

# Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<https://laurelroadcdd.com/>

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The following is the agenda for the Board of Supervisors Meeting for the **Laurel Road Community Development District** scheduled to be held **Wednesday, April 10, 2024, at 12:30 PM located at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240**. The following is the proposed agenda for this meeting.

**Call in number: 1-844-621-3956**

**Passcode: 2536 634 0209**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

#### **1. Consent Agenda**

1. Minutes of the March 13, 2024, Board of Supervisors' Meeting
2. Forsberg Construction – Sarasota County Punch
3. Forsberg Construction – Wetland Swales
4. Florida Premier Turf Farms – Common Area Sod
5. Maverick Building Solutions – Mailboxes
6. Securiteam CO No. 4 – Vistera
7. Mike Armstrong Landscaping Sod Install Proposal
8. Funding Request No. 139 – 142
9. Payment Authorizations Nos. 037 – 040
10. District Financial Statements

### **Business Matters**

2. Consideration of Mike Armstrong CO No. 8 for Vistera
3. Consideration of Vistera Amenity Center Project – FitRev
4. Consideration of Forsberg Construction Proposal for End Treatments

### **Other Business**

#### **Staff Reports**

District Counsel

District Engineer

District Manager

#### **Supervisor Requests and Comments**

### **Adjournment**



**Laurel Road  
Community Development District**

Consent Agenda

**Laurel Road  
Community Development District**

Minutes of the March 13, 2024,  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING**

**Wednesday, March 13, 2024, at 12:30 p.m.**

**5800 Lakewood Ranch Blvd,  
Sarasota, FL 34240**

Board Members present:

Pete Williams	Chairperson	(via phone)
Janice Snow	Vice Chairperson	
John Blakley	Assistant Secretary	
John Leinaweaver	Assistant Secretary	(via phone)
Dale Weidemiller	Assistant Secretary	

Also present:

Venessa Ripoll	PFM Group Consulting LLC - District Manager	(via phone)
Jorge Jimenez	PFM Group Consulting LLC – ADM	(via phone)
Amanda Lane	PFM Group Consulting LLC - District Accountant	(via phone)
Tom Panaseny	Neal Communities – Developer	(via phone)
Jim Schier	Neal Communities – Developer	
John McKay	J.H. McKay, LLC	
Andy Richardson	Neal Communities	

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Roll Call**

The Board of Supervisors’ Meeting for Laurel Road CDD was called to order at 12:30 p.m. Those in attendance are outlined above either in person or via speakerphone.

**Public Comment Period**

There were no public comments.

**Consent Agenda**

**1. Minutes of the February 14, 2024, Board of Supervisors’ Meeting**

- 2. Forsberg Construction – Upsize Reclaimed Services
- 3. Securiteam – Pool Phone
- 4. Funding Request No. 136 – 138
- 5. Payment Authorizations Nos. 033 – 036
- 6. District Financial Statements

ON MOTION by Ms. Snow, seconded by Mr. Weidemiller, with all in favor, the Board approved the Consent Agenda items 1 - 6.

**SECOND ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – Not present.

**District Engineer** – Not present.

**District Manager** – Ms. Ripoll stated that the next meeting is scheduled for April 10, 2024, at 12:30 p.m.

**Audience Comments and Supervisor Requests**

There were no requests at this time.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

There were no other questions or comments.

ON MOTION by Ms. Snow, seconded by Mr. Weidemiller, with all in favor, the March 13, 2024, Board of Supervisors’ Meeting for the Laurel Road Community Development District was adjourned at 12:32 p.m.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

**Laurel Road  
Community Development District**

Forsberg Construction – Sarasota County Punch

VISCDDP1 - Sanitary

# PROPOSAL

TO:

**Laurel Road Community  
Development District**  
ATTN: ANDY RICHARDSON  
5800 LAKEWOOD RANCH BLVD  
SARASOTA, FL 34240

DATE:

08-MAR-24

PROJECT: VISTERA

JOB NO. 24-01B



SITEWORK


ROADS

UTILITIES

645 CHARLOTTE STREET PUNTA GORDA, FL 33950

PHONE: (941) 637-8500 FAX: (941) 639-1073

STATE LIC. # CU CO 055716

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	LS	IN ACCORDANCE WITH COUNTY DIRECTIVE TO ACCEPT LIFT STATION, THE FOLLOWING WORK WAS COMPLETED THAT WAS NOT SHOWN ON THE APPROVED PLAN - ORIGINAL EMAIL DESCRIBING WORK AND SUPPORTING DOCUMENTATION SENT ON 12-6-23		
1	LS	R&R GROUNDING HALO		\$ 6,470.00
1	LS	INSTALL STONE PERIMETER OF FENCE		\$ 6,878.00
				
FORSBERG CONSTRUCTION, INC.			SUBTOTAL	\$ 13,348.00
GREGG V. MARSH, V.P.			TAX (7%)	N/A
DATE			TOTAL	\$ 13,348.00

**Laurel Road  
Community Development District**

Forsberg Construction – Wetland Swales



# PROPOSAL

TO: Laurel Road CDD  
~~NEAL LAND & NEIGHBORHOODS~~  
 ATTN: ANDY RICHARDSON  
 5800 LAKEWOOD RANCH BLVD  
 SARASOTA, FL 34240

DATE: 19-MAR-24



PROJECT: VISTERA  
 JOB NO. 24-01B

SITWORK ROADS UTILITIES  
 645 CHARLOTTE STREET PUNTA GORDA, FL 33950  
 PHONE: (941) 637-8500 FAX: (941) 639-1073  
 STATE LIC. # CU CO 055716

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	EA	CONSTRUCT SPREADER SWALES WITHIN EXISTING WETLANDS AND CREATED WETLANDS IN ACCORDANCE WITH AM ENGINEERING PLAN FORWARDED ON MARCH 19  SWALES ARE TO BE LEFT DENUDED WITH WETLAND PLANTINGS BY OTHERS  SURVEY AND RECORD DRAWINGS ARE NOT INCLUDED AND WILL BE EITHER INVOICED DIRECTLY TO NEAL LAND OR THROUGH FORSBERG (IF REQUIRED)	NOT TO EXCEED	\$ 30,000.00
<div style="font-size: 2em; color: blue; font-family: cursive;">             [Signature] 3/19/24           </div>				
FORSBERG CONSTRUCTION, INC. <div style="text-align: right; margin-top: 10px;">             3/19/2024              DATE           </div>			SUBTOTAL	\$ 30,000.00
			TAX (7%)	N/A
GREGG V. MARSH, V.P.			TOTAL	\$ 30,000.00

**Laurel Road  
Community Development District**

Florida Premier Turf Farms –  
Common Area Sod



GROWERS AND INSTALLERS SINCE 1999

Office: 941.729.6034 • Fax: 941.729.6001 • PO Box 937 • Palmetto, FL 34220

DATE: \_\_\_\_\_ PROPOSAL FOR: \_\_\_\_\_

CONTACT: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

- TERMS:
1. Sod price quoted is to supply, install, and roll sod when applicable upon.
  2. Bid does not include any fertilization, grading, soil preparations, warranty, maintenance and/or
  - \*3. This proposal does not meet FDOT Performance Turf requirements. Initial fertilization provided.
  4. Contractor is responsible for all quantities installed, rounded to the nearest full pallet.
  5. We are not responsible for ruts, septic tanks, driveways, sidewalks, underground pipes, and/or
  6. Payment must be received within 30 days of installation
  7. MOT Services not provided, contractor must provide.
  8. Contractor needs to include waste factor
  9. Due to market variables prices are subject to change, (ex: fuel surcharge)
  10. Note if accessibility issues are found an additional \$100 per pallet will be charged

**INSTALLATION COSTS:**

BAHIA EST SF: \_\_\_\_\_

COST PER SF: \_\_\_\_\_

TOTAL COST: \_\_\_\_\_

**\*PLEASE NOTE THIS QUOTE IS BASED ON CURRENT MARKET PROJECTIONS AND IS SUBJECT TO MARKET FLUCUTATION. QUOTE IS VALID FOR 90 DAYS FROM PROPOSAL DATE. PRICING IS NOT GAURANTEED AND SUBJECT TO CHANGE AFTER 90 DAYS.**

Sincerely,

**Brian H. Turner**

Brian H Turner

MBR/MGR

FLORIDA PREMIER TURF FARMS

SIGNATURE

*Pete Williams*

PRINT NAME Pete Williams, Chairman

Acceptance Date: *3/26/14*

**Laurel Road  
Community Development District**

Maverick Building Solutions – Mailboxes

# VISTERA CBU ESTIMATE

Extra boxes for mail kiosk area

Estimate Total (USD)

**\$4,280.00**

BILL TO  
**Neal Land**  
Andy Richardson

**VISCDD - MAILBOXES**

941-328-1140  
arichardson@nealland.com

**Estimate Number:** 197

**Estimate Date:** March 25, 2024

**Valid Until:** April 24, 2024

ITEMS	QUANTITY	PRICE	AMOUNT
<b>16 unit CBU Pedestal Mailbox</b> Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access – Type III Model # 3316BLK-U	2	\$2,040.00	\$4,080.00
<b>Installation</b> Covers full installation of boxes as well as full key labeling and usps dealings if needed for any extra diagrams or approvals.	2	\$100.00	\$200.00

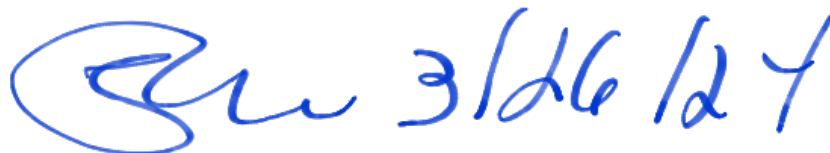
**Subtotal:** \$4,280.00

**Total:** \$4,280.00

**Estimate Total (USD):** \$4,280.00

## Notes / Terms

To initiate the project, a signature is required upon proposal approval, with the final balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.



## MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard  
Oldsmar, Florida 34677  
United States

## Contact Information

Mobile: 205-704-9412  
Phillip@maverickbuildingsolutions.com

**Laurel Road  
Community Development District**

Securiteam CO No. 4 - Vistera



## Visterra Amenity Center Change Order Rev4

### Laurel Road Community Development District

321 Visterra Blvd  
Nokomis,, FL 342275  
407-723-5900

**Prepared by:**

Frank Prete  
Vice President  
Frank@mysecuriteam.com  
813-978-1630

## Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

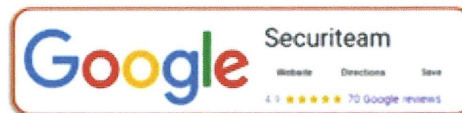
We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005  
 Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine  
 Created our Proprietary Virtual Security Guard Service in 2012  
 We Customize State-of-the-Art Solutions that meet YOUR Specific Needs  
 Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor  
 Customer-Centric Business Culture Providing YOU with Exceptional Customer Service  
 Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating  
 Panasonic Diamond Level Security Solutions Provider

## What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service





## Summary of Qualifications

### Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

## Key Personnel



Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified



Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

### Technical Team

- 25+ Years technical industry experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

## Advanced Analytics & Surveillance



Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

## Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



## Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.



**Laurel Road Community  
Vistara Amenity Center Change Order Rev4**

**Pool Equipment Access Control Gate**

**-\$1,137.00**

- 1 tSec 13.56MHz/125kHz/BT Reader Wall Switch Black
- 1 Electric Door Strike, Slim Line, Outdoor Rated Surface Mounted, Stainless Steel

**Front Porch Additional Speakers**

**\$918.00**

- 2 Episode 800 Commercial Series 70-Volt In-Ceiling Speaker with 6 Woofer
- 2 Labor On Item
- 2 Episode® In-Ceiling Speaker Brackets (Pair)

**WiFi Access Points**

**\$4,060.00**

- 4 Long Range WiFi Access Point
- 1 Ubiquiti Cloud Key Gen 2
- 1 PoE Injector, 48VDC
- 1 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6e Green Jacket

**Outdoor TV's for Patio Porch**

**\$1,359.00**

- 1 Weatherproof 75" Outdoor Hard Cover for Television – Wall Mounting Bracket Included (65-75 inch)
- 1 Tilting TV Mount Bracket
- 1 NOTE: Indoor TV installed outdoors may void the manufactures warranty

**Emergency Phone "Pool Side"**

**\$746.00**

- 1 Emergency Phone

*\* Recurring service charges not included in the total install price*

## Project Summary


**TOTAL: \$5,946.00**


**Balance upon substantial completion**


**\*\*\*Installation and/or service taxes not included, if applicable.\*\*\***

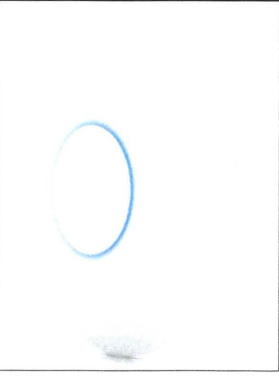
*\*Recurring service charges not included in the total install price*

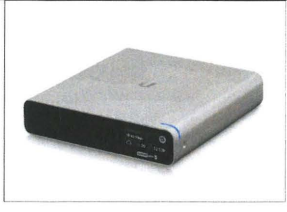
	<p><b>tSec 13.56MHz/125kHz/BT Reader Wall Switch Black</b></p>
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	<p><b>Electric Door Strike, Slim Line, Outdoor Rated Surface Mounted, Stainless Steel</b> Fail-secure operation door remains locked in the event of power failure . 630 Finish</p>
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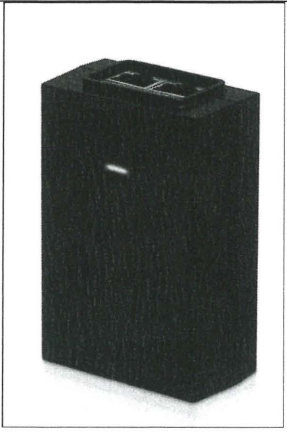
	<p><b>Episode 800 Commercial Series 70-Volt In-Ceiling Speaker with 6 Woofer</b> Top-notch components a wide frequency response two-way design and dual voltage support for 70V 100V with 8-ohm bypass provides exceptional sound clarity and dynamic highs and lows.</p>
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	<p><b>Episode® In-Ceiling Speaker Brackets (Pair)</b></p>
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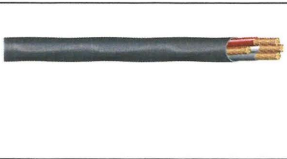
	<p><b>Long Range WiFi Access Point</b> Best-in-class Wi-Fi coverage and performance. With its Wi-Fi 6 capability, the U6-LR will strengthen your enterprise environment with the widest, most reliable coverage yet.</p>
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**Ubiquiti Cloud Key Gen 2**  
Powerful, Cloud-based Network Management. Build, secure, and optimize your UniFi system with our compact, Cloud-connected controller.



**PoE Injector, 48VDC**



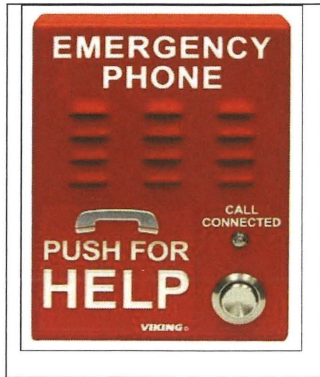
**23 AWG 4 Pair Non-Shielded Non-Plenum Category 6e Green Jacket**  
23 AWG 4 Pair Non-Shielded Non-Plenum Category 6e Green Jacket



**Tilting TV Mount Bracket**



A Security & Technology Company



### Emergency Phone

Connectivity Technology Cable Form Factor Surface Mount Wall Mount Height 5.2  
Width 4 Depth 2 Application Usage Automated Teller Machine ATM Convention  
Center Elevator Emergency Entryway Lobby Medical Center Parking Lot Public Access  
Area Stadium Limited Warranty 2 Year



## Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!  
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

*F Williams*

03/26/2024

*F. Prete*

Frank Prete (Mar 26, 2024 16:23 EDT)

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. *FW*



**Laurel Road  
Community Development District**

Mike Armstrong Landscaping  
Sod Install Proposal

Mike Armstrong Landscaping Inc.

Palmetto, FL 34221

# Estimate

Date	Estimate #
4/4/2024	400

## VISCDDP1 - Landscaping

Name / Address
LAUREL ROAD CDD 3501 QUADRANGLE BLVD ORLANDO FL 32817

Project
VISTERA VACAN...

Description	Qty	Rate	Total
INSTALLATION OF SOD/SEED IN VISTERA VACANT NEXT TO THE MODELS -1LOTS 381, 264, 263, 261 AND 260. THIS PRICING INCLUDES PREPPING/GRADING. BAHIA SOD WILL BE INSTALLED FROM THE CURB/SIDEWALK APPROXIMATELY 20' BACK AND THE REST OF THE LOT WILL BE SEEDED.	1	6,483.20	6,483.20
<b>Total</b>			\$6,483.20

*Handwritten signature and date: 4/5/24*

**Laurel Road  
Community Development District**

Funding Requests No. 139 – 143

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**

**Funding Requests Nos. 139 - 143**

<b>FR #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>139</b>	<b>AM Engineering</b>	\$ 5,392.30	
		\$ 3,007.74	
	<b>GeoPoint Surveying</b>	\$ 1,837.50	
	<b>LRK</b>	\$ 2,281.25	
	<b>Mike Armstrong Landscaping</b>	\$ 430,923.14	
			<b>\$443,441.93</b>
<b>140</b>	<b>Booth Design Group</b>	\$ 1,076.84	
	<b>Final Approach Consulting</b>	\$ 5,180.30	
	<b>GeoPoint Surveying</b>	\$ 410.00	
	<b>Lester M Neely III</b>	\$ 21,123.71	
			<b>\$27,790.85</b>
<b>141</b>	<b>Booth Design Group</b>	\$ 2,765.00	
			<b>\$2,765.00</b>
<b>142</b>	<b>AM Engineering</b>	\$ 3,841.40	
	<b>LRK</b>	\$ 6,007.50	

			<b>\$9,848.90</b>
<b>143</b>	<b>Florida Premiere Turf Farms</b>	\$ 4,992.00	
	<b>Mike Armstrong Landscaping</b>	\$ 208,213.40	
	<b>Securiteam</b>	\$ 2,973.00	
			<b>\$216,178.40</b>
		<b>Total</b>	<b>\$700,025.08</b>

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 139**

3/1/2024

Item No.	Vendor	Invoice Number	Construction Fund
<b>1</b>	<b>AM Engineering</b>		
	Vistera of Venice Construction Engineering Services Through 01/15/2024	54406	\$ 5,392.30
	Vistera of Venice Construction Engineering Services Through 02/16/2024	54453	\$ 3,007.74
<b>2</b>	<b>GeoPoint Surveying</b>		
	Survey Staking Services Through 12/31/2023	88214 - 1	\$ 1,837.50
<b>3</b>	<b>LRK</b>		
	Vistera Amenity Services Through 01/31/2024	04.21020.10 - 14	\$ 2,281.25
<b>4</b>	<b>Mike Armstrong Landscaping</b>		
	Vistera Pay Application 5 Through 02/10/2024	--	\$ 431,609.99
		<b>TOTAL</b>	<b>\$ 444,128.78</b>

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 139 (revised)**

3/1/2024

Item No.	Vendor	Invoice Number	Construction Fund
<b>1</b>	<b>AM Engineering</b>		
	Vistera of Venice Construction Engineering Services Through 01/15/2024	54406	\$ 5,392.30
	Vistera of Venice Construction Engineering Services Through 02/16/2024	54453	\$ 3,007.74
<b>2</b>	<b>GeoPoint Surveying</b>		
	Survey Staking Services Through 12/31/2023	88214 - 1	\$ 1,837.50
<b>3</b>	<b>LRK</b>		
	Vistera Amenity Services Through 01/31/2024	04.21020.10 - 14	\$ 2,281.25
<b>4</b>	<b>Mike Armstrong Landscaping</b>		
	Vistera Pay Application 5 Through 02/10/2024	--	\$ 430,923.14
		<b>TOTAL</b>	<b>\$ 443,441.93</b>

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 140**

3/8/2024

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Booth Design Group</b> Laurel Rd and Border Rd Services Through 03/04/2024	3857	\$ 1,076.84
2	<b>Final Approach Consulting</b> Visterra Pre-Con Services Through 02/29/2024	1430	\$ 5,180.30
3	<b>GeoPoint Surveying</b> Survey Staking Services Through 03/05/2024	90953-3	\$ 410.00
	<b>Lester M Neely III</b> Visterra Earthwork	2024-070	\$ 21,123.71
		<b>TOTAL</b>	<b>\$ 27,790.85</b>

  
Secretary / Assistant Secretary

  
Board Member



**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 141**

3/15/2024

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Booth Design Group</b> Visterra Amenity Services Through 03/11/2024	3877	\$ 2,765.00
<b>TOTAL</b>			<b>\$ 2,765.00</b>

*Vivian Carvalho*  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Board Member


**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 142**

3/22/2024

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>AM Engineering</b> Vistera of Venice Construction Engineering Services Through 03/11/2024	54501	\$ 3,841.40
2	<b>LRK</b> Vistera Amenity Services Through 02/29/2024	04.21020.00 - 15	\$ 6,007.50
		<b>TOTAL</b>	<b>\$ 9,848.90</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 143**

3/29/2024

Item No.	Vendor	Invoice Number	Construction Fund
1	<b>Florida Premiere Turf Farms</b> Bahia Installation	32589	\$ 4,992.00
2	<b>Mike Armstrong Landscaping</b> Pay Application #6 Through 03/10/2024		\$ 208,213.40
3	<b>Securiteam</b> 50% Invoice - Change Order Rev4	18142	\$ 2,973.00
		<b>TOTAL</b>	<b>\$ 216,178.40</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

**Laurel Road  
Community Development District**

Payment Authorizations Nos. 037 – 041

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**  
**Payment Authorizations Nos. 037 - 041**

<b>PA #</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
<b>37</b>	<b>Advanced Aquatic Services</b>	\$ 1,745.00	
	<b>Clean Sweep Parking Lot Maintenance</b>	\$ 760.00	
	<b>FPL</b>	\$ 1,964.63	
	<b>Grau and Associates</b>	\$ 3,000.00	
	<b>VGlobalTech</b>	\$ 150.00	
			<b>\$7,619.63</b>
<b>38</b>	<b>PFM Group Consulting</b>	\$ 12.95	
		\$ 4,400.00	
	<b>VGlobalTech</b>	\$ 150.00	
			<b>\$4,562.95</b>
<b>39</b>	<b>Gannet Florida LocaliQ</b>	\$ 170.50	
			<b>\$170.50</b>
<b>40</b>	<b>Supervisor Fees - 03/13/2024 Meeting</b>		
	Dale Weidemiller	\$ 200.00	
	John Blakley	\$ 200.00	
	Pete Williams	\$ 200.00	
	Janice Snow	\$ 200.00	
	John Leinaweaver	\$ 200.00	
	<b>Vogler Ashton</b>	\$ 617.50	
			<b>\$1,617.50</b>
<b>41</b>	<b>FPL</b>	\$ 1,964.63	
			<b>\$1,964.63</b>
		<b>Total</b>	<b>\$15,935.21</b>

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 037**

3/1/2024

Item No.	Vendor	Invoice Number	General Fund
1	<b>Advanced Aquatic Services</b> March Lake Maintenance	10553024	\$ 1,745.00
2	<b>Clean Sweep Parking Lot Maintenance</b> February Vistera Power Sweeping Services	54079	\$ 760.00
3	<b>FPL</b> Streets Lights: Service 01/29/2024 - 02/27/2024	Acct: 89605-84509	\$ 1,964.63
4	<b>Grau and Associates</b> FY 2023 Audit	25287	\$ 3,000.00
5	<b>VGlobalTech</b> February Website Maintenance	5883	\$ 150.00
<b>TOTAL</b>			<b>\$ 7,619.63</b>

*Vivian Carvalho*  
Secretary / Assistant Secretary

  
Board Member

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 038**

3/8/2024

Item No.	Vendor	Invoice Number	General Fund
1	<b>PFM Group Consulting</b>		
	February Billable Expenses	129669	\$ 12.95
	March DM Fee	DM-03-2024-27	\$ 4,400.00
2	<b>VGlobalTech</b>		
	March Website Maintenance	5966	\$ 150.00
<b>TOTAL</b>			<b>\$ 4,562.95</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary



Board Member

Laurel Road CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // (407) 723-5925

**RECEIVED**  
By Amanda Lane at 11:21 am, Mar 11, 2024

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 039**

3/15/2024

Item No.	Vendor	Invoice Number	General Fund
1	<b>Gannett Florida LocaliQ</b> Legal Advertising on 02/07/2024 (Ad: 9795196)	6266641	\$ 170.50
<b>TOTAL</b>			<b>\$ 170.50</b>

*Vivian Carvalho*

Secretary / Assistant Secretary



Board Member

Laurel Road CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // (407) 723-5925

**RECEIVED**  
By Amanda Lane at 9:15 am, Mar 19, 2024




**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 040**

3/22/2024

Item No.	Vendor	Invoice Number	General Fund
<b>1</b>	<b>Supervisor Fees - 03/13/2024 Meeting</b>		
	Dale Weidemiller	--	\$ 200.00
	John Blakley	--	\$ 200.00
	Pete Williams	--	\$ 200.00
	Janice Snow	--	\$ 200.00
	John Leinaweaver	--	\$ 200.00
	<b>Vogler Ashton</b>		
	General Counsel Through 02/14/2024	1176	\$ 617.50
<b>TOTAL</b>			<b>\$ 1,617.50</b>

*Venessa Ripoll*  
Secretary / Assistant Secretary

  
Board Member

**RECEIVED**  
By Amanda Lane at 10:57 am, Mar 26, 2024

**LAUREL ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 041**

3/29/2024

Item No.	Vendor	Invoice Number	General Fund
1	<b>FPL</b> Streets Lights: Service 02/27/2024 - 03/27/2024	Acct: 89605-84509	\$ 1,964.63
<b>TOTAL</b>			<b>\$ 1,964.63</b>

*Vivian Carvalho*  
Secretary / Assistant Secretary



Board Member

**Laurel Road  
Community Development District**

District Financial Statements

**Laurel Road CDD**  
Statement of Financial Position  
As of 2/29/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$371,149.75				\$371,149.75
Prepaid Expenses	707.71				707.71
Deposits	4,200.00				4,200.00
Due From Other Funds		\$49,000.81			49,000.81
Series 2021A1 Debt Service Reserve		326,971.87			326,971.87
Series 2021A2 Debt Service Reserve		164,843.75			164,843.75
Series 2021A Revenue		626,899.37			626,899.37
Series 2021A2 Interest		0.05			0.05
Series 2021A1 Prepayment		4,812.11			4,812.11
Series 2021A2 Prepayment		1,095,757.81			1,095,757.81
Accounts Receivable - Due from Developer			\$11,496.20		11,496.20
Series 2021A Acquisition/Construction			2,275.67		2,275.67
Total Current Assets	<u>\$376,057.46</u>	<u>\$2,268,285.77</u>	<u>\$13,771.87</u>	<u>\$0.00</u>	<u>\$2,658,115.10</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$2,219,284.96	\$2,219,284.96
Amount To Be Provided				18,295,715.04	18,295,715.04
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$20,515,000.00</u>	<u>\$20,515,000.00</u>
<b>Total Assets</b>	<b><u><u>\$376,057.46</u></u></b>	<b><u><u>\$2,268,285.77</u></u></b>	<b><u><u>\$13,771.87</u></u></b>	<b><u><u>\$20,515,000.00</u></u></b>	<b><u><u>\$23,173,115.10</u></u></b>

**Laurel Road CDD**  
Statement of Financial Position  
As of 2/29/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$49,000.81				\$49,000.81
Accounts Payable			\$11,496.20		11,496.20
Retainage Payable			23,225.54		23,225.54
Deferred Revenue			11,496.20		11,496.20
Total Current Liabilities	<u>\$49,000.81</u>	<u>\$0.00</u>	<u>\$46,217.94</u>	<u>\$0.00</u>	<u>\$95,218.75</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$20,515,000.00	\$20,515,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$20,515,000.00</u>	<u>\$20,515,000.00</u>
<b>Total Liabilities</b>	<u>\$49,000.81</u>	<u>\$0.00</u>	<u>\$46,217.94</u>	<u>\$20,515,000.00</u>	<u>\$20,610,218.75</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$0.05)				(\$0.05)
Net Assets - General Government	14,979.39				14,979.39
Current Year Net Assets - General Government	312,077.31				312,077.31
Net Assets, Unrestricted		\$719,470.34			719,470.34
Current Year Net Assets, Unrestricted		1,548,815.43			1,548,815.43
Net Assets, Unrestricted			(\$689,509.54)		(689,509.54)
Current Year Net Assets, Unrestricted			657,063.47		657,063.47
<b>Total Net Assets</b>	<u>\$327,056.65</u>	<u>\$2,268,285.77</u>	<u>(\$32,446.07)</u>	<u>\$0.00</u>	<u>\$2,562,896.35</u>
<b>Total Liabilities and Net Assets</b>	<u>\$376,057.46</u>	<u>\$2,268,285.77</u>	<u>\$13,771.87</u>	<u>\$20,515,000.00</u>	<u>\$23,173,115.10</u>

**Laurel Road CDD**  
**Statement of Activities**  
As of 2/29/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$315,751.10				\$315,751.10
Off-Roll Assessments	54,728.64				54,728.64
On-Roll Assessments		\$654,705.60			654,705.60
Other Assessments		2,085,605.95			2,085,605.95
Developer Contributions			\$1,434,524.34		1,434,524.34
Other Income & Other Financing Sources			447,000.00		447,000.00
Total Revenues	<u>\$370,479.74</u>	<u>\$2,740,311.55</u>	<u>\$1,881,524.34</u>	<u>\$0.00</u>	<u>\$4,992,315.63</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$5,000.00				\$5,000.00
Public Officials' Liability Insurance	2,604.00				2,604.00
Trustee Services	4,260.40				4,260.40
Management	22,000.00				22,000.00
Disclosure	250.00				250.00
District Counsel	2,379.50				2,379.50
Assessment Administration	5,500.00				5,500.00
Postage & Shipping	1.88				1.88
Legal Advertising	1,612.00				1,612.00
Web Site Maintenance	900.00				900.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,182.00				3,182.00
Lake Maintenance	8,725.00				8,725.00
Street Sweeping	3,230.00				3,230.00
Streetlights	7,770.46				7,770.46
Series 2021 A2 Principal Payments		\$850,000.00			850,000.00
Series 2021 A1 Interest Payments		205,256.26			205,256.26
Series 2021 A2 Interest Payments		158,554.69			158,554.69
Engineering			\$10,793.32		10,793.32
Contingency			1,217,434.37		1,217,434.37
Total Expenses	<u>\$67,590.24</u>	<u>\$1,213,810.95</u>	<u>\$1,228,227.69</u>	<u>\$0.00</u>	<u>\$2,509,628.88</u>

**Laurel Road CDD**  
Statement of Activities  
As of 2/29/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$9,187.81				\$9,187.81
Dividend Income		\$22,314.83			22,314.83
Dividend Income			\$3,766.82		3,766.82
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$9,187.81</u>	<u>\$22,314.83</u>	<u>\$3,766.82</u>	<u>\$0.00</u>	<u>\$35,269.46</u>
<b>Change In Net Assets</b>	<b>\$312,077.31</b>	<b>\$1,548,815.43</b>	<b>\$657,063.47</b>	<b>\$0.00</b>	<b>\$2,517,956.21</b>
<b>Net Assets At Beginning Of Year</b>	<u>\$14,979.34</u>	<u>\$719,470.34</u>	<u>(\$689,509.54)</u>	<u>\$0.00</u>	<u>\$44,940.14</u>
<b>Net Assets At End Of Year</b>	<u><u>\$327,056.65</u></u>	<u><u>\$2,268,285.77</u></u>	<u><u>(\$32,446.07)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,562,896.35</u></u>

**Laurel Road CDD**  
**Budget to Actual**  
**For the Month Ending 2/29/2024**

	Year To Date			FY 2024 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 315,751.10	\$ 131,365.37	\$ 184,385.73	\$ 315,276.88
Off-Roll Assessments	54,728.64	22,804.33	31,924.31	54,730.39
<b>Net Revenues</b>	<b>\$ 370,479.74</b>	<b>\$ 154,169.70</b>	<b>\$ 216,310.04</b>	<b>\$ 370,007.27</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 12,000.00
Public Officials' Liability Insurance	2,604.00	1,250.00	1,354.00	3,000.00
Trustee Services	4,260.40	1,666.67	2,593.73	4,000.00
Management	22,000.00	22,000.00	-	52,800.00
Engineering	-	6,250.00	(6,250.00)	15,000.00
Disclosure	250.00	416.67	(166.67)	1,000.00
District Counsel	2,379.50	10,416.67	(8,037.17)	25,000.00
Assessment Administration	5,500.00	2,291.67	3,208.33	5,500.00
Reamortization Schedules	-	52.08	(52.08)	125.00
Audit	-	2,708.33	(2,708.33)	6,500.00
Arbitrage Calculation	-	208.33	(208.33)	500.00
Telephone	-	83.33	(83.33)	200.00
Postage & Shipping	1.88	208.33	(206.45)	500.00
Legal Advertising	1,612.00	3,333.33	(1,721.33)	8,000.00
Miscellaneous	-	250.00	(250.00)	600.00
Office Supplies	-	220.85	(220.85)	530.00
Web Site Maintenance	900.00	1,250.00	(350.00)	3,000.00
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00
Maintenance Staff	-	8,333.33	(8,333.33)	20,000.00
Lifestyle Staff	-	8,333.33	(8,333.33)	20,000.00
Resident Services	-	4,166.67	(4,166.67)	10,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 44,682.78</b>	<b>\$ 78,512.51</b>	<b>\$ (33,829.73)</b>	<b>\$ 188,430.00</b>
<b><u>Field Operations Expenses</u></b>				
Electric	\$ -	\$ 1,458.33	\$ (1,458.33)	\$ 3,500.00
Water Reclaimed	-	2,083.33	(2,083.33)	5,000.00
Equipment Rental	-	2,500.00	(2,500.00)	6,000.00
General Insurance	3,182.00	2,480.00	702.00	5,952.00
Property & Casualty Insurance	-	2,125.00	(2,125.00)	5,100.00
Irrigation	-	83.33	(83.33)	200.00
Lake Maintenance	8,725.00	7,500.00	1,225.00	18,000.00
Landscaping Maintenance & Material	-	10,416.67	(10,416.67)	25,000.00
Landscape Improvements	-	1,041.67	(1,041.67)	2,500.00
Contingency	-	4,166.67	(4,166.67)	10,000.00
Gate - Repairs & Maintenance	-	416.67	(416.67)	1,000.00
Street Sweeping	3,230.00	6,250.00	(3,020.00)	15,000.00
Lighting	-	83.33	(83.33)	200.00
Streetlights - Leasing	7,770.46	14,583.33	(6,812.87)	35,000.00
Bike Share	-	1,041.67	(1,041.67)	2,500.00
<b>Total Field Operations Expenses</b>	<b>\$ 22,907.46</b>	<b>\$ 56,230.00</b>	<b>\$ (33,322.54)</b>	<b>\$ 134,952.00</b>




**Laurel Road CDD**  
**Budget to Actual**  
**For the Month Ending 2/29/2024**

	Year To Date			FY 2024 Adopted Budget
	Actual	Budget	Variance	
<b><u>Vistera - Amenity Expenses</u></b>				
Clubhouse Electric	\$ -	\$ 1,562.50	\$ (1,562.50)	\$ 3,750.00
Clubhouse Water	-	2,083.33	(2,083.33)	5,000.00
Amenity - Telephone	-	26.04	(26.04)	62.50
Amenity - Cable TV / Internet / Wi-Fi	-	1,354.17	(1,354.17)	3,250.00
Amenity - Landscape Maintenance	-	5,208.33	(5,208.33)	12,500.00
Amenity - Irrigation Repairs	-	2,083.33	(2,083.33)	5,000.00
Amenity - Pool Maintenance	-	1,125.00	(1,125.00)	2,700.00
Amenity - Exterior Cleaning	-	1,562.50	(1,562.50)	3,750.00
Amenity - Interior Cleaning	-	2,083.33	(2,083.33)	5,000.00
Amenity - Pest Control	-	104.17	(104.17)	250.00
Amenity - Fitness Equipment Leasing	-	993.75	(993.75)	2,385.00
Amenity - Security	-	1,084.49	(1,084.49)	2,602.77
Amenity - Pool Equipment	-	156.25	(156.25)	375.00
<b>Total Vistera - Amenity Expenses</b>	<b>\$ -</b>	<b>\$ 19,427.19</b>	<b>\$ (19,427.19)</b>	<b>\$ 46,625.27</b>
<b>Total Expenses</b>	<b>\$ 67,590.24</b>	<b>\$ 154,169.70</b>	<b>\$ (86,579.46)</b>	<b>\$ 370,007.27</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>				
Interest Income	\$ 9,187.81	\$ -	\$ 9,187.81	\$ -
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 9,187.81</b>	<b>\$ -</b>	<b>\$ 9,187.81</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 312,077.31</b>	<b>\$ -</b>	<b>\$ 312,077.31</b>	<b>\$ -</b>

**Laurel Road  
Community Development District**

Mike Armstrong CO No. 8 for Vistera

# MIKE ARMSTRONG LANDSCAPING INC.

8475 69TH ST. E. Palmetto, FL. 34221 Office 941-776-1076 Fax 941-776-2705	<b><u>CHANGE ORDER #8</u></b>	
	<b>Project:</b> VISTERA <b>Plan Rev:</b> 01-18-24 <b>CO Date:</b> 03-06-24 <b>County:</b> Sarasota <b>Contact:</b> Andy Richardson	
<b><u>Proposed to:</u></b> Laurel Rd. CDD 3501 Quadrangle Blvd Orlando, FL, 32817		

**Project: Vistera**

Delete						
KEY	COMMON NAME		Spec	QTY	Unit Price	Totals
				0	\$ -	\$ -
					<b>Total deleted:</b>	<b>\$ -</b>

ADD						
	Common Name		Spec	QTY	Unit Price	Totals
<b>BBS</b>	Bucida Buceras 'Shady Lady'		3" CAL	25	\$ 700.00	\$ 17,500.00
<b>CES</b>	Silver Buttonwood		7 GAL	188	\$ 60.00	\$ 11,280.00
<b>CG</b>	Clusia Gutifera		3 GAL	300	\$ 22.00	\$ 6,600.00
<b>COS</b>	Conocarpus Erectus Sericeus		10'-12' Ht.	22	\$ 750.00	\$ 16,500.00
<b>LJT</b>	Ligustrum Japonicum – Multi		8'ht x 8' spr	27	\$ 550.00	\$ 14,850.00
	MULCH – Cocoa Brown		CY	162	\$ 85.00	\$ 13,770.00
					<b>Total Add:</b>	<b>\$ 80,500.00</b>

	<b>TOTAL – CHANGE ORDER \$ 80,500.00</b>
--	--

<b>Acceptance of Proposed Change Order:</b>		
<b>Neal Communities</b>		
<b>Representative:</b> _____	<b>Title</b> _____	<b>Date</b> _____

**Laurel Road  
Community Development District**

Visterra Amenity Center Project – FitRev



# Visterra Amenity Center Project

# /HELLO!

Since 1997, we have been serving the commercial fitness market in Central and Southwest Florida, being the most experienced single-source fitness distributor in Florida today.

Our purpose is to create unique fitness experiences, empowering fitness projects to fulfill their vision and goals through streamlined and comprehensive solutions.

With over 25 years of experience and as exclusive distributors of iconic industry-leading brands, FITREV stands as a reliable and innovative one-stop-shop for commercial fitness projects. From project planning and user-centered design to the installation and implementation of cutting-edge equipment, along with ongoing support, service, and maintenance, we collaborate with some of the most successful and innovative projects in the industry.

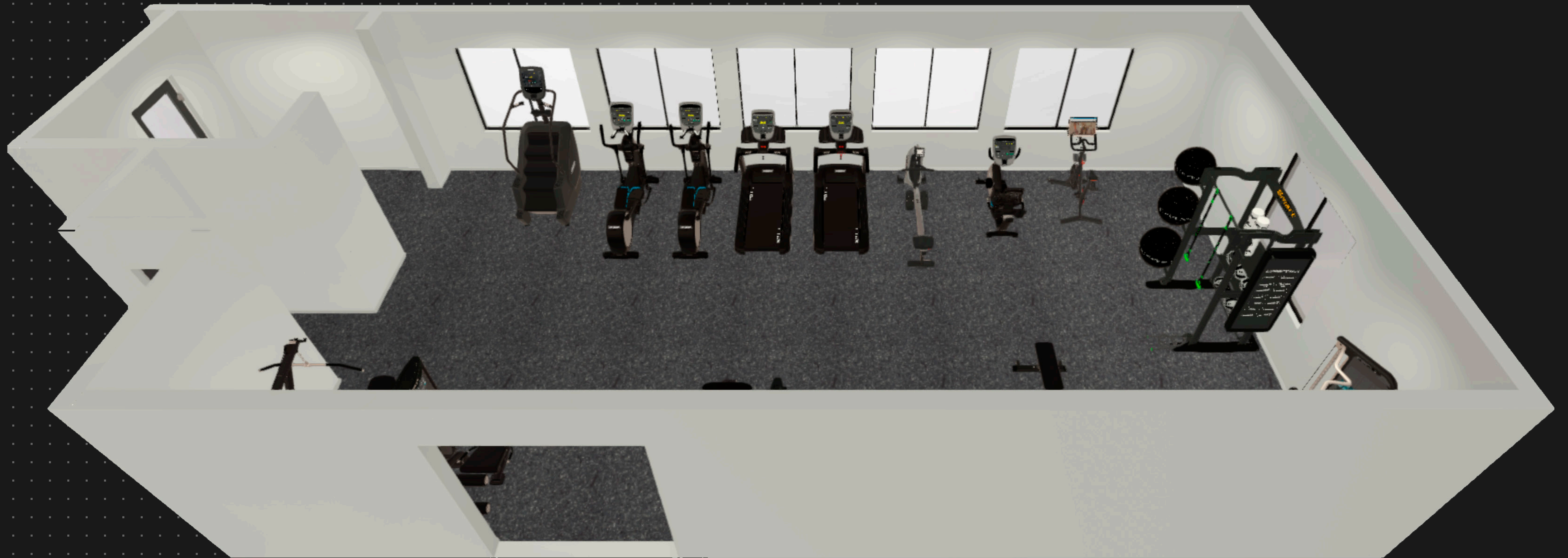
**PRECOR**  **PELOTON**  
EXCLUSIVE DISTRIBUTORS

FITREV / VISTERA AMENITY CENTER

/LAYOUT DESIGN











FITREV / VISTERA AMENITY CENTER

**/CARDIO**



**PRECOR®**

## TRM 731 TREADMILL

- Speeds up to 12 MPH, has a spacious 60-inch running surface and 15% incline elevation range for uphill training. features pre-programmed workouts, and is powered with a commercial-grade 4 horsepower (8 HP peak) high-efficiency AC-motor drive that enhances performance, efficiency, and reliability through improved internal cooling, a wider operating range, and unique input current averaging to identify more precisely when a running belt requires replacement.
- The patented Ground Effects® Impact Control System combines ideal cushioning, support, and stability for exercisers. Precor decks are designed to provide more absorption in the front where the exercisers' feet hit the belt and added rigidity at the back for a firm push-off.
- The Integrated Footplant Technology™, recognizes the exerciser's natural foot speed and matches every stride for an ultra-smooth feel that enhances their workout experience.
- To increase uptime, an external status light lets you and your staff know at a glance the operating condition of your treadmill and when to perform life-extending maintenance.

**PRECOR®**

## SCL 835 STAIRCLIMBER

The Precor SCL® 835 far exceeds the status quo and invites you to step up to an experience that will delight. Made from durable, high-performance parts and tested beyond industry standards, the StairClimber is built for reliability. The thoughtful design prevents sweat, dirt, and fluid ingress to deliver an ultra-smooth operation and effective cleaning in a single pass. It invites exercisers to step on and off with ease, exercise with confidence, and stay motivated with engaging content.

- The Dynamic Step Control™ system, with an industry-leading tolerance of +/- 0.5 steps per minute, ensures an accurate, consistent step rate, whether slow or fast, for exercisers of all sizes.
- The StairClimber has exceeded industry standards, withstanding over 30 different tests, conducted over 10,000 hours in the lab and field for reliability that users can trust.
- Geographically-inspired milestone workouts entice exercisers to climb 30 well-known landmarks. Customizable and pre-programmed HIIT workouts designed specifically for the StairClimber offer additional motivation.
- Limited Warranty Information: 7 years – Frame, 5 years – Motor, 3 years – Parts and Wear items, 3 years – Console, 1 year – Labor.



**PRECOR®**

## EFX 835 ELLIPTICAL

With the CrossRamp® Technology exercisers can isolate or crosstrain specific lower body muscle groups simply by adjusting the angle of the ramp, making it easy to focus on their individual fitness goals. Our patented elliptical path perfectly mimics a natural running stride, allowing exercisers to keep their heels down for a more comfortable, effective, and ergonomically correct motion.

- Moving handlebars let exercisers achieve a total body workout.
- Adjustable ramp level let exercisers adjust between 10 to 35 degrees in just 30 seconds with the touch of a button.
- To the highest incline or resistance setting selected, exerciser's body remains in a natural, balanced training position that puts little to no stress on their knees, back, feet, and all other important muscles and joints.



**PRECOR**

## RBK 835 RECUMBENT CYCLE

- Step-through design for easy mounting, ventilated Airflex seat, and dual-sided pedals make the RBK 835 a durable, well design product. Access to under the shroud is easy for your servicers as they do not have to remove pedals or cranks.
- The recumbent bike includes features like the air flex seat with a ventilated panel and unique suspension system for a cool, cushioned ride. A simple seat adjustment allows the user to change the position of the seat with one hand, either on or off the bike.
- The P31 LED console that works harder for you, your servicers, and your exercisers. Get integrated asset management to supercharge your service techs with extra information, right at their fingertips. Exercisers will enjoy the well-placed channel and volume change controls.





## PELOTON BIKE+

- Rotating screen with 360° of movement to seamlessly shift from cycling to strength, yoga and more.
- 23.8" HD, anti-reflective touchscreen.
- 4-channel audio with tweeters and full-range drivers that deliver studio-quality sound.
- 4'x 2' footprint, smaller than your average yoga mat.
- Resistance knob for manual control or Auto-resistance option, which automatically changes your resistance to match instructors' cues.
- Apple GymKit™ integration tracks cycling workouts and syncs your metrics.
- One All-Access Membership provides household access.
- Access to thousands of Peloton classes with your All-Access Membership.

ONE YEAR PRE-PAID  
PELOTON SUBSCRIPTION  
PER BIKE



**ASSAULT  
FITNESS**

## AIR ROWER ELITE

The Assault AirRower Elite takes rowing to the next level. The fan-based resistance and dual stage drive provide a smooth feel, with a large, capable console that is easy to see and a comfortable, sweat-proof seat. The AirRower Elite targets the upper and lower back, the upper and lower legs, triceps, pecs, deltoids, obliques, glutes, and abs with a workout that is great for High Intensity Interval Training, cardio, or endurance training.

- Programmable Console: 20/10 Interval, 10/20 Interval, Custom Interval.
- Goal Programs: Distance, Calories Heart Rate, Time.
- Bluetooth Connectivity
- Console Feedback: Time (total and segment), Pace, Distance, Rate, Calories, Heart Rate.

FITREV / VISTERA AMENITY CENTER

**/STRENGTH**



## VITALITY SERIES LEG PRESS / CALF EXTENSION

The Vitality Series Leg Press / Calf Extension features an articulating foot pad that stays vertical to mimic a squat movement and allows for full extension during calf exercise. Ratcheting seat back allows for desired start position. Exercisers can easily engage the add-on weight with a simple push of a lever to increase the work load.

- The walk-through design allows exercisers to enter and exit on either side of the unit, a very beneficial feature when space is limited.
- The large foot platform allows exercisers of all sizes to adjust foot placement as needed, and have the space to change positions for exercise variety.
- The design of the foot pad assembly ensures that there is a smooth and natural path of motion, much like that of a standing squat.
- Conveniently located instructional placard provides step-by-step guidance on body position, movement and muscles worked.
- Limited Warranty information: 10 year for Frame; 5 years for Parts; 1 year for Surface Finish and Labor; 6 month for Limited Parts.



**PRECOR®**

## VITALITY SERIES LEG EXTENSION / LEG CURL

The Vitality™ Series Leg Extension / Leg Curl is a dual-function machine designed with convenient, easy-to-adjust ankle pad and shin pad from the seated position. The below-the-knee shin pad design facilitates proper leg curl form. Exercisers can easily engage the add-on weight with a simple push of a lever to increase the work load.

- The location of all the adjustments on the Leg Curl / Leg Extension allow the exerciser a clear the path for an easy entry and exit.
- The start position and roller pads can be easily adjusted from the seated position, making it easier for the exerciser to get in and fit the machine to their needs.
- The counter-balanced movement arm provides exercisers with a low starting lift weight.
- The conveniently located instructional placard provides step-by-step guidance on body position, movement and muscles worked.
- Limited Warranty information: 10 year for Frame; 5 years for Parts; 1 year for Surface Finish and Labor; 6 month for Limited Parts.



## VITALITY SERIES PULLDOWN / SEATED ROW

The Vitality™ Series Selectorized Line provides a compact, value-priced conditioning circuit that fits the space and budget requirements for a wide range of facilities, from hospitality to multi-family residential to community centers. New contemporary styling allows you to enhance the Vitality Selectorized strength training experience with pieces from Vitality Benches & Racks and Resolute Strength™ Selectorized.

- The row bar storage keeps the bar out of the way when the pull down is being used. With a protective coating the storage plate resists scratches and dents.
- The thigh hold-down pad features an easy-to-adjust mechanism to accommodate most exercisers.
- The conveniently located instructional placard provides step-by-step guidance on body position, movement and muscles worked.
- Limited Warranty information: 10 year for Frame; 5 years for Parts; 1 year for Surface Finish and Labor; 6 month for Limited Parts.





**PRECOR**

## VITALITY SERIES MULTIPRESS

The Vitality Series Multi-Press features three machines in one: bench press, incline press, and shoulder press. Exercisers can adjust the press arm and seat while on the machine to get into position with proper form. Exercisers can easily engage the add-on weight with a simple push of a lever to increase the work load.

- Exercisers will quickly feel how similar it is to using free weights for the same exercises.
- The remote start adjustment allows the exerciser to easily adjust their start position from within the machine, getting them to their workout faster.
- Conveniently located instructional placard provides step-by step guidance on body position, movement and muscles worked.
- Limited Warranty information: 5 years for the parts; 1 year for Surface Finish and Labor; 6 month for Limited Parts.

**PRECOR®**

## FTS GLIDE

- From pec flies to leg curls, the FTS Glide provides multiple options for working out different muscle groups. The integrated and handy instructional placard serves as your guide to making yourself stronger. Use the embedded QR code for guided video instructions.
- With a 53" x 84" inch workout area and 85" high, the FTS Glide is about the size of a large armoire but with infinitely more possibilities.
- Found in professional fitness centers around the world, the FTS Glide is built with 11-gauge racetrack steel tubing that will hold up under any training conditions.

## FLAT INCLINE DECLINE BENCH

- Easily adjust your position from bench press to incline shoulder press and everything in-between using simple, intuitive controls.
- Heavy-duty materials combined with an in-line adjustment design along the main frame optimize strength and durability yet, easy to move and adjust.
- A smartly designed seat and back combined with superior construction methods ensures you have enough comfort, support, and freedom of movement.







## 3 TIER 10 PAIR FLAT TRAY

Precor professional flat tray dumbbell rack is a solid piece of equipment that holds 10-pairs of your dumbbells steady and will not tip over. Looks good, too.

- The Dumbbell Rack provides space-efficient storage for most commercially available round head fixed, pro-style dumbbells.
- High-quality materials and construction so that our products keep their premium appearance, feel and functionality for years to come.
- Our trays can accommodate round and hex-head dumbbells and have been tested for compatibility with MFitness International, TAG Fitness and Umax Strength brands.



FITREV / VISTERA AMENITY CENTER

**/FUNCTIONAL  
TRAINING**

## Prism Fitness

### SMART FREE STANDING FTC

- Free Standing 1 Bay Smart Functional Training Center allows for functional exercise and storage all-in-one.
- Heavier Duty and Extended base plates plus counterweight bar for Free Standing design.
- Fast, simple assembly (mounting not required).
- Adjustable rods on Mat Rack for desired placement.
- 3 storage shelves with 200lb weight capacities.
- Functional workout area that accommodates proprietary Smart Self-Guided accessories.
- Multi-height pull up bar options with 350lb load capacity.



FITREV / VISTERA AMENITY CENTER

/QUOTE



**FITREV Inc.**

7823 N Dale Mabry Hwy – STE 107

Phone: 813-870-2966

Fax: 813-870-2896

[sales@fitrev.com](mailto:sales@fitrev.com)

**QUOTE**

**Quote #** AAAQ34479  
**Date** 03/27/24  
**Sales Rep** Guillermo Frizza

**Sold to:**

Laurel Road CDD C/O PFM Group  
 Consulting, LLC  
 Vivian Carvalho  
 3501 Quadrangle Boulevard  
 Suite 270  
 Orlando, FL 32817  
 407-723-5900

**Ship to:**

Visterra Amenity Center / Laurel  
 Road CDD  
 321 Visterra Blvd  
 Venice, FL 34285  
 407-723-5900

Qt	Manuf	Manuf #	Description	Unit Price	Ext. Price
<b>CARDIO</b>					
2	Precor	PHRCT731BG301130EN	TRM 731 Treadmill	\$8.995,00	\$17.990,00
1	Precor	PHRCS835BG30NA30EN	SCL 835 StairClimber	\$9.945,00	\$9.945,00
2	Precor	PHRCE835BG306030EN	EFX® 835 Converging CrossRamp®, moving arms	\$9.445,00	\$18.890,00
1	Precor	PHRCB835BG307030EN	RBK 835 Recumbent Cycle	\$5.045,00	\$5.045,00
1	Peloton	Peloton Bike+	Peloton Bike+ with commercial hardware (does not include the subscription)	\$2.995,00	\$2.995,00
1	Peloton	Peloton subscription 1	1 year pre-paid Peloton subscription per bike	\$528,00	\$528,00
1	Assault Lifecore	AS-AARWE	ASSAULT AIRROWER	\$1.499,00	\$1.499,00
<b>STRENGTH - SELECTORIZED</b>					
1	Precor	PWSVSLC010NR9923EN	Leg Press/Calf Extension w/Black Upholstery	\$4.720,00	\$4.720,00
1	Precor	PWSVSLC027NR9923EN	Leg Extension/Curl w/Black Upholstery	\$4.380,00	\$4.380,00
1	Precor	PWSVSLC026NR9923EN	Pulldown Custom / Row w/Black Upholstery	\$4.260,00	\$4.260,00
1	Precor	PWSVSLC024NR9923EN	Multi Press w/Black Upholstery	\$4.380,00	\$4.380,00
1	Precor	PWSFTSGPR9923EN	FTS Glide Black Weight Plates	\$5.030,00	\$5.030,00

Qt	Manuf	Manuf #	Description	Unit Price	Ext. Price
<b>BENCH &amp; RACK</b>					
1	Precor	PWVBR6117B19923EN	Flat Incline Decline Bench	\$960,00	\$960,00
1	Precor	PWSVBR6804BKP	3 Tier 10 Pair Flat Tray	\$980,00	\$980,00
<b>DUMBBELL SET</b>					
1	Escape	ARBDB550	5-50lb Nucleus SBX Dumbbell Set	\$2.085,00	\$2.085,00
<b>FUNCTIONAL TRAINING</b>					
1	Prism	400-155-200	<p>Studio FTC Free Standing – 1 Bay            Package – INCLUDES:</p> <ul style="list-style-type: none"> <li>(1) 1 Bay FTC with 3 Storage Trays, Rope Anchor, Mat Rack, and Pull Up Bar</li> <li>(1) Smart Stability Ball, 55cm (Black)</li> <li>(1) Smart Stability Ball, 65cm (Black)</li> <li>(1) Smart Stability Ball, 75cm (Black)</li> <li>(1) Smart Medicine Ball, 4lb (Gray)</li> <li>(1) Smart Medicine Ball, 6lb (Gray)</li> <li>(1) Smart Medicine Ball, 8lb (Gray)</li> <li>(1) Smart Medicine Ball, 10lb (Gray)</li> <li>(1) Smart Medicine Ball, 15lb (Gray)</li> <li>(4) Smart Mats, 16mm with Grommets (Black)</li> <li>(2) Smart Recovery Foam Rollers</li> <li>(1) Smart Straps Body Weight Training System</li> <li>(1) Smart Strength Band, Light, 25-80lb (Purple)</li> <li>(1) Smart Strength Band, Medium, 50-120lb (Green)</li> <li>(1) Smart Strength Band, Heavy, 60-150lb (Blue)</li> <li>(1) Fitness Cable, 20lb (Purple)</li> <li>(1) Fitness Cable, 40lb (Magenta)</li> <li>(1) Fitness Cable, 60lb (Red)</li> <li>(3) Smart Quick Flip Single Pocket Handle (Pair)</li> <li>(2) Smart Speed Jump Ropes</li> <li>(1) Conditioning Rope 30ft, 1.5" Diameter</li> </ul>	\$5.899,00	\$5.899,00

Qt	Manuf	Manuf #	Description	Unit Price	Ext. Price
			(1) Smart Core Ab Wheel with Mat		

**FUNCTIONAL TRAINING**

1	Discount	Discount1	Preferred Customer Discount	-\$27.000,00	-\$27.000,00
1	Installation	Installation FITREV	Installation	\$3.600,00	\$3.600,00
1	Shipping	Shipping	Shipping and Handling	\$3.000,00	\$3.000,00

SubTotal	\$69,186.00
Sales Tax	\$4,633.02
<b>TOTAL</b>	<b>\$73,819.02</b>

FITREV / VISTERA AMENITY CENTER

**/ LEASING  
PROPOSAL**





**BROAD FIT**  
FINANCIAL

IN PARTNERSHIP WITH A

**FIT/REV**



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Golf & Tennis



Professional  
Sports



Fitness Centers



Performance  
Training & Recovery



Education



Corporate  
Wellness



Parks & Recreation

## SIMPLIFIED PROCESS A

- NO DOWN PAYMENT REQUIRED A
- NO SECURITY DEPOSIT A
- NO FINANCIALS REQUIRED <\$250K\* A
- INDUSTRY SPECIFIC PROGRAMS A

\*SUBJECT TO CREDIT REVIEW, 2 YEAR T.I.B. MINIMUM A

## LOANS & LEASES AVAILABLE A

- EFA, FMV, \$1PO, & LEASE-END OPTIONS A
- MONTHLY, QUARTERLY & ANNUAL TERMS A
- 24-84 MONTHS A
- DEFERMENT AND STEP UP PAYMENTS A

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**MICHAEL GRANTA**

VP, DISTRIBUTOR PARTNERSHIPS A  
843.990.2918  
[mike@broadfit.com A](mailto:mike@broadfit.com A)





**DATE:** March 27, 2024

**PAYMENT OPTIONS PREPARED FOR:**  
Visterra Amenity Center / Laurel Road CDD  
321 Visterra Blvd  
Venice, FL 34285  
**Attn:** Vivian Carvalho 407-723-5900

**EQUIPMENT QUOTE(S) PREPARED BY:**  
Guillermo Frizza (239) 404-3139 guillermo@fitrev.com



LEASE TYPE	ONE DOLLAR PURCHASE OPTION		
EQUIPMENT	Quotes #AAAQ34479		
EQUIPMENT COST	\$69,186.00		
TERM	36mo	48mo	60mo
MONTHLY PAYMENT	\$2,363.14	\$1,841.03	\$1,529.08
APPLICABLE TAX	Not Included in Payments*		
ADVANCE PAYMENT	None Required		
PURCHASE OPTION	\$1.00**		

*\*Applicable tax will be included in formal lease agreement. \*\*At the end of the lease term, Lessee may own the equipment for \$1*

Payments proposed are based on current cost of funds and will be honored for 30 days.  
This proposal is not a commitment to lend and remains subject to review and approval.

If you would like to formally apply for financing and partner with us on your project, please complete, sign, and date the included Credit Application. Please contact us with any questions or changes needed.

Thank you for the opportunity. We look forward to working with you!

Michael Grant

*This is for informational purposes only and should not be considered an offer to lend. The prices quoted are not a guarantee to lend based on this quote. It is subject to credit approval. All rights reserved.*




**Michael Grant**  
**843.990.2918 (cell)**  
**mike@broadfit.com**  
**broadfitfinancial.com**

**FIT/REV**

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**Guillermo Frizza**  
Design & Development

 (239) 404-3139

 [guillermo@fitrev.com](mailto:guillermo@fitrev.com)

**Laurel Road  
Community Development District**

Forsberg Construction Proposal for  
End Treatments

VISCDDP1 - Storm

# PROPOSAL


TO: LAUREL ROAD CDD  
ATTN: ANDY RICHARDSON  
5800 LAKEWOOD RANCH BLVD  
SARASOTA, FL 34240

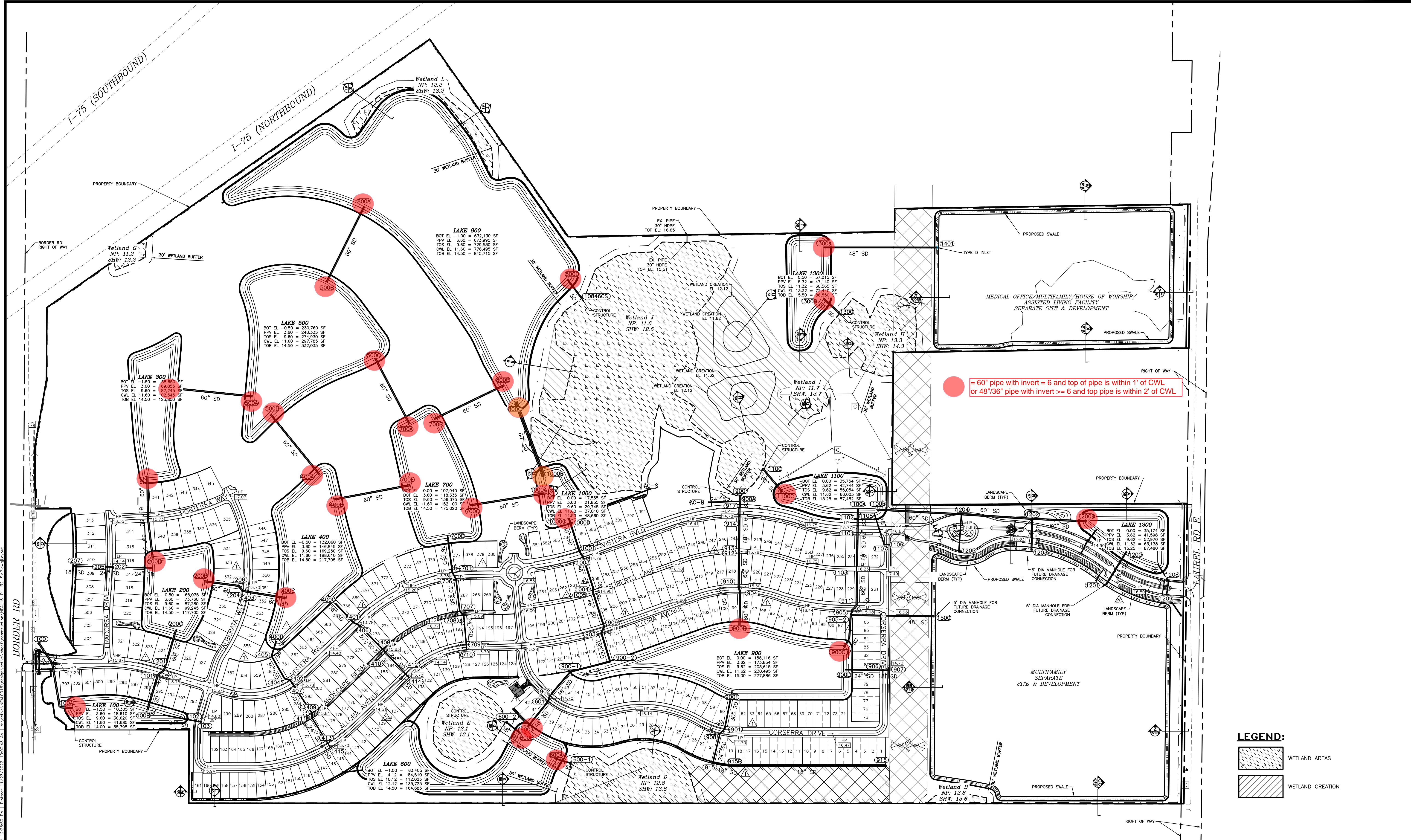
DATE: 08-APR-24



PROJECT: VISTERA  
 JOB NO. 24-01B

SITWORK                      ROADS                      UTILITIES  
 645 CHARLOTTE STREET PUNTA GORDA, FL 33950  
 PHONE: (941) 637-8500      FAX: (941) 639-1073  
 STATE LIC. # CU CO 055716

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	EA	MITER CUT 60"/48"/36" STORM PIPE,	\$ 5,618.00	\$ 5,618.00
33	EA	REPAIR EROSION, COMPACT, PLACE RIP-RAP	\$ 4,600.00	\$ 151,800.00
		AND SOD. WORK WAS COMPLETED THAT WAS		
		NOT SHOWN ON THE APPROVED PLAN - ORIGINAL		
		EMAIL DESCRIBING WORK AND SUPPORTING		
		DOCUMENTATION SENT ON 12-6-23		
		CONFIRMED THAT PROPOSED END TREATMENT		
		MODIFICATIONS ARE ACCEPTABLE TO SWFWMD		
		PER PHONE CONVERSATION WITH DAN GOLUS		
		ON FRIDAY, MARCH 22		
		CRITERIA FOR END TREATMENTS IS 60" PIPE		
		WITH INVERT = 6 WHERE TOP OF PIPE IS 1' FROM		
		CWL AND 48"/36" PIPE WITH INVERT >= 6		
		WHERE TOP OF PIPE IS 2' FROM CWL		
		TOTAL OF 34 LOCATIONS IN ACCORDANCE WITH		
		ATTACHED PLAN		
FORSBERG CONSTRUCTION, INC.			SUBTOTAL	\$ 157,418.00
			TAX (7%)	N/A
GREGG V. MARSH, V.P.			TOTAL	\$ 157,418.00
DATE				
4/8/2024				



NO.	REV. DATE	REVISION DESCRIPTION	BY
20	08/22/22	CHANGES PER CONTRACTOR RF1	CD
8	12/20/21	CHANGES PER SWFMD COMMENTS	CD
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	09/02/21	CHANGES PER SWFMD COMMENTS AND CONTRACTOR RF1s	CD
1	05/13/21	CHANGES PER BIDDERS RF1s	CD

CALL BEFORE YOU DIG!  
 "SUNSHINE STATE ONE-CALL CENTER"  
 1-800-432-4770  
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

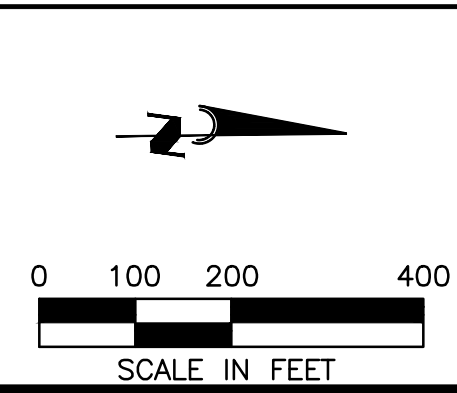
DATE: 08/19/22 CD

**CONSTRUCTION PLANS**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengll.com  
 CA #33105 | LB #4334



**BORDER ROAD INVESTMENTS, LLC**

**VISTERA OF VENICE**

**MASTER STORMWATER MANAGEMENT PLAN**

HORIZONTAL SCALE:	1"=200'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	32

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.

DATE: \_\_\_\_\_

FLORIDA P.E. NO. 90804