald P. Ricketts G. Ricketts 3/11/2021 *Theresa Smith*
 Issuer Instructor Date of Class DE Program Administrator

Not valid without seal

A WATER-WISE IRRIGATION TEAM

Landscape Maintenance Professionals, Inc. is a licensed and insured certified irrigation system contractor that employs numerous certified irrigation technicians. The LMP Irrigation team is dedicated to providing the highest quality and the highest standard of customer satisfaction. We are fully vetted and ready to provide the best commercial irrigation project solution.

Our goal at LMP is to provide each customer with the proper volume of sprinkler head coverage to move water around their lawn efficiently.

★★★★★

Dover Irrigation Manager: Sergio Uresti
Pasco Irrigation Manager: Kevin Pajala
Sarasota Irrigation Manager: Jonathan Lopez
Certified Irrigation Contractor: Sam Martel



Irrigation Design



Irrigation Installation



Hunter Core Product Specialist



Hunter Advanced Product Specialist



I-Core DUAL Decoder Specialist



ACC & Two-Wire Specialist



X2™ Specialist



Centralus Irrigation Management



EZ Decoder System Specialist

Hydrawise Specialist



LANDSCAPE MAINTENANCE FLEET

A successful landscape maintenance engagement is driven by the performance of services by qualified and experienced individuals and their access to well-maintained equipment and vehicles. LMP has three full-time mechanics, supported by mechanic assistants, who oversee the vehicles in its fleet and minor engine repairs. LMP has over ninety vehicles in its fleet and more than four hundred pieces of equipment that it utilizes to perform professional services, including:

Make	Model	Year	Totals
Chevy	4500 LCF Gas 176" Wheelbase Crew Cab w/ 14ft Landscape Dump bed	2021 [2]	2
GMC	Canyon	2022 [1]	1
Chevy	Colorado	2022 [3] 2021 [3] 2020 [4] 2019 [3]	21
Ford	F-150	2013 [3] 2011 [5] 2010 [4]	12
Ford	F-250	2022 [2] 2020 [1] 2017 [1] 2016 [1] 2015 [2] 2014 [1]	20
Ford	F-250XL 4x2 Reg Cab 8' bed SRW	2022 [1]	1
Ford	F-350	2002 [1]	1999 [1] 2
Ford	F-450	2011 [1]	1
Freightliner	M2-106	2020 [1]	1
Isuzu	NPR Crew Cab	2016 [2]	2018 [3] 5
Isuzu	NPR HD	2020 [1]	1
Isuzu	NPR HD Crew Cab	2021 [1]	1
Isuzu	NPR w/ Dump Body	2022 [1]	1
Isuzu	NPR with 14' Landscape dovetail body	2022 [1]	1
Isuzu	NPR with 14' Landscape dump body	2022 [3]	3
Isuzu	NQR	2018 [2]	2
Isuzu	NQR w/ Dump Body	2020 [2]	2018 [1] 3
Nissan	NV200	2018 [1] 2015 [2]	2014 [2] 5
Ford	Ranger	2011 [1]	2008 [1] 2
GMC	Sierra 1500	2008 [1]	1
Chevy	Silverado 1500	2013 [2]	2011 [1] 3
Chevy	Silverado 2500HD	2022 [1]	1
Isuzu	Spray	2005 [1]	1
Ford	Transit Connect XL Cargo Van LWB	2022 [3]	3
Dodge	RAM ProMaster City Base Cargo Van	2022 [2]	2
Chevy	Colorado WT 4x2 Crew Cab 5' bed , V6 engine	2022 [3]	3
Ford	F-250 XL 4x2 SD Crew Cab 8 ft. box 176 in. WB SRW	2022 [1]	1
Ford	Transit Connect XL Cargo Van LWB	2022 [3]	3
Chevy	2022 ISUZU NPR HD CREW CAB - Landscape Dovetail body	2021 [1]	1
International	4200 SBA 4x2 (Bucket Truck)	2007 [1]	1
Chevy	Colorado WT 4x2 Crew Cab 5' bed	2022 [1]	1



LANDSCAPE MAINTENANCE EQUIPMENT

At Landscape Maintenance Professionals, we have the tools necessary to take care of your lawn properly. All of our equipment is state of the art and regularly maintained and cleaned to ensure you're getting the best service available for your commercial property.



Manufacturer	Description	In Rotation
Stihl	28.4 CC Edger	2
Stihl	28.4 CC Straight Shaft Trimmer	3
Stihl	Blower	105
Husqvarna	Blower	13
Billy Goat	Blower	4
Bread Cyclone	KB4 Pull Behind Blower	1
Bobcat	S570 T4 Bobcat	1
Echo	Chainsaw	1
Stihl	Chainsaw	10
Stihl	Edger	82
Husqvarna	Edger	13
Echo	Edger	2
John Deere	Gator	7
Stihl	Hedge Trimmer	36
Husqvarna	54" Stand On Mower	1
Husqvarna	Husqvarna 60" ZTR	1
Husqvarna	Husqvarna 72" ZTR	3
Toro	Lake Shore Trimmer	1
Stihl	Long Trimmer	3
Toro	48" Recycle Kit Mower	2
Toro	48" Walk-Behind Mower	2
Toro	60" Recycle Kit Mower	16
Toro	72" ZTR Turbo Force Mower	2
ExMark	Push Mower	1
ExMark	Riding Mower 60"	5
ExMark	Riding Mower 72"	8
ExMark	Walk-Behind Mower	10

Manufacturer	Description	In Rotation
ExMark	Zero Turn Mower	5
Toro	Two Wheel Sulky	10
Stihl	Pole Pruner	11
Stihl	Pole Saw	6
Gravely	Pro Stance	3
Little Wonder	Push Blower	2
Bravo 25	Push Mower	2
ExMark	Push Mower	2
Husqvarna	Push Mower	1
Mc Lane	Reel Mower	1
Stihl	Saw	6
Husqvarna	Saw	1
Stihl	Shear	7
Stihl	Short Trimmer	6
Husqvarna	Short Trimmer	2
ExMark	Sprayer	6
ExMark	Stand-on	8
Stihl	String Trimmer	94
ExMark	Turf Tracer	6
Pace	Push Mowers	2
Echo	Water Pumps	2
Echo	Weed Eater	4
Stihl	Whip	28
ExMark	Zero Turn Mower	9
Husqvarna	Zero Turn Mower	18
John Deere	Zero Turn Mower	1



INSURANCE, LICENSING & REGULATORY COMPLIANCE

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Landscape Maintenance Professionals, Inc.</p> <p>2 Business name/disregarded entity name, if different from above</p> <p>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.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ 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. </p> <p> <input type="checkbox"/> Other (see instructions) ▶ _____ </p> <p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p style="font-size: x-small;">(Applies to accounts maintained outside the U.S.)</p> <p>5 Address (number, street, and apt. or suite no.) See instructions. PO BOX 267</p> <p>6 City, state, and ZIP code Seffner, FL 33583</p> <p>7 List account number(s) here (optional)</p> <p>Requester's name and address (optional)</p>
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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										
5	9		-	3	6	1	3	6	6	5

Part II Certification

Under penalties of perjury, I certify that:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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 ▶	Date ▶ <u>1-3-23</u>
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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.

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.*




2022 - 2023 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2023	ACCOUNT NO. 241489
OCC. CODE 330.000010 NURSERY/PLANT			RENEWAL
		Receipt Fee	30.00
		Hazardous Waste Surcharge	40.00
		Law Library Fee	0.00
BUSINESS LMP INC TREE & SHRUB 13050 US 92 E DOVER, FL 33527		2022 - 2023	
NAME LMP INC TREE & SHRUB PO BOX 267 MAILING SEFFNER, FL 33583 ADDRESS		Paid 21-0-596865 09/13/2022 70.00	
BUSINESS TAX RECEIPT		NANCY C MILLAN, TAX COLLECTOR 813-635-6200	
<small>HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON</small>		THIS BECOMES A TAX RECEIPT WHEN VALIDATED.	

2022 - 2023 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2023	ACCOUNT NO. 25734
OCC. CODE 200.030001 LAWN MOWING/LANDSCAPING SERVICE MORE THAN 3 EMPL020 Employees			RENEWAL
		Receipt Fee	150.00
		Hazardous Waste Surcharge	40.00
		Law Library Fee	0.00
BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC 13050 E 92 HWY DOVER, FL 33527		2022 - 2023	
NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC PO BOX 267 MAILING SEFFNER, FL 33583 ADDRESS		Paid 21-0-601508 09/15/2022 190.00	
BUSINESS TAX RECEIPT		NANCY C MILLAN, TAX COLLECTOR 813-635-6200	
<small>HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON</small>		THIS BECOMES A TAX RECEIPT WHEN VALIDATED.	

2022 - 2023 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2023	ACCOUNT NO. 216156
OCC. CODE 330.001009 RETAIL STORE WITHOUT HAZARDOUS WASTE SURCHARGE			RENEWAL
		Receipt Fee	30.00
		Hazardous Waste Surcharge	0.00
		Law Library Fee	0.00
BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC 13050 E HWY 92 DOVER, FL 33527		2022 - 2023	
NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC PO BOX 267 MAILING SEFFNER, FL 33583 ADDRESS		Paid 21-0-601508 09/15/2022 30.00	
BUSINESS TAX RECEIPT		NANCY C MILLAN, TAX COLLECTOR 813-635-6200	
<small>HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON</small>		THIS BECOMES A TAX RECEIPT WHEN VALIDATED.	

PASCO COUNTY BUSINESS TAX RECEIPT		2023
<small>Issued pursuant to 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.</small>		Expires September 30th
ACCOUNT #:	89302	MIKE FASANO TAX COLLECTOR PASCO COUNTY FLORIDA
SIC CODE:	0781.01	
LANDSCAPE MAINTENANCE PROFESSIONALS INC		TYPE OF BUSINESS LANDSCAPING SERVICE
PO BOX 267 SEFFNER, FL 33583-0267		STATE LICENSE # for COUNTY COMP CARD #
		OWNER/QUALIFYING AGENT CASTILLO ORLANDO JR, CARLSON SC
		LOCATION ADDRESS: 26324 WESLEY CHAPEL BLVD LUTZ, FL 33559-7208
		MOBILE BUSINESS
		DATE RECEIPT AMOUNT
		09/22/2022 22-0-137794 113.75

State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **AD1294**
Issue Date: October 19, 2022
Expiration Date: November 4, 2023


License as Dealer in Agriculture Products

Section 604.15-604.30, Florida Statutes

POST CERTIFICATE
CONSPICUOUSLY

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.
13050 E US HIGHWAY 92
DOVER, FL 33527-4106

Nicole Fried
NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE



Florida Department of Agriculture and Consumer Services

B115495

CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

WILTON SIMPSON
COMMISSIONER

ISSUED TO:

LMP INC. TREE AND SHRUB
CASTILLO, ORLANDO
PO BOX 267
SEFFNER, FL 33583-0267

THIS CERTIFICATE EXPIRES: 01/21/2024

FEE PAID: \$100.00

REGISTRATION NO.: 48009485

DATE ISSUED: 01/13/2023


THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant pests and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.

FDACS-08002 Revised 05/05

WILTON SIMPSON
Commissioner of Agriculture





CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
 Post Office Box 4748, Clearwater, Florida 33758-4748
 Main Office Building, 100 South Milledge Avenue, Clearwater, Florida 33756
 Telephone (727) 562-4005

REG-0023075

2022-2023 BUSINESS REGISTRATION

THIS REGISTRATION MUST BE IN YOUR POSSESSION WHEN WORKING IN CLEARWATER.

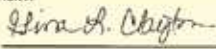
Owner Name/Address LANDSCAPE MAINTENANCE PROFESSIONALS INC P O BOX 267 SEFFNER, FL 33583	Business Name LANDSCAPE MAINTENANCE PROFESSIONALS INC REGISTRATION
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Category 038329 Contractor: Landscaping/tree surgery 038330 Contractor: Lawn, yard and garden care	Quantity REGISTRATION / HILLSBOROUGH CO / DACS #68795-5
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CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS

LICENSE	PERIOD BEGINNING	PERIOD ENDING	PRINT DATE	
2022-2023	October 1, 2022	September 30, 2023	October 12, 2022	
	FEE TYPE	CHARGE NO	RECEIPT	YES
Registration Fee		20715	669560	28.00
			TOTAL RECEIVED	28.00

THE ISSUANCE OF A LOCAL BUSINESS TAX RECEIPT DOES NOT PERMIT THE HOLDER TO VIOLATE ANY ZONING LAWS OF THE CITY OF CLEARWATER NOR DOES IT EXEMPT THE HOLDER FROM ANY OTHER LICENSE, PERMIT OR IMPOSED TRAFFIC IMPACT FEES.
ANY CHANGE IN THE BUSINESS LOCATION, NAME, OR OWNERSHIP MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

NON-REFUNDABLE

LISA H. CLAYTON, DIRECTOR

State of Florida

Department of State

I certify from the records of this office that LANDSCAPE MAINTENANCE PROFESSIONALS, INC. is a corporation organized under the laws of the State of Florida, filed on December 16, 1999.

The document number of this corporation is P99000109381.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on May 20, 2021, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this Twenty-third day of June, 2021




Ronald R. DeSantis
Secretary of State

Tracking Number: 3092353492CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.north.org/filings/CertificateOfStatus/CertificateAuthentication>




STATE OF FLORIDA DEPARTMENT OF HEALTH Operating Permit

29-57-901419

Limited Use Water - LU Commercial

29-BID-6108309

Issued To: Landscape Maintenance Professionals (Castillo, Orlando) 13070 US 92 Highway Dover, FL 33527	County: Hillsborough Amount Paid: \$140.00 Date Paid: 09/09/2022 Issue Date: 10/01/2022 Permit Expires On: 09/30/2023
Mail To: Orlando Castillo (Landscape Maintenance Professionals, Inc) PO Box 267 Seffner, FL 33583	Issued By: Department of Health in Hillsborough County P O Box 5135 Tampa, FL 33675 (813) 307-8059
Owner: Landscape Maintenance Professionals, Inc (Castillo, Orlando)	



STATE OF FLORIDA DEPARTMENT OF HEALTH Operating Permit

29-QH-941392

OSTDS - Operating - Industrial or Manufacturing

29-BID-6106161

Issued To: Landscape Maintenance Professionals, Inc. 13050 E US 92 Highway Dover, FL 33527	County: Hillsborough Amount Paid: \$150.00 Date Paid: 09/09/2022 Issue Date: 10/01/2022 Permit Expires On: 09/30/2023
Mail To: Landscape Maintenance Professionals, Inc. 13050 E US 92 Highway Dover, FL 33527	Issued By: Department of Health in Hillsborough County P O Box 5135 Tampa, FL 33675 (813) 307-8059
Owner: Landscape Maintenance Professionals Inc. (,)	

SECTION 4 | REFERENCES & PROJECT GALLERY

Triple Creek Community Development District

Management | Rizzetta & Company, Inc.
Telephone | (813) 699-9065
Contract Start Date | December 1, 2020

Contact | Alex Garces
Email | boardmember5@triplecreek.com
Contract Value | \$850,000.00



Belmont Community Development District

Management | GMS Management Services
Telephone | (404) 723-1245
Contract Start Date | October 1, 2020

Contact | Kristen Brooks, Chairman
Email | Boardmember5@belmontcdd.com
Contract Value | \$402,500.00



Panther Trace Community Development District

Management | Vesta Property Services
Telephone | (813) 671-8023
Contract Start Date | November 11, 2015

Contact | Monica Vitale, Facilities Director
Email | ptrecentermanager@verizon.net
Contract Value | \$158,664.00





Heritage Isles Golf & Country Club Community Development District

Management | Inframark

Telephone | (813) 907-7388

Contract Start Date | October 1, 2009

Contact | Rich Unger, Director of CDD Operations

Email | HIManager@hicdd.org

Contract Value | \$250,000.00



Cory Lakes Community Development District

Management | Wrathell, Hunt & Associates

Telephone | (813) 924-4673

Contract Start Date | December 1, 2010

Contact | John Hall

Email | clcddfm@corylakescdd.net

Contract Value | \$343,900.00



The Starkey Ranch Community Development District

Management | Wrathall, Hunt & Associates

Telephone | (813) 399-0865

Contract Start Date | January 1, 2023

Contact | Barry Mazzoni

Email | mazzonib@whhassociates.com

Contract Value | \$1,850,000.00





Watergrass I Community Development District

Management | Inframark
Telephone | (813) 873-7300 Ext. 397
Contract Start Date | September 1, 2017

Contact | Gene Roberts
Email | gene.roberts@inframark.com
Contract Value | \$162,636.00



Watergrass II Community Development District

Management | Inframark
Telephone | (813) 991-1116 Ext. 1002
Contract Start Date | February 1, 2021

Contact | Andy Mendenhall
Email | andy.mendenhall@inframark.com
Contract Value | \$518,580.00



Estancia at Wiregrass Community Development District

Management | GMS
Telephone | (813) 344-3844
Contract Start Date | July 1, 2021

Contact | Pete Williams
Email | pete@pwillassoc.com
Contract Value | \$550,000.00





Hunter's Green Community Association

Self-Managed

Telephone | (813) 991-4818

Contract Start Date | March 1, 2022

Contact | Wally Switzer

Email | wswitzer@huntersgreen.com



Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (813) 658-6048

Contract Start Date | November 18, 2019

Contact | Taylor Nielsen

Email | tnielsen@rizzetta.com

Contract Value | \$450,000.00



Venetian Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (941) 485-8500

Contract Start Date | September 26, 2019

Contact | Keith Livermore, District Field Manager

Email | fieldmanager@vcdd.org

Contract Value | \$360,000.00





Ventura Bay Homeowner's Association

Management | Leland Management
Telephone | (727) 498-1451
Contract Start Date | March 4, 2019

Contact | Angela Estilette
Email | aEstilette@lelandmanagement.com



Hawk's Point West Homeowner's Association

Management | Vesta Property Services
Telephone | (813) 645-1569
Contract Start Date | February 25, 2019

Contact | Donald Novak
Email | hpw.donnovak@yahoo.com



Willowbend Community Association

Management | Sentry Management
Telephone | (770) 380-0225
Contract Start Date | October 1, 2019

Contact | Scott Brundrett, President
Email | willowbendpresident@gmail.com





Urban Centre

Management | Franklin Street Real Estate
Telephone | (813) 839-7300
Contract Start Date | July 1, 2009

Contact | Amy Hewitt
Email | amy.hewitt@franklinst.com



Tampa Bay Park Corporate Center

Management | Highwood Properties
Telephone | (813) 876-7000
Contract Start Date | April 1, 2001

Contact | Mike Dean
Email | michael.dean@highwoods.com



Corporate Center at International Park

Management | Cousins Properties
Telephone | (813) 421-8702
Contract Start Date | March 15, 2013

Contact | Don Stupp
Email | dstupp@cousins.com





Highwoods Preserve

Management | Highwoods Properties
Telephone | (317) 289-3616
Contract Start Date | January 1, 1999

Contact | Diamond Asabi
Email | diamond.asabi@cbre.com



Sarah Vande Berg Tennis & Wellness Center

Management | SVB
Telephone | (610) 888-5599
Contract Start Date | October 12, 2020

Contact | Pascal Collard
Email | pascal.collard@svbtenniscenter.com



100 Carillon Parkway

Management | Commonwealth Commercial
Telephone | (813) 536-7050
com Contract Start Date | March 8, 2008

Contact | Jonathan Harris
Email | jonathan.harris@commonwealthcommercial.com





Cypress Creek Town Center

Management Company | Sierra Properties
Telephone | (813) 484-2288
Contract Start Date | February 1, 2015

Contact | Brent Whitley
Email | brentwhitley@sierra-properties.com



The Amalfi Clearwater

Management | Richman Properties Services
Telephone | (727) 224-6050
Contract Start Date | February 1, 2012

Contact | Brian Murphree
Email | murphreeb@richmanmgt.com





SECTION 5 | PARTNERSHIP PRICING & DETAILS



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 31583
Phone: (813) 757-6500
Fax: (813) 757-6501

“Customer”

Diamond Hill Community Development District
David R Wenck
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544
813-608-8230

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 landscaped areas within the boundaries of:
Diamond Hill Community Development District

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

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 at least 40 times per calendar year (Floritam) and 40 times per calendar year (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 (40 times per year). A soft edge of all bed areas will be performed every other mowing (20 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 six (6) 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 commercial grade fertilizer 5 (5) times per year. All local governmental ordinances shall be strictly followed by the 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 year long 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 12 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 regardless of height shall be pruned 2 times 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 will be performed as needed up to 12' on trees. Any branches 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 and hardwood trees will be fertilized Four (4) times per year. 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. Any cigarette butts shall be removed and disposed of during each visit. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of weekly clean-up.

2. Leaf Removal: Leaf accumulations in curblines 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.

3. 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 \$70.00 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 \$65.00 per yard ensuring that all areas have a 2" depth after installation. As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas that are bordered by sidewalks, curbs and seasonal color bed areas to prevent mulch from washing out. 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 \$2.90 per plant. Price includes soil replenishment but not replacement.

3. 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.

4. 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.

E. Pricing Summary

	Price Per Month	Price Per Year
Base Maintenance Price	\$6,174.00	\$74,088.00

Additional Services	Estimated Qty.	Price Per Unit or Service
Mulch (Upon approval by client)	40 yards	\$65.00 Per yard
Annuals (4" plants)	None Currently	\$2.90 Per 4" Plant
Special Palm Treatment Program	None Currently	\$200.00 per palm (entire year)
Hand Pruning / Structural Pruning	N/A	N/A

Contractor agrees to provide all of the above Base Maintenance Services for an annual fee of \$74,088.00, to be paid in monthly installments of \$6,174.00. 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.

1. 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 both of any such claims by Customer and of the right of Customer to cancel this Agreement due to such claims. 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 by Customer, 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 by Customer shall be sent to Contractor at the addresses indicated on this Agreement. Contractor may terminate this Agreement for Customer's default if, after giving notice in writing to Customer's Authorized Representative at the address for Customer specified above, Customer has not remedied the default within five (5) calendar days (the "Deadline"). Unless a different period is specified in Contractor's written notice of termination for Customer's default, the Contractor's termination shall be effective on the first business day following the Deadline. Customer shall be liable to pay Contractor for all services rendered by Contractor through the effective date of termination for Customer's default. Notwithstanding any other provision to the contrary, Contractor may, in its sole and complete discretion, terminate this Agreement for Contractor's convenience by giving notice in writing to Customer's Authorized Representative at the address for Customer specified above. Contractor may also provide Customer with a courtesy communication containing notice of termination via email or other method, but effective notice shall be only by written notice mailed to Customer as described herein. Unless a different period is specified in Contractor's written notice of termination for convenience, the Contractor's termination shall be effective twenty-one (21) days after the date of Contractor's written notice of termination for convenience. Customer shall be liable to pay Contractor for all services rendered by Contractor through the effective date of termination for convenience. In the event Contractor terminates this Agreement for Customer's default, and it is later

determined that the Customer was not in default or that the default was excusable under the terms of this Agreement, then, in such event, the Contractor's termination shall be deemed a termination for convenience as described herein.

2. 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*.
3. Adjustment: This Agreement is subject to CPI adjustments annually effective the anniversary date or as otherwise agreed upon in writing by both parties.
4. Fuel Surcharge: Contract pricing is based on the Florida Regular Conventional Retail Gasoline Prices published every month. If the published monthly price shall increase by more than 10% than the cost of fuel at the time of bid and for 2 consecutive months upon commencement date, Contractor shall reserve the right to enact a fuel surcharge.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Acceptance: This Agreement is withdrawn unless executed within ninety (90) days of the date of this document.
11. Arbitration As the Sole Final Method of Dispute Resolution: Any dispute, controversy or claim arising out of or relating to this Agreement, or the breach of this Agreement, which the Parties have not been able to resolve through their own discussions or negotiations, shall be settled by arbitration administered by the American Arbitration Association. Such arbitration, no matter the size, number of parties, or amount in dispute, shall be conducted in accordance with the 2020 Fast Track Procedures ("Procedures") of the Construction Industry Arbitration Rules of the American Arbitration Association, as modified hereby, unless the Parties agree otherwise. The arbitration shall be conducted before a single arbitrator. The final hearing is limited to one day, and it shall be held in person or, with the Parties' and the arbitrator's consent, via video conference. The final hearing shall be held not more than ninety (90) days after the arbitrator is appointed and the final decision shall be rendered not more than thirty (30) days after the conclusion of the final hearing, unless otherwise agreed by the Parties. The arbitrator's decision shall be a reasoned award. Notwithstanding anything contained in the Procedures to the contrary, the Exchange of Information contemplated by the Procedures shall occur no later than 15 days before the final hearing unless the arbitrator orders an earlier deadline. Unless the Parties agree in writing and the arbitrator consents, no Party shall be entitled to conduct depositions or present experts in the arbitration proceeding. Florida Law shall be applied by the arbitrator in

adjudicating any dispute. Except to the extent a different venue is required by law, or the arbitration is by video conference as provided herein, venue for the arbitration proceeding shall be in Hillsborough County, Florida to the exclusion of each and every other proper venue. Contractor shall be entitled to recover against the Customer its all of Contractor's attorney's fees and costs, including fees and costs incurred in connection with proving up the amount and reasonableness of the fees and costs to be awarded, should Contractor prevail in arbitration. Judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction thereof.

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 _____ 20_____.

Contractor Signature

Customer Signature

Contractor Printed

Customer Printed

Title: _____

Title: _____



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 31583
Phone: (813) 757-6500
Fax: (813) 757-6501

“Customer”

Diamond Hill Amenity Area
David R Wenck
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544
813-608-8230

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 landscaped areas within the boundaries of:
Diamond Hill Community Development District (See the attached map)

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

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 at least 40 times per calendar year (Floritam) and 40 times per calendar year (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 (40 times per year). A soft edge of all bed areas will be performed every other mowing (20 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 six (6) 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 commercial grade fertilizer 5 (5) times per year. All local governmental ordinances shall be strictly followed by the 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 year long 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 12 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 regardless of height shall be pruned 2 times 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 will be performed as needed up to 12' on trees. Any branches 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 and hardwood trees will be fertilized Four (4) times per year. 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. Any cigarette butts shall be removed and disposed of during each visit. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of weekly clean-up.

2. Leaf Removal: Leaf accumulations in curblines 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.

3. 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 \$70.00 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 \$65.00 per yard ensuring that all areas have a 2" depth after installation. As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas that are bordered by sidewalks, curbs and seasonal color bed areas to prevent mulch from washing out. 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 \$2.90 per plant. Price includes soil replenishment but not replacement.

3. 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.

4. 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.

E. Pricing Summary

	Price Per Month	Price Per Year
Base Maintenance Price	\$1,380.50	\$16,566.00

Additional Services	Estimated Qty.	Price Per Unit or Service
Mulch (Upon approval by client)	18 yards	\$65.00 Per yard
Annuals (4" plants)	None Currently	\$2.90 Per 4" Plant
Special Palm Treatment Program	14	\$200.00 per palm (entire year)
Hand Pruning / Structural Pruning	N/A	N/A

Contractor agrees to provide all of the above Base Maintenance Services for an annual fee of \$16,566.00, to be paid in monthly installments of \$1,380.50. 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.

1. 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 both of any such claims by Customer and of the right of Customer to cancel this Agreement due to such claims. 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 by Customer, 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 by Customer shall be sent to Contractor at the addresses indicated on this Agreement. Contractor may terminate this Agreement for Customer’s default if, after giving notice in writing to Customer’s Authorized Representative at the address for Customer specified above, Customer has not remedied the default within five (5) calendar days (the “Deadline”). Unless a different period is specified in Contractor’s written notice of termination for Customer’s default, the Contractor’s termination shall be effective on the first business day following the Deadline. Customer shall be liable to pay Contractor for all services rendered by Contractor through the effective date of termination for Customer’s default. Notwithstanding any other provision to the contrary, Contractor may, in its sole and complete discretion, terminate this Agreement for Contractor’s convenience by giving notice in writing to Customer’s Authorized Representative at the address for Customer specified above. Contractor may also provide Customer with a courtesy communication containing notice of termination via email or other method, but effective notice shall be only by written notice mailed to Customer as described herein. Unless a different period is specified in Contractor’s written notice of termination for convenience, the Contractor’s termination shall be effective twenty-one (21) days after the date of Contractor’s written notice of termination for convenience. Customer shall be liable to pay Contractor for all services rendered by Contractor through the effective date of termination for convenience. In the event Contractor terminates this Agreement for Customer’s default, and it is later

determined that the Customer was not in default or that the default was excusable under the terms of this Agreement, then, in such event, the Contractor's termination shall be deemed a termination for convenience as described herein.

2. 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*.
3. Adjustment: This Agreement is subject to CPI adjustments annually effective the anniversary date or as otherwise agreed upon in writing by both parties.
4. Fuel Surcharge: Contract pricing is based on the Florida Regular Conventional Retail Gasoline Prices published every month. If the published monthly price shall increase by more than 10% than the cost of fuel at the time of bid and for 2 consecutive months upon commencement date, Contractor shall reserve the right to enact a fuel surcharge.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Acceptance: This Agreement is withdrawn unless executed within ninety (90) days of the date of this document.
11. Arbitration As the Sole Final Method of Dispute Resolution: Any dispute, controversy or claim arising out of or relating to this Agreement, or the breach of this Agreement, which the Parties have not been able to resolve through their own discussions or negotiations, shall be settled by arbitration administered by the American Arbitration Association. Such arbitration, no matter the size, number of parties, or amount in dispute, shall be conducted in accordance with the 2020 Fast Track Procedures ("Procedures") of the Construction Industry Arbitration Rules of the American Arbitration Association, as modified hereby, unless the Parties agree otherwise. The arbitration shall be conducted before a single arbitrator. The final hearing is limited to one day, and it shall be held in person or, with the Parties' and the arbitrator's consent, via video conference. The final hearing shall be held not more than ninety (90) days after the arbitrator is appointed and the final decision shall be rendered not more than thirty (30) days after the conclusion of the final hearing, unless otherwise agreed by the Parties. The arbitrator's decision shall be a reasoned award. Notwithstanding anything contained in the Procedures to the contrary, the Exchange of Information contemplated by the Procedures shall occur no later than 15 days before the final hearing unless the arbitrator orders an earlier deadline. Unless the Parties agree in writing and the arbitrator consents, no Party shall be entitled to conduct depositions or present experts in the arbitration proceeding. Florida Law shall be applied by the arbitrator in

adjudicating any dispute. Except to the extent a different venue is required by law, or the arbitration is by video conference as provided herein, venue for the arbitration proceeding shall be in Hillsborough County, Florida to the exclusion of each and every other proper venue. Contractor shall be entitled to recover against the Customer its all of Contractor's attorney's fees and costs, including fees and costs incurred in connection with proving up the amount and reasonableness of the fees and costs to be awarded, should Contractor prevail in arbitration. Judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction thereof.

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 _____ 20_____.

Contractor Signature

Customer Signature

Contractor Printed

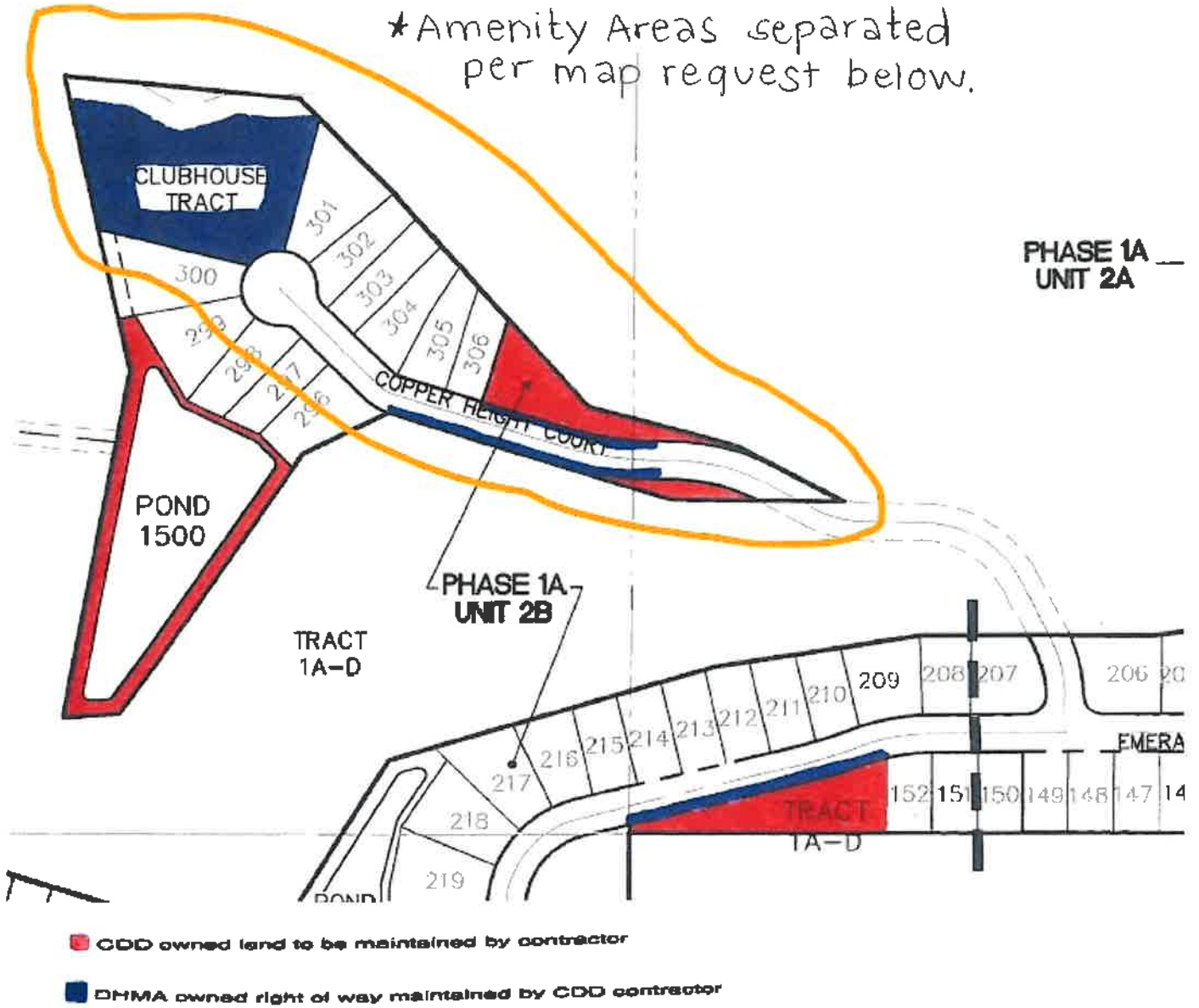
Customer Printed

Title: _____

Title: _____

*Amenity Areas separated per map request below.

PHASE 1A
UNIT 2A



**Thank you for allowing us to
showcase our landscape solutions
for your property.**

**We appreciate your time and consideration.
Please don't hesitate to reach out if you have any questions.**

**Scott Herman, Business Development & Estimator
Scott.Herman@LMPPRO.com | (813) 309-0163**

5Aiii.

Landscape Maintenance Services Proposal

Prepared For

Diamond Hill CDD

November 2023



YELLOWSTONE
LANDSCAPE

Your Investment



YELLOWSTONE
LANDSCAPE



Diamond Hill CDD
Exhibit A
Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing, Detailing & Clean Up

Includes mowing, edging, string-trimming, trim shrubs, pick up trash, weed removal, clean-up, ect.

IPM - Fertilization & Pest Control

Fertilization/Fungicide/Insecticide/herbicide/weed control

Irrigation Inspections

Includes monthly inspections with reports

Tractor Mowing (4 times per year)

Grand Total Annual	\$47,472.00
Monthly	\$3,956.00

Additional Services

Annuals (per annual price)

\$2.00

Includes all labor and materials to install one 4" annual

Pine Bark Mulch (per cubic yard)

\$67.00

All labor and materials to install 1 cubic yard of mulch

Management & Supervisor Personnel



YELLOWSTONE
LANDSCAPE



Principal Officers

Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Harry Lamberton was named President and CEO of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Timothy (Timo) Sherman serves as Chief Financial Officer of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



Tim Portland has led Yellowstone Landscape to record safety, customer satisfaction, growth, and overall business performance since joining the company in 2012 as CEO. In May of 2023, he moved to Executive Chairman, where he is highly active and engaged within the company and supporting the company's executive leadership. Prior to joining Yellowstone, Tim was the CEO of United Subcontractors, a leading installer of building products. Over a ten-year period, he was the President of several divisions of Scotts Miracle-Gro, including the Ortho and Roundup brands, Scotts LawnService, and Scott's International Professional business. Tim holds an MBA from the University of Virginia's Darden Business School and an undergraduate degree from Dartmouth College.



Jim Herth became Yellowstone Landscape's Vice President of Business Development in 2014, after joining the company in 2011 as a Branch Manager. "Coach" Jim is responsible for Yellowstone's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. A twenty-five-year industry veteran with a track record of managing multiple branches, delighting customers, and delivering profitable growth, Jim is a licensed Arborist and holds a Bachelor's degree from Siena Heights University.

Local Leadership Team

Your local Yellowstone Landscape Tampa service team is dedicated to serving all your landscape needs. We're proud to care for properties across the area. Here is a brief summary of the experience that selected members of our local leadership team bring to your property.



Brian Mahar, *Branch Manager*: 17 years' experience in Landscape Maintenance. I hold numerous certificates in fertilization and pesticides, including my BMP License. Prior to Yellowstone landscape I performed residential fertilization & pest control. Servicing and managing over two hundred properties. I have been with Yellowstone for 12 years and I enjoy providing landscape solutions and education to our clients.



Juan Basilio Perez, *Irrigation Manager*: 12 years experience in Irrigation. I previously managed irrigation for more than 150+ properties across Tampa. I enjoy working in Irrigation as it's my area of expertise and one I enjoy. I love Yellowstone because it's a company that values and rewards talent. I'm proud to be a part of a team I can lead and inspire. I enjoy taking pride in our properties and managing a great team of Irrigation Technicians to maintain a high level of turf and plant health for our properties.



Kevin Oliva, *Horticulture Manager*: 24 years' experience in Horticulture. Began in 1995 with responsibilities for outside lawn and ornamental applications, and inside GHP services. I received my state CPCO license in 2004, and served as operations manager with another local firm before joining Yellowstone Landscape in 2007. I develop and head our Tampa branch's horticulture department and volunteer as a landscape advisory committee member for the Hillsborough County UF-IFAS Extension center. My licenses include: Fl. State CPCO license, State BMP license, Urban fertilizer ID, OSHA Hazardous materials operation/level II certificate. I enjoy working outside, and I take pride in working within the horticulture field at Yellowstone.



Josh Oliva, *Account Manager*: 8+ Years in Landscape Maintenance. Skilled in sales, team building. Multiple certifications in horticulture including Fl. State CPCO license, State BMP license, Urban fertilizer ID, OSHA Hazardous materials operation/level II certificate. I started with Yellowstone in 2015 as a Spray Technician, working my way up to the Account Manager position. I enjoy building premier properties for our clients as well as lasting relationships.



2023 Hurricane Plan

Yellowstone would like to inform you of our emergency Hurricane response plans for this year.

- **PRE-HURRICANE PREP**

- Several days before a hurricane is scheduled to hit our area, Yellowstone Landscape will make sure we have the proper equipment and supplies in inventory.
 - Chainsaws (chains, oil, fuel, PPE buckets)
 - Generators
 - Fuel (all trucks filled and onsite fueling tanks full)
 - Debris storage area emptied / cleaned
 - Tree stakes / Tree Straps / Binding materials
 - Place large machinery rentals on hold
 - Place dumpster rentals on hold
 - Small items / tools
- Reach out to other Yellowstone branches and establish a plan for support in the case of a major hurricane.
- Establish a plan of contact in the case that cell service is not available.
- Map out areas where debris can be piled until it can be hauled off site if necessary. This will also help expedite clearing of roadways.
- Shut down irrigation pump stations.

- **POST HURRICANE PLAN**

- **PHASE 1 - ASSESSMENT**
 - As soon as it is safe to be out on the road, we will dispatch assessment team to determine high priority areas and an initial plan of attack based on assessment. It is our goal to have your community back in order within

48 hours or sooner. Any debris blocking ingress and egress will be addressed immediately during this assessment time.

○ **PHASE 2 – INGRESS / EGRESS CLEAN-UP**

- Once the assessment of the property is complete, a crew will immediately be dispatched to your property. During this period of clean up, Yellowstone will trade Hurricane clean up services for the regularly scheduled maintenance services of the property. (If we encounter a low-grade hurricane, typically we are able to change out services with no additional charges) Once the dedicated onsite crew is able to resume their normal daily maintenance services, a fee structure will then take effect for any additional clean up.

Any additional help needed from the branch or surrounding branches will be on call based on severity of storm.

(Branches in Palm Beach, Port St Lucie, Orlando, Daytona, Bradenton, Bunnell, Jacksonville). The primarily focus will be on clearing roadways and eliminating any dangerous situations. At this point, only the necessary debris will be removed and/or taken to pre-approved on-site staging areas. The main goal here is to allow access to the property.

○ **PHASE 3 – CLEAN-UP / DEBRIS REMOVAL**

- Phase 3 will focus on the continued clean-up of the common area property. Yellowstone will begin removing the debris and begin staking any trees during this phase of the clean-up. This phase will take the longest and will culminate with the removal of stumps, repairs to irrigation systems and dealing with any final aesthetic issues. A dedicated Hurricane Clean-up crew (size will be based on severity of storm) will be utilized onsite when normal maintenance crew resumes their contractual duties.

Insurance



YELLOWSTONE
LANDSCAPE



CERTIFICATE OF LIABILITY INSURANCE

4/1/2024

DATE (MM/DD/YYYY)
3/21/2023

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).

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____																					
	<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Safety National Casualty Corporation</td> <td></td> <td>15105</td> </tr> <tr> <td>INSURER B : ACE Property and Casualty Insurance Company</td> <td></td> <td>20699</td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></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> </tbody> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : Safety National Casualty Corporation		15105	INSURER B : ACE Property and Casualty Insurance Company		20699	INSURER C :			INSURER D :			INSURER E :			INSURER F :	
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INSURER D :																						
INSURER E :																						
INSURER F :																						
INSURED 1472881 Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110																						

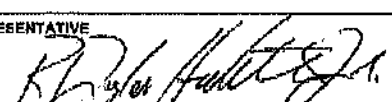
COVERAGES Main NI COI's **CERTIFICATE NUMBER:** 19092496 **REVISION NUMBER:** XXXXXXXX

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 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 <input checked="" type="checkbox"/> Pesticide&Herbicide <input checked="" type="checkbox"/> SIR \$250,000 GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	GL6676218	4/1/2023	4/1/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/POP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <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	N	N	CA6676217	4/1/2023	4/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	N	N	XOOG72569647 002	4/1/2023	4/1/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	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/A	LDS4066360	4/1/2023	4/1/2024	<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

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

CERTIFICATE HOLDER 19092496 Evidence of Coverage **CANCELLATION** See Attachments

19092496 Evidence of Coverage	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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About Us



YELLOWSTONE
LANDSCAPE

Trusted by Clients Across the Country



Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.

These local operating teams are supported by the collective strength of a national leader in commercial landscaping services.

And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, 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 trusted commercial landscaping partner of choice to our valued clients across the country.

Building Lasting Partnerships



Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose to continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a lifetime commitment that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to continuing our tradition of award-winning service as we build new relationships with clients across the United States.



YELLOWSTONE
LANDSCAPE

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.



YELLOWSTONE
LANDSCAPE

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



YELLOWSTONE
LANDSCAPE

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.



YELLOWSTONE
LANDSCAPE

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



YELLOWSTONE
LANDSCAPE

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.



YELLOWSTONE
LANDSCAPE

Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape 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:

- Rockstar BMX Park; Houston, Texas; 2020
- Old Palm; Palm Beach Gardens, Florida; 2019
- The Peninsula; Charlotte, North Carolina; 2019
- Emory Johns Creek Hospital; Atlanta, GA; 2019
- Del Webb Lake Oconee; Greensboro, Georgia; 2018
- Mesa Del Sol; Albuquerque, New Mexico; 2018
- Hermann Park; Houston, Texas; 2017
- Walton Riverwood; Atlanta, Georgia; 2017
- Swan and Dolphin Resort; Orlando, Florida; 2016
- Cane Island Amenity Village; Houston, Texas; 2016

- Tradition; Port St Lucie, Florida; 2015
- Rob Fleming Park; The Woodlands, Texas; 2014
- AAA Headquarters; Orlando, Florida; 2013
- Technology Park Atlanta; Atlanta, Georgia; 2013
- Boeing 787 Facility; Charleston, South Carolina; 2012
- Waldorf Astoria Resort; Orlando, Florida; 2012
- Grand Haven; Palm Coast, Florida; 2011
- Fleming Island Plantation; Jacksonville, Florida; 2010
- Hammock Beach Resort; Palm Coast, Florida; 2008
- Reunion Resort & Club; Orlando, Florida; 2007



YELLOWSTONE
LANDSCAPE

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



YELLOWSTONE
LANDSCAPE

Our Fleet Vehicles and Equipment



Yellowstone Landscape takes great pride in the maintenance 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 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 of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

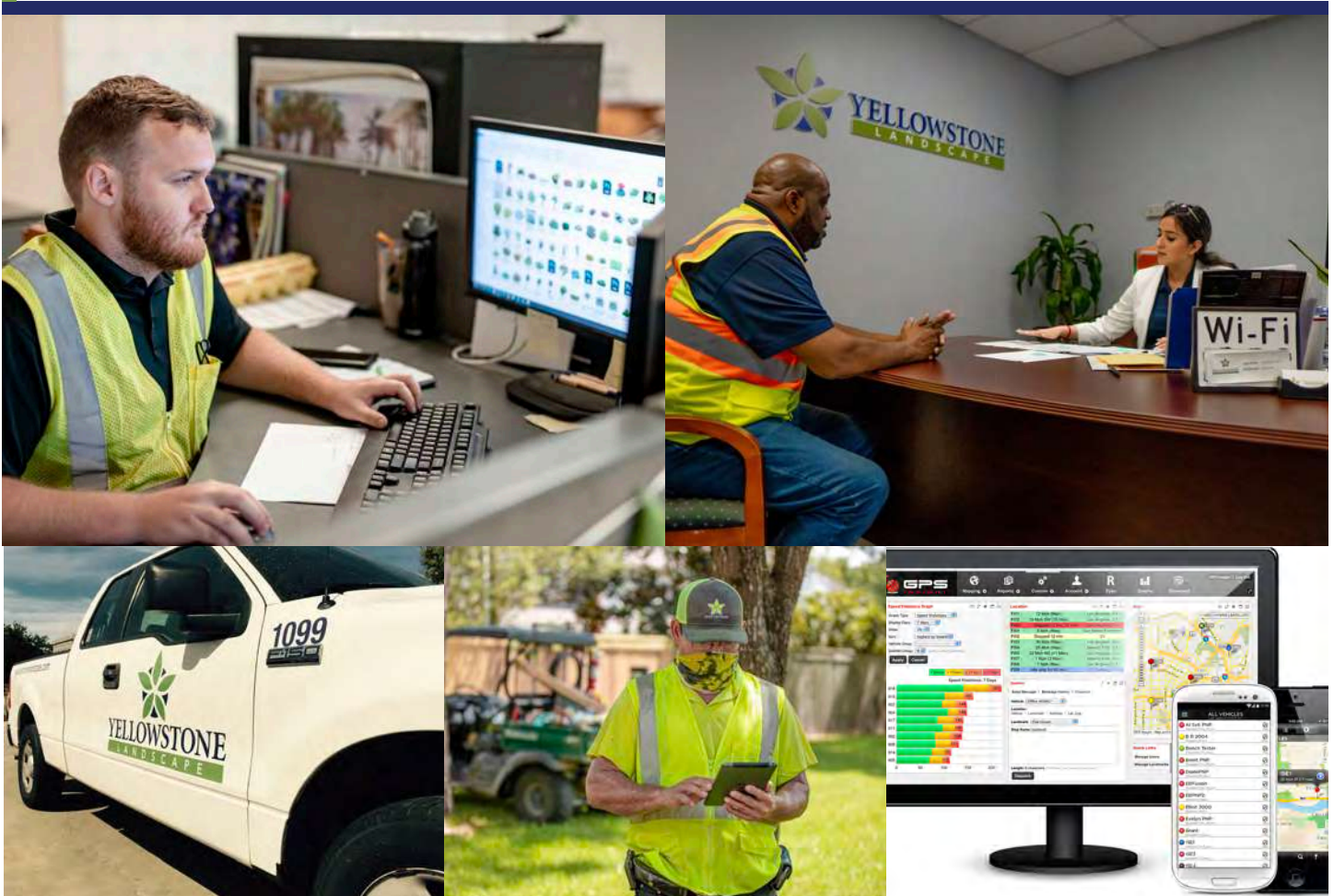
Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

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. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

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 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.

We will remain technological leaders in our industry and as technology improves, so will we.

Licenses & Certifications



YELLOWSTONE
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.

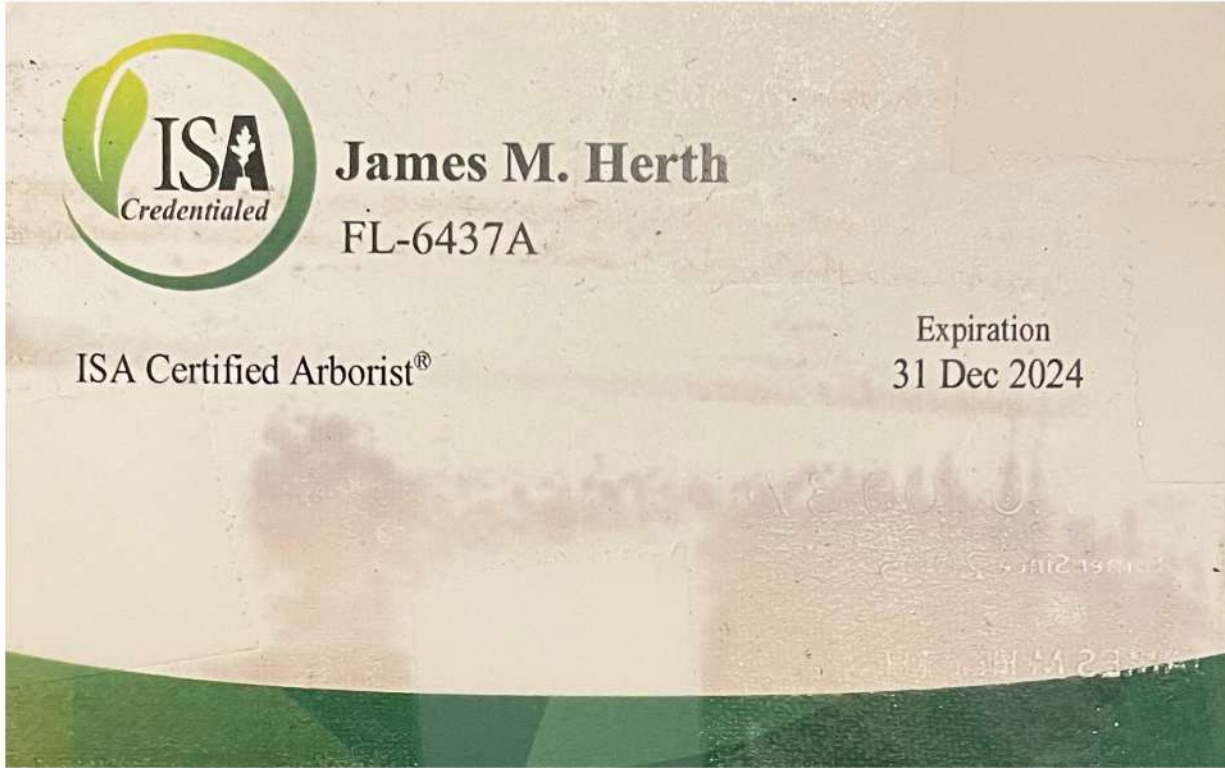


Charles H. Bronson

Charles H. Bronson
Commissioner of Agriculture

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

Wendell Hays
Chief Bureau of Entomology and Pest Control





YELLOWSTONE
LANDSCAPE

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.

5.Aiv



LANDSCAPE MAINTENANCE AGREEMENT

This Agreement is made on _____, 2023 by and between **Diamond Hill Master Association Inc. C/O InfraMark; 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544** hereinafter called CLIENT, and **RAINMAKER IRRIGATION AND LANDSCAPING, INC.**, 36181 East Lake Rd. #101, Palm Harbor, Florida 34685 hereinafter called CONTRACTOR.

1. CONTRACTOR will perform for CLIENT, in a good and workman-like manner, and subject to the provisions hereof, the services set forth in detail in Exhibit A, attached hereto, on the premises located at **Diamond Hill CDD in Dover, Florida.**
2. The term of this Agreement shall commence on _____, 2023 and shall expire on _____, 2024. This Agreement shall remain in effect from year to year thereafter, subject to the re-negotiation of Section 3 every twelve (12) months. If notice of cancellation is not provided thirty (30) days prior to expiration, contract will automatically renew for one year. Notices must be given by registered or certified mail, postage prepaid, to the address above.
3. CONTRACTOR agrees to maintain **Diamond Hill CDD** in the manner prescribed in Exhibit A, for a total annual amount of Sixty Two Thousand Four Hundred and 00/100 Dollars (\$62,400.00), payable in monthly installments of Five Thousand Two Hundred and 00/100 Dollars (\$5,200.00) due on the first day of the month following the month of service.
4. CONTRACTOR shall also provide, under separate agreement and at additional cost, services set forth in Exhibit B upon CLIENT'S prior written approval. CLIENT agrees to pay CONTRACTOR for any additional services within thirty (30) days from billing.
5. CLIENT agrees to pay to the CONTRACTOR a late charge in an amount equal to 1.5% of any monthly installment due as set forth in Section Three (3) or any additional amounts due pursuant to Section Four (4), which is more than twenty (20) days in arrears after its due date. Late charges shall be due and payable with the next monthly installment due hereunder. CLIENT also agrees to pay all reasonable costs including customary attorney fees, collection agency charges and damage in the event CONTRACTOR deems necessary to hire agent(s) to collect fees and interest, regardless of settlement.

- 6. CONTRACTOR assumes responsibility for any and all damage, including irrigation components, that occur as a result of the maintenance process excluding damage to buildings or wall surfaces, monuments, light poles, posts, columns, mailboxes, fences, gates, patios, screens, utility lines and boxes, backflows, flower bed edging or any other item that requires weed eating and does not have a 8” minimum mulch barrier, as well as utility lines, hoses or any other loose items not properly buried or in the path of routine maintenance equipment, and damages to buildings, windows, cars, persons or any other item caused by rocks, gravel or debris thrown by maintenance equipment.

CONTRACTOR also assumes no liability for damages or consequential damages caused by conditions beyond its control including, but not limited to, drought, freeze, irrigation deficiencies, or storm damage.

CONTRACTOR is bound by local water restrictions, which may in fact result in irreparable stress and/or demise of landscape plant material and turf. CONTRACTOR shall not be held responsible for long-term or short-term drought related stress, damage, or demise of landscape material, plant material and/or turf with regards to restricted irrigation regulations and/or non-availability or re-scheduling of reclaimed water over which CONTRACTOR has no direct control. CONTRACTOR will not be responsible, under any circumstances, for watering fines. Should CLIENT request to have irrigation timers set beyond the local water restrictions, CLIENT will assume all responsibility for fines, damages or any other penalties assessed by the local authority.

- 7. To the fullest extent permitted by law, the CLIENT shall indemnify, defend and hold harmless CONTRACTOR, including its owners, officers, directors, employees and sub-contractors, from and against any and all claims, demands, damages, costs, expenses, including attorneys’ fees, liabilities, actions or causes of action arising or resulting from written or oral directives given to them in the course of their performance under this Agreement by the Owner, including any unit owner, association member, property manager, or any agent or representative thereof.


IN WITNESS WHEREOF, the parties execute this Agreement in duplicate as of the day and year first above written.

CONTRACTOR

CLIENT

Rainmaker Irrigation & Landscaping, Inc.

DIAMOND HILL CDD

By: 

 Stephen C. King

By: _____

Title: _____
 President

Title: _____

EXHIBIT A1
Landscape Maintenance Agreement
DIAMOND HILL CDD

CONTRACTOR agrees to maintain **DIAMOND HILL CDD** as detailed below:

1. Mow all turf areas throughout the property once each seven days in the heavy growing season of May 1 to October 15. Mowing in the months of October 15 to April 30 will be regulated at the discretion of the grounds manager.
2. Edge all walk and curb areas in concurrence with each mowing.
3. Edge all plant beds in concurrence with every other mowing or as inspection requires.
4. Weed all plant beds as often as plant health and the highest level of order requires.
5. Shear qualifying shrubs and hedges to maintain desired shape and appearance.
6. Power clip grass areas inaccessible to our mowing machinery.
7. Air blow all walks and paved areas littered in the maintenance process.
8. Check the performance of the irrigation system 1x per month.
9. Lawn and ornamental pest control 1x per month. (Does not include L&O for Bahia Sod)
10. Fertilization of shrubs 3x per year.
11. Fertilization of turf 4x per year. (Does not include fertilization of Bahia Sod)
12. Mulch 50 yards 1X per year .

EXHIBIT A2 Landscape Maintenance Agreement DIAMOND HILL CDD

TYPICAL SCHEDULE OF MAINTENANCE

SERVICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
MOWING	2	2	3	4	4	4	4	4	4	3	2	2	38
HARD EDGING	2	2	3	4	4	4	4	4	4	3	2	2	38
BED EDGING	1	1	2	2	2	2	2	2	2	2	1	1	20
AIR BLOWING	2	2	3	4	4	4	4	4	4	3	2	2	38
MONOFILAMENT TRIM	2	2	3	4	4	4	4	4	4	3	2	2	38
SHRUB TRIM	1	1	1	1	1	1	1	1	1	1	1	1	12
BED MAINTENANCE	2	2	2	2	2	2	2	2	2	2	2	2	24
SELECTIVE PRUNING	0	0	0	0	0	0	0	0	0	0	0	1	01
FERT TURF	1	0	0	1	0	0	1	0	0	1	0	0	04
FERT. TREES/SHRUBS	0	0	1	0	0	0	1	0	0	0	1	0	03
IRRIGATION CHECK*	1	1	1	1	1	1	1	1	1	1	1	1	12
L&O PEST CONTROL	1	1	1	1	1	1	1	1	1	1	1	1	12
PINE BARK MULCH	0	0	0	1	0	0	0	0	0	0	0	0	01

* All irrigation repairs, except those caused by Rainmaker, will be at the Client's sole expense. Client hereby authorizes Rainmaker to perform repairs that do not exceed \$250 per month per timer without obtaining written authorization.

EXHIBIT B
Landscape Maintenance Agreement
DIAMOND HILL CDD

ADDITIONAL SERVICES:

- Trimming of palm trees
- Trimming of oak trees
- Installation of 4.5” annuals
- Additional mulch
- Replacement of turf, plant life, or irrigation components
- Removal of storm or freeze related debris
- Maintenance of trees exceeding twelve feet in height
- Stump grinding
- Watering service
- Landscape Lighting

Vendor	Annual Maintenance Cost	Monthly Maintenance Cost	Annuals	Mulch/Cubic Yd
Brightview	\$ 39,500.00	\$ 3,291.00	\$ 2.25	\$ 55.00
LMP	\$ 74,088.00	\$ 6,174.00	\$ 2.90	\$ 65.00
Yellowstone	\$ 47,472.00	\$ 3,956.00	\$ 2.00	\$ 67.00
Rainmaker	\$ 62,400.00	\$ 5,200.00		

Palm Pruning

\$40 / Palm

Eighth Order of Business

8A



Proposal #370931

Date: 11/29/2023

From: Joshua Oliva

Proposal For

Diamond Hill CDD
 c/o Inframark
 2654 Cypress Ridge Blvd.
 Suite 101
 Wesley Chapel, FL 33544

main: 813-991-4014
 mobile: 813-781-7330
 andy.mendenhall@inframark.com

Location

1627 Emerald Hill Way
 Valrico, FL 33594

Property Name: Diamond Hill CDD

Pond 1500 Bush Hogging

Terms: Net 30

Bush hogging around Pond Identified in the attached map in red. Bush hogging will be conducted up to the point The waterline is located. Bush hogging mow deck will be approximately 6 inches in height.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor Cost	1.00	\$2,465.820	\$2,465.82

Client Notes



Signature

x

SUBTOTAL	\$2,465.82
SALES TAX	\$0.00
TOTAL	\$2,465.82

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

Title: _____

Date: _____

8B

Proposal

PROPOSAL# 23-741
DATE: 11/26/2023

Mark Landry [813-600-0557]
John Laratta [813-317-8640]
jlaratta@bluelinetree.com
mlandry@bluelinetree.com

Blue Line Tree Co



TO:
David R Wenck, CDM
District Manager
Inframark
2654 Cypress Ridge Blvd Suite 101
Wesley Chapel, FL 33544
Phone: 813-608-8230
Email: dwenck@inframark.com

COMMENTS OR SPECIAL INSTRUCTIONS:

All cuts will be made to ANSI A300 specifications and in compliance to industry standards.
All Permits and Certified Arborist assessments are included
All removals are contingent on permit approvals

DESCRIPTION	TOTAL
Diamond Hill CDD	
Crown Clean/ Crown Raise of the 85 Various Oak trees located throughout the property <ul style="list-style-type: none"> - Ariel lift and loader required - Removal of water sprout branches (80% clearance to 16 feet) - 6-8 foot wall clearance and 10-12 foot roofline clearance - Cone clearance for street lights - Crown elevation of 12-16 feet - Removal of deadwood over 2 inches in diameter - All debris removed 	
Concerns regarding workmanship or damage must be addressed within 14 days of notice of completion.	

TOTAL DUE \$7,225.00

If you have any questions concerning this invoice, contact Mark Landry (Sales) at 813-600-0557, John Laratta (Operations) at 813-317-8640, or Paul Mumford (Finances) at 813-796-0872.

Payment Options:

Checks: Make all checks payable to Blue Line Tree Co.
Mailing address is 3416 W. Beaumont St Tampa, FL 33611
Cash App \$BlueLineTreeCo Venmo @John-Laratta
Credit Cards are accepted with a 3% convenience fee.

CLIENT SIGNATURE: _____ **DATE:** _____

Proposal Information

This proposal is between the owner of the property located at (complete address) and the Blue Line Tree Company, LLC with a mailing address of 3416 W. Beaumont St., Tampa, FL 33611.

It is the responsibility of the owner to ensure the scope of the work listed is in fact the service the owner wishes to have performed.

The proposal is effective for 90 days from the date listed on the proposal.

Should the owner wish to accept the proposal, they need to notify the Sales Director, mldry@bluelinetree.com. A Service Contract will then be sent to the owner. The signed copy shall return it to either the Sales Director or the Administrative Director at pmumford@bluelinetree.com. No work will be scheduled or completed until the signed Service Contract has been received by Blue Line Tree Company, LLC.