

# Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

<https://laurelroadcdd.com/>

---

The following is the agenda for the Board of Supervisors' Meeting of the **Laurel Road Community Development District** scheduled to be held **Wednesday, October 8, 2025, at 12:30 P.M. at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.**

**Dial-In: 1-844-621-3956**

**Access Code:**

**2536 634 0209**

<https://pfmcdd.webex.com/join/carvalhov>

## **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 September 10, 2025, Board of Supervisors' Meeting
  - 2. Addendum to Landscape Maintenance Agreement with Impact Landscaping
  - 3. Maddtraxx Proposal for Sidewalk Cleanup
  - 4. PFM District Management Fee Decrease Letter
  - 5. Payment Authorization Nos. 112 – 114
  - 6. District Financial Statements

### **Business Matters**

- 2. Consideration of HVAC Preventative Maintenance Proposals
  - Conditioned Plumbing
  - Superior Heating & Cooling
  - Tri-County Air
- 3. Consideration of Driggers Proposal for Phase 2 Engineering & Inspection

### **Other Business**

#### **Staff Reports**

- District Counsel
- District Engineer
- District Manager
  - Next meeting: November 12, 2025
- Field Manager
- Lifestyle Director

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

### **Adjournment**



# **Laurel Road Community Development District**

## **Consent Agenda**



# **Laurel Road Community Development District**

**Minutes of September 10, 2025,  
Board of Supervisors' Meeting**

## **MINUTES OF MEETING**

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

**Wednesday, September 10, 2025, at 12:30 p.m.**

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

Board Members present:

Pete Williams	Chairperson
Janice Snow	Vice Chairperson
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager	
Amanda Lane	PFM Group Consulting LLC – District Accountant	(via phone)
Kwame Jackson	PFM Group Consulting LLC – ADM	(via phone)
Tom Panaseny	Neal Communities – Developer	(via phone)
John McKay	J.H. McKay, LLC – Consultant	
Andy Richardson	Neal Land & Neighborhoods – Developer	
Sydney Pollock	WTS – Lifestyle Director	
Bobbi Claybrooke	AM Engineering – District Engineer	(via phone)

### **FIRST ORDER OF BUSINESS**

#### **Administrative Matters**

#### **Roll Call**

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:32 p.m. Those in attendance are outlined above either in person or via speakerphone.

#### **Public Comment Period**

There were no public comments.

#### **Consent Agenda Items #1 – 7**

- 1. Minutes of August 13, 2025,  
Board of Supervisors'  
Rescheduled Meeting**
- 2. Grau & Associates Auditor**



- Engagement Letter**
- 3. Payment Authorization  
Nos. 107-111**
- 4. Funding Request Nos. 192**
- 5. District Financial Statements**

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board ratified the Consent Agenda items 1 – 5.

## **SECOND ORDER OF BUSINESS**

### **Business Matters**

#### **Review and Consideration of Forsberg Proposal for Aria Lift Station Modifications**

Ms. Claybrooke gave an overview of the proposal. These changes are required now that the district has reached the threshold of units. It was noted that this proposal includes a diesel backup pump.

Mr. Panaseney noted this will be the last required upgrade to the lift associated with Phase 1.

There was a brief discussion regarding the budget related to these improvements. It was noted these lift station upgrades were anticipated in the budget.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Forsberg Proposal for Aria Lift Station Modifications.

#### **Appointment of Committee to Evaluate the Construction Bids for the Laurel Road Widening Project**

Ms. Claybrooke gave an overview. It was noted the widening plans are complete, and there will be reimbursement from the State and the County for the work. The requirement is to follow the bidding process by having an evaluation committee for the bids. She noted only the prequalified contractors are invited to bid. She recommended having three to five members on the Committee, with Ms. Claybrooke, Mr. Lydon, the Project Manager, and Mr. Russom, from Neil Communities, being included.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Committee to Evaluate the Construction Bids for the Laurel Road Widening Project, with the recommendations as presented by Ms. Claybrooke.

### **THIRD ORDER OF BUSINESS**

### **Other Business**

#### **Staff Reports**

**District Counsel** – No report.

**District Engineer** – Ms. Claybrooke gave an overview of the Phase 2 bids. She noted there were six bidders. Demi Construction was the lowest bidder but did not follow the instructions provided at the pre-bid meeting. It was recommended to move forward with CNM Road Builders.

Mr. Williams noted that Demi Construction has been unresponsive.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Phase 2 Proposal from CNM Road Builders.

**District Manager** – Ms. Carvalho noted the Field Services will be transitioned to an onsite representative on October 1. She requested a motion to remove the Field Services information that exists within the PFM contract and move it to the contract with the Developer.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Removal of Field Services from the PFM contract and move it to the Developer's contract, pending final details.

Ms. Carvalho reviewed the process of choosing the vendor for Field Services. It was noted the Board will ratify once completed.

There was brief discussion regarding the Board's input regarding the new Field Services vendor.

Ms. Carvalho noted that she will obtain the information from the vendor to be provided at the next Board meeting.

Ms. Carvalho reminded the Board that the next meeting is October 8, 2025, at 12:30 p.m., at the same location.

**Field Manager -** The reports were included in the agenda packet for the Board.

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

There was a proposed change for landscaping of the common areas from Southern Land Services to Impact Landscaping.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaver, with all in favor, the Board ratified the Proposed Change from Southern Land Services to Impact Landscaping for the Common Areas Landscaping.

There were no further comments or requests at this time.

### **FOURTH ORDER OF BUSINESS**

### **Adjournment**

Ms. Carvalho called for a motion.

ON MOTION by Mr. Blakley, seconded by Ms. Snow, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:50 p.m.

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

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



# **Laurel Road Community Development District**

## **Addendum to Landscape Maintenance Agreement with Impact Landscaping**

**ADDENDUM TO AGREEMENT BETWEEN  
COMMUNITY DEVELOPMENT DISTRICT  
AND CONTRACTOR  
(rev 7-6-2021)**

**This Addendum to Agreement Between the Laurel Road Community Development District and Impact Landscaping & Irrigation, LLC, (the "Addendum"), is made and entered into as of the 15<sup>th</sup> day of September 2025, by and between the Laurel Road Community Development District, a local unit of special-purpose government established April 28, 2020, pursuant to Chapter 190, Florida Statutes, (hereinafter, "District"); and Impact Landscaping & Irrigation, LLC (hereinafter, the "Contractor").**

**WITNESSETH**

**WHEREAS**, District and Contractor are parties to that certain contract, proposal and/or agreement, (collectively the "Agreement"), of even date herewith for construction, work, professional and/or related services, (collectively the "Work"), to be performed on lands owned and/or operated and maintained by the District, (the "Agreement"); and,

**WHEREAS**, Florida law requires specific contractual provisions apply to all Community Development Districts pursuant to Chapter 190, Florida Statutes; and,

**WHEREAS**, the parties desire for this Addendum to amend, modify, supplement and clarify the Agreement, such that the Agreement shall fully comply with the provisions of this Addendum, Chapter 190, Florida Statutes and other provisions of law pertaining to public bodies.

**NOW THEREFORE**, in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. All payments pursuant to the Agreement, including any dispute regarding any payment or other monies owed to Contractor by District, shall be governed by the "Local Government Prompt Payment Act," Chapter 218, Florida Statutes.
2. Contractor shall obtain, and thereafter at all times during the performance of the Work described in the Agreement, maintain a performance bond and a labor and material payment bond, as applicable, each in form and substance satisfactory to District. Such bonds shall comply with Section 255.05, Florida Statutes.
3. Contractor shall observe and abide by and perform all of its obligations hereunder and all other activities in connection with the Work and project contemplated by the Agreement in accordance with all applicable laws, rules and regulations of all governmental authorities having jurisdiction, including the District's Resolutions, Rules and Regulations.
4. To the fullest extent permitted by law, and to the extent claims, damages, losses or expenses are not covered by insurance maintained by Contractor in accordance with the Agreement, Contractor hereby assumes entire responsibility and liability for any and all damage or injury of any kind or nature whatsoever (including death resulting therefrom) to all persons, whether employees of Contractor or its subcontractors, or otherwise, and to all property (real and personal), caused by, resulting from, arising out of or occurring in any manner whatsoever in connection with the execution of the Work and/or performance of the Agreement. Contractor agrees to indemnify and save harmless District, its officers, Supervisors, agents, servants and employees from and against any and all such claims, losses, costs, expenses, liability, damages and/or injuries, including reasonable legal fees, that District, its officers, Supervisors, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result thereof. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. The District shall have the right to withhold from any payments due or to become due to Contractor an amount sufficient in its judgment to protect and indemnify District, its officers, Supervisors, agents, servants and employees from and against any and all such claims, including legal fees and disbursements, or District in its discretion, may require Contractor to furnish a surety bond satisfactory to District guaranteeing such protection, which bond shall be furnished by Contractor within five (5) days after written demand has been made therefore.
5. The Contractor shall prepare and maintain complete records and comprehensive books relating to the Work and/or any other services performed on lands within and/or controlled by the District, (the "Records"), which

Records shall be maintained by the Contractor for a period of at least five (5) years after the expiration of the Agreement; and, copies of all Records shall be timely given to the District upon request. The Records shall include, but not be limited to, documents and other information pertaining to all costs associated with the project and Work contemplated by the Agreement. The District, and/or its duly authorized representative, shall have the right to audit such Records at reasonable times upon prior notice to Contractor, and Contractor shall be required to prepare and maintain all Records on a basis of generally accepted accounting principles. If an audit reveals overcharges that exceed the total amount due Contractor under the Agreement, Contractor will reimburse District for the cost of the audit and pay 2.5 times the amount of the overcharges as liquidated damages.

6. The Contractor agrees and understands that District is a special purpose unit of local government and as such is subject to Chapter 119, Florida Statutes. Contractor agrees and covenants to fully cooperate with District, to District's full satisfaction, in responding to requests for public records pursuant to Chapter 119, Florida Statutes, as same pertain to the Records, the Work and the Agreement. Contractor further agrees and understands that the Records, Work and Agreement are public records, and Contractor shall fully comply with Florida law, and specifically the provisions of Chapter 119 Florida Statutes, as it pertains to same.

7. Contractor covenants, warrants and agrees that all work products of Contractor, Contractor's employees, suppliers and subcontractors, including drawings, designs, plans, reports, manuals, programs, tapes, electronic data and any other material prepared by Contractor or its employees, suppliers and subcontractors under the Agreement, including the Records, shall belong exclusively to, and may be used by, the District, free and clear of all liens and other encumbrances.

8. In addition to the terms of this Addendum, the Agreement shall be further subject to the "Terms and Conditions to CDD Addendum," attached hereto as Exhibit "A." and incorporated herein.

9. The parties agree that the Agreement shall be controlled and governed by the laws of the State of Florida, with venue situate in the County in which the CDD's property is located.

10. The Agreement, Addendum and Terms and Conditions to CDD Addendum constitute the entire agreement between the parties hereto with respect to the matters hereby. All prior negotiations, representations and agreements, whether oral or written, with respect hereto not incorporated herein are hereby cancelled, terminated and void. The Agreement can be modified or amended only by a written document duly executed on behalf of both parties hereto.

11. If any term of the Agreement, Addendum or Terms and Conditions to CDD Addendum is invalid or unenforceable under any statute, regulation, ordinance, executive order or other rule of law, such term shall be deemed reformed or deleted, but only to the extent necessary to comply with such statute, regulation, ordinance, order or rule and the remaining provisions of the Agreement, Addendum and Terms and Conditions to CDD Addendum shall remain in full force and effect.

12. The Agreement, Addendum and Terms and Conditions to CDD Addendum shall constitute one complete document and shall be referred to collectively as the "Agreement"; provided however, and notwithstanding anything to the contrary herein, in the event of any conflict between the terms of this Addendum [which specifically includes by incorporation the Terms and Conditions to CDD Addendum] and the terms of the Agreement, the terms of this Addendum shall at all times govern, control and prevail.

IN WITNESS WHEREOF, this Addendum is hereby executed as of the date first above set forth.

Contractor:

Impact Landscaping & Irrigation, LLC

By: 

Name: Timothy Ashworth

Title: Branch Manager

District:

Laurel Road Community Development District

By: 

Name: \_\_\_\_\_

Chairperson/Vice Chairperson of the Board of Supervisors

## **EXHIBIT "A"**

### **TERMS AND CONDITIONS TO CDD ADDENDUM (rev 7-6-2021)**

#### **SECTION 1. WORK**

The Contractor shall complete all Work as specified or indicated in the Agreement in a timely and professional manner; in accordance with all laws, rules and regulations of any governmental body with jurisdiction thereto; and in accordance with any and all schedules or other time frames for completion of the Work set forth in the Agreement. TIME IS OF THE ESSENCE FOR COMPLETION OF THE WORK.

#### **SECTION 2. DISTRICT ENGINEER AS REPRESENTATIVE**

District Engineer will act as the representative for the District to review and inspect the Work. District Engineer shall at all times have access to review all plans, specifications, permits, approvals and all other matters of and associated with Contractor's Work and completion thereof.

#### **SECTION 3. AUDIT**

Contractor shall check all materials and labor entering into the Work and shall keep such full and detailed accounts as may be necessary to determine the Cost of the Work. District shall have access to the Work at all reasonable times and the right to audit all Contractor's books, records, correspondence, instructions, drawings, receipts, vouchers and memoranda, relating to the Work, and Contractor shall preserve such records for a period of not less than five (5) years after final payment.

#### **SECTION 4. PAYMENTS**

- A. All payments pursuant to the Agreement, including any dispute regarding any payment or other monies owed to Contractor by District, shall be governed by the "Local Government Prompt Payment Act," Chapter 218, Florida Statutes.
- B. Retainage: Five percent (5%) shall be retained from each payment made by District to Contractor until the Work has been fully completed in accordance with the Agreement and all provisions related to the Work have been fulfilled, as confirmed in writing by the District's Representative, and all provisions related to the Agreement have been fulfilled, as confirmed by the District's Board of Supervisors in writing; provided however, if District Engineer is a party to the Agreement, then District shall appoint an independent District Representative.
- C. Any provision hereof to the contrary notwithstanding, District shall not be obligated to make any payment to Contractor hereunder if Contractor has failed to perform its Work and any other obligations hereunder or otherwise is in default under the Agreement, (as amended, supplemented and modified by the Addendum and this Terms and Conditions to CDD Addendum).
- D. As a condition precedent to each payment under the Agreement, Contractor shall furnish to District a partial waiver and release of lien, in a form satisfactory to the District, from all subcontractors, materialmen and other parties furnishing labor, materials, or both in the performance of the Work. The Contractor agrees, and this Agreement is based upon the expressed condition, that no liens or rights in rem shall so lie or attach, and the Contractor shall indemnify and hold District harmless from and against such liens, claims, rights and any and all expenses incurred by the Contractor or District in discharging them.
- E. As conditions precedent to any final payment under the Agreement, Contractor shall: (i) execute and deliver a final affidavit, waiver and release of all claims and liens Contractor may have against the District and the land and improvements upon which the Work is located; (ii) furnish written release and waivers of all rights to claim or file liens properly executed by any and all subcontractors, materialmen, suppliers, laborers, vendors or others furnishing work, labor, materials, machinery or fixtures in the performance of the Work in a form satisfactory to the District; (iii) furnish any manufacturers' guarantees or warranties for materials provided or equipment installed in the Work; (iv) have done and performed all other things required of it pursuant to the Agreement; (v) furnish District with the Certificate of Use or Occupancy, as the case may be (if applicable); (vi) warrant all workmanship as outlined in Exhibit A-1, attached; and (vii) deliver to the District a set of "as built" drawings and plans, (if applicable), reflecting all changes, modifications and additions thereto which occurred during performance of the Work. Acceptance of any Work or any possession taken by District shall not operate as a waiver of any provision

of the Agreement or any right or power therein reserved to District including any right to damages provided therein at law or in equity.

## **SECTION 5. INSURANCE**

During the entire term of this Agreement and any extensions thereof, Contractor shall obtain and maintain, at Contractor's expense, the insurances required herein, which insurance shall be kept in full force and effect until acceptance of the Work by District. Before proceeding with any Work, Contractor shall furnish to District and District's Representative, and any governmental agency designated by District, an original certificate of insurance or proof of insurance in a form reasonably acceptable to District.

The District shall be named as additional insured on all insurance policies required with the exception of worker's compensation and employer's liability insurance. All required insurance policies, except workers' compensation and employers' liability, shall be endorsed to be primary and non-contributory to any insurance otherwise carried by Contractor and District with respect to the Work. Such insurance shall not be modified, permitted to lapse, or canceled without written notice to District from such insurance companies, mailed to District, with copies to District's Representative, via Registered Mail thirty (30) days in advance of such modification, expiration, or cancellation. In the event of such cancellation notice, Contractor, at Contractor's expense, shall obtain replacement insurance coverage from other insurance companies prior to the cancellation of the original insurance coverage.

<b>Insurance Coverage</b>	<b>Limits</b>
a) Worker's Compensation	As required by Florida law.
b) Employers Liability	\$1,000,000 per occurrence.
c) Comprehensive General Liability (Occurrence Form) Including but not limited to: Premises, operations and elevators. Independent Contractors. Broad form property damage. Personal Injury. Blanket contractual liability. Blanket fire and explosion legal liability. Explosion, collapse and underground hazard included. Products liability. Completed operations coverage for 3 years after completion and acceptance of the Work.	\$1,000,000 combined single limit bodily injury and property damage per occurrence and project specific aggregate.
d) Automobile Liability	\$1,000,000 combined single limit bodily injury and property damage per occurrence. If Contractor, or any subcontractor, is a transporter of hazardous materials, such transporter's Automobile Liability policy shall have all pollution exclusions deleted.

If Contractor subcontracts any of the Work, Contractor shall require each subcontractor to have the insurance coverage required by this Section or such other amount as agreed to by District and Contractor. Contractor shall furnish District evidence thereof before each subcontractor commences any of the Work. Contractor's obtaining of the insurance required by this Section shall in no manner lessen, diminish or affect Contractor's obligations set forth in any provisions of the Agreement. Contractor shall also carry such additional insurance as may be required by any law. All insurance policies required of Contractor and subcontractors shall contain a waiver of subrogation clause wherein no insurance company shall have any right of recovery against District.

All insurance required in this section shall be provided by financially responsible insurance carriers authorized or eligible to do business in the state of Florida and rated by A.M. Best Rating Service as A- or better.



District and Contractor acknowledge that the insurance requirements set forth in the Agreement may be required to be varied by District's insurance carrier and Contractor agrees to enter into suitable modifications of the provisions hereof upon the request of the District, provided District bears any additional cost occasioned thereby.

#### **SECTION 6. INDEPENDENT CONTRACTOR**

The Work shall be performed by Contractor as an independent contractor at its sole risk, cost and expense. District shall have the right to insist that all the provisions and requirements of the Agreement are carried out by Contractor.

#### **SECTION 7. WAIVER**

No consent or waiver, express or implied, by either party to this Agreement of any breach or default by the other in the performance of any obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by such party hereunder. Unless the Agreement specifies a time period for notice of a particular claim, failure on the part of any party hereto to complain of any act or failure to act of the other party or to declare the other party in default hereunder, irrespective of how long such failure continues, shall not constitute waiver of the rights of such party hereunder. Notwithstanding anything to the contrary in the Agreement, inspection or failure of District to perform any inspection hereunder, shall not release Contractor of any of its obligations hereunder.

#### **SECTION 8. PROTECTION OF WORK**

- A. Contractor shall protect and prevent damage to all finished and unfinished portions of the Work, including but not limited to the protection thereof from damage by the elements, theft or vandalism. Restoration of such damage shall be the sole responsibility of Contractor and shall not be cause for an increase in amounts owed Contractor pursuant to the Agreement.
- B. If any property upon which the Work is completed or accessed in order to complete the Work, to include without limitation streams, waterways, existing trees and wetlands, are damaged to any extent by Contractor or its subcontractor(s), agents and/or assigns, then the Contractor shall repair and restore the property to the condition which exists on the date hereof. Such repair or restoration shall be the sole responsibility of Contractor and shall not be cause for an increase in amounts owed Contractor pursuant to the Agreement.

#### **SECTION 9. COMPLIANCE WITH LAWS**

Contractor shall observe and abide by and perform all of its obligations hereunder and all other activities in connection with the Work in accordance with all applicable laws, rules and regulations of all governmental authorities having jurisdiction, including the District.

#### **SECTION 10. PERMITS AND LICENSES**

- A. Contractor shall pay all taxes, including sales taxes, unless otherwise stated herein. Contractor shall obtain and pay for all construction permits and licenses, and all contributions imposed or required by any law for any employment insurance, pensions, age-related retirement funds, or similar purposes.
- B. Contractor accepts liability for all taxes and contributions required of it and its subcontractors by the Federal Social Security Act and the unemployment compensation law or any similar law of any state.

#### **SECTION 11. TERMINATION**

- A. District may immediately terminate the Agreement in the event of the happening of any of the following or any other comparable event: (a) insolvency of the Contractor, (b) filing of a voluntary petition in bankruptcy against Contractor, (c) filing of any involuntary petition in bankruptcy against Contractor, (d) appointment of a receiver or trustee for Contractor, (e) execution of an assignment, (f) failure of Contractor to commence the Work in accordance with the provisions of this Agreement, (g) failure of Contractor to prosecute the Work to completion thereof in a diligent, efficient, workmanlike, skillful and careful manner and in accordance with provisions of this Agreement, (h) failure of Contractor to use an adequate amount or quality of personnel or equipment to complete the Work without delay, (i) failure of Contractor to perform any of its obligations under this Agreement, or if Contractor otherwise repudiates or breaches any of the terms of this Agreement, including Contractor's warranties.
- B. District shall have the right to terminate this Agreement for any reason whatsoever at any time by giving Contractor thirty (30) days written notice thereof. Upon receipt of such notice, Contractor immediately shall

terminate performance of the Work and make every reasonable effort to mitigate its losses and damages hereunder; provided, however, in connection with such termination, Contractor shall perform such acts as may be necessary to preserve and protect that part of the Work theretofore performed hereunder. Upon such termination, District shall pay to Contractor a sum of money equal to the cost of all Work properly performed (accepted and approved by District and District's Representatives) hereunder by Contractor for which payments have not theretofore been made hereunder, and District shall assume the obligations of Contractor under all its subcontracts and purchase orders covering the unperformed parts of the Work. In the event of such termination, the Contractor shall not be entitled to anticipated profits on any Work not yet performed; and the Agreement shall become terminated and of no further force nor effect; provided however, and notwithstanding anything to the contrary, all warranties of Contractor for Work completed prior to the termination of the Agreement shall continue in full force and effect and shall survive termination of the Agreement.

## **SECTION 12. ATTORNEY'S FEE'S**

In the event of any action or proceeding between Contractor and District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees and expenses, incurred in such action or proceeding and in any appeal in connection by such prevailing party. This Section is intended to be severable from the other provisions of this Agreement, and the prevailing party's rights under this Section shall not merge into any judgment and any judgment shall survive until all such fees and costs have been paid.

## **SECTION 13. SPECIAL CONDITIONS**

1. Contractor is to provide weekly progress reports delivered to the District's Representative by 3:00 pm, Friday for the current week of Work.
2. Contractor shall coordinate all inspections required by governmental agencies and the District's Representative. All construction methods, materials, and testing shall comply with the standards of the county in which the CDD's lands are located.
3. The Contractor acknowledges that the District is exempt from the Florida Sales and Use Tax (the "Sales Tax"). Accordingly, to minimize the cost of the Work to the District, the Contractor agrees to cooperate with the District and to allow the District, at its option, to purchase materials in its name in order to avoid the Sales Tax that would otherwise be due on such purchases. All savings realized by the District as a result of such direct purchases shall inure to the benefit of the District only.
4. E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

EXHIBIT A-1

CONTRACTOR (OR SUBCONTRACTOR) WARRANTY-GUARANTEE

For purposes of this Exhibit A-1, when this form is used to provide subcontractor's warranty-guarantee, the term "Contractor" shall apply to the subcontractor.

WARRANTY GUARANTEE

("Contractor" or "Subcontractor") Impact Landscaping does hereby warrant and guarantee the Work in its entirety as defined in the Agreement dated 09/24/2025 shall be free and clear from defects for a period of one (1) year from the date of inspection and acceptance by the District or the District's Representative, (the "Guarantee Period").

Contractor agrees to repair or replace to the satisfaction of the District's Representative any or all Work that may prove defective in workmanship or materials within the Guarantee Period.

If Contractor fails to comply with the above-mentioned conditions within a reasonable time after being notified, Contractor hereby authorizes the District to proceed to have defects repaired and made good at Contractor's sole cost and expense, and Contractor shall pay the costs and charges therefore immediately upon demand to the District.

The warranty-guarantee rights afforded the District herein shall be in addition to all other rights afforded the District at law and equity, and shall in no way restrict, limit or impair those additional rights of the District.

CONTRACTOR (OR SUBCONTRACTOR):

Impact Landscaping & Irrigation, LLC

(Name)

By:

Title:

Date:



Branch Manager

09/24, 20 25



## Maintenance Proposal

Visterra - O&M

FROM: Impact Landscaping & Irrigation LLC

RE: Visterra Commons CDD

START DATE:

PROPOSAL DATE:

---

Please accept our proposal for the landscape maintenance of the above referenced project, for a length of 12 months, in accordance with the specifications. The following is a description of the agronomic services which will be provided.

**Turf Maintenance:**

St. Augustine turf will be maintained at the industry standard height of 4 inches. Turf will be mowed 40 times per year. Turf residing adjacent to hard edges will be edged every mowing. Turf residing adjacent to soft edges will be edged every other mowing. All other species of turf will be maintained consistent with horticultural and industry standards. Agronomic methods will vary based on environmental factors such as soil type and exposure to sunlight. Blowing will be done after mowing & edging to minimize impact to homes, entry ways, pools & other screened areas. Broadleaf weeds will be treated and controlled as necessary. Grassy weeds are generally excluded from contracted maintenance, as most cannot be treated without damaging/killing desirable turf. This includes sedges, carpet/crabgrass, goosegrass, torpedo grass and Bermuda.

**Ornamental Maintenance:**

Ornamental plants will be maintained up to 8' height to promote sustainable growth habits and increased longevity and life span. Vegetative maintenance will be reoccurring 12 times per year in an effort to achieve a consistent aesthetic. Landscape Beds will be maintained as needed on a monthly basis as to control weed species. Treatment methods for weed control will consist of manual removal and chemical treatment. Treatment of invasive and or noxious weed species within preserve or natural areas will incur additional cost. Debris will be removed promptly after work is performed.

**Tree Maintenance:**

All trees will be maintained up to a 10 foot height ensuring overhead and building clearance. This service will be done on an as needed basis once per month. Any pruning which resides outside of a 10 foot reach will not be the responsibility of Impact. At the request of HOA/site representative, a separate quote will be provided for subcontracted pruning over 10 feet. This pruning will incur an additional cost.

---

Impact Landscaping and Irrigation; 1562 Park Lane South Suite 700; Jupiter, FL 33458;  
Ph: (561) 575-9501

**Palm Maintenance:**

All palms will be maintained up to a 14 foot height ensuring building clearance and removal of dead or dying fronds. **This service will be done on an as-needed basis once per month.** Any pruning which resides outside of a 14 foot reach will not be the responsibility of Impact. At the request of HOA/site representative, a separate quote will be provided for subcontracted pruning over 14 feet. This pruning will incur an additional cost. Treatment of fungi and or plant pathogen-borne diseases will incur additional cost.

**Fertilization Program:**

All plants and turf will be fertilized at a rate which will promote a viable and aesthetically pleasing landscape throughout the community. Turf fertilization events will be scheduled **4 times per year.** Fertilization will comply with local and state regulations with regards to nutrient load restrictions. Specialized fertilizer/ feeding of palms & shrubs is included **2 times per year.**

**Pest Control Program:**

An integrated pest management (IPM) approach will be catered to the site in an effort to use all biological, mechanical, chemical and cultural control mechanisms available. Domestic pests which will be maintained below a threshold level consistent with industry standards are as follows; Impact will be providing an insecticide application early summer to help control chinch bugs & fire ants.

Insects Covered in scope:

Chinch Bugs

Army Worms (on St Augustine only)

Sod Webworm

Aphids

Mealy Bug

Armored Scale

Lace Bugs

Treatment of plant pathogen born viruses and diseases such as Fusarium and Lethal Yellowing will incur additional cost. Fire Ant treatments will be conducted on an as needed basis throughout the site in common areas only as a courtesy. Treatment of Turf Grubs, Green Soft Scale, Pine Bore Beetles, weevils, White Fly as well as any ornamental, palm, tree & or turf fungus will incur additional cost.

**Irrigation Wet Check:**

Irrigation wet checks will be conducted on a monthly basis (**12x per year**) ensuring proper coverage of all landscape areas.

---



Impact Landscaping and Irrigation; 1562 Park Lane South Suite 700; Jupiter, FL 33458;  
Ph: (561) 575-9501

**Scope:** Inspect clock to assure proper operations, visual irrigation head inspection, flag non-working heads, investigate work orders. Irrigation system malfunctions & repairs will incur an additional T&M fee of \$65 per hour plus material.

Irrigation Emergency & after business hours calls will be billed on a T&M basis at a rate of \$125 per hour.

**Mulch:**

A yearly mulch installation event proposal is available for your site upon request. Restoration of mulch which is displaced due to acts of God will incur an additional expense.

**Annuals:**

A yearly annual flowers installation event proposal is available for your site upon request.

**Termination:**

Association or Impact Landscaping & Irrigation, LLC may cancel for any reason with a 30-day written notice. It is understood by Customer that any early cancellation of this agreement may result in an early termination fee, depending on the contracted services provided and fees paid through the date of cancelation.

**Modifications:**

Contract cannot be modified in any way unless written and agreed to by both parties. State of Florida laws will apply for contract disputes.





## General Terms and Conditions

### CONTRACTOR RESPONSIBILITY

The contractor shall recognize and perform in accordance with the written terms, specifications and drawings, contained or referred to herein. Contractor reserves the right to renegotiate the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the Agreement is signed.

### Work Force & Site Account Manager

All employees shall be trained, competent and qualified. **Impact will provide an experienced Account Manager which will be available for providing a monthly schedule & perform a monthly inspection with HOA/Site reps.**

### Materials

All materials shall conform to bid specifications. Contractor will meet all Agricultural licensing and reporting requirements.

### Product Control & Pest Control/ Fungus and Similar Diseases

Contractor shall be responsible for selecting control materials from a list of products approved for specific use by the US Environmental Protection Agency. Control products are approved on crop (plant species) and site (Residential Sports or Golf) specific bases. As for any pests, the Contractor will not be accountable for the eradication thereof, or for the control or repair of any damage associated, and Owner/Contractor releases Contractor from any liability for the same. Any costs incurred by Contractor in attempting to control or eradicate any such problems shall be an additional charge to Owner/Client hereunder.

As to any infection of the landscape by fungus and similar diseases such as LVN/SCMV, whitefly disease and other similar infections. Owner/Client understands and acknowledges that there is no known way to stop or treat the infection or spread of most such diseases. In the event of any such infection, Contractor shall not be responsible for the same, Owner/Client releases Contractor from any liability for the same and agrees that any treatment provided by Contractor to treat such disease shall be an additional charge hereunder. Furthermore, Owner/Customer understands that any such disease may require the infected turf or material to be removed and replaced, which Contractor shall effectuate as an additional charge hereunder.

### Bio-Hazards

Contractor shall not be responsible for policing, picking up, removing, or disposing of certain materials that may be bio-hazards on the Owner/Client's property. This includes, but is not limited to, items such as hypodermic needles (sharp needles) will not be handled by the Contractor's employees at any time, condoms, feminine hygiene products, clothing, or materials used in the process of cleaning up bodily fluids. Contractor shall only be obligated to report/communicate any observations of potential bio-hazards to the Owner/Client for their appropriate removal by others, unless previously arranged by the Owner/Client and Contractor.

---

Impact Landscaping and Irrigation; 1562 Park Lane South Suite 700; Jupiter, FL 33458;  
Ph: (561) 575-9501

#### License & Permits

Contractor to maintain a Landscape Contractor's license, if so required by State or local law, and will comply with all other license and permit requirements of the City, State, and Federal Governments, as well as all other requirements of law.

#### Taxes

Contractor agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

#### Insurance

Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Owner/Client.

#### Liability

It is understood and agreed that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor, its agents, or employees.

#### Subcontracts

Contractor reserves the right to hire qualified licensed and insured subcontractors to perform specialized functions or work requiring specialized equipment.

#### Invoicing

Contractor will submit monthly service invoices for the amount set forth under the prices and terms shown in Section III of this Agreement. Any services rendered, that are in addition to or beyond the scope of work required by this Agreement shall be billed separately.

Client agrees that all invoices will be paid upon receipt.

#### **OWNER/CLIENT RESPONSIBILITY**

##### Utilities

All utilities shall be provided by the Owner/Client.

##### Access to Jobsite

Owner/Client shall furnish access to all parts of jobsite where Contractor is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of after-hours emergencies.

##### Payment

Owner/Client shall review invoices submitted by Contractor and payment shall be due upon receipt of invoice. Payments are delinquent if not paid upon receipt of invoice. Contractor may cancel Agreement by giving 7 business days written notice for nonpayment, after the payment is delinquent.



#### Notice of Defect

Owner/Client shall give Contractor at least 15 business days **written** notice to correct any problem or defect discovered in the performance of the work required under this Agreement. Contractor will not accept any deduction or offset unless such **written** notice is given and Contractor agrees to the offset.

#### Future Changes To Landscaped Areas

Pricing provided in this contract proposal covers maintenance and care of site in its current state, and/or what is originally installed only. Additional plantings or modification of landscaped areas will need to be evaluated and priced/serviced separately from this proposal.

#### Fuel Surcharge

Should the cost of fuel increase by 20% or greater from this contract's commencement date, Impact, upon notice to the client, may charge a 1.5% monthly fuel surcharge based on the agreed upon maintenance monthly charge.

#### Mulch Borders / Maintainable Areas

Impact will not be responsible for mechanical damage to structures or hardscapes where a mulch border or gap between turf area and structure or hardscape is not present.




## Maintenance Pricing Worksheet


### Maintenance Package:

Turf Maintenance per Month	\$ 11,814.67
Fertilization Program per Month	\$ 1,440.00
Irrigation Wet Check Per month	\$ 2,080.00
Mulch	\$ Not Included
Annuals	\$ Not Included

\*Proposal pricing is good for 60 days\*

X   
Impact Landscaping & Irrigation, LLC

Date: 2/21/25

X   
Board of Director

Date: 2/21/25

If a billing statement balance is not paid in full when due, interest will be charged on any unpaid balance that remains past due beginning on the first day it is past due & continuing until paid at the rate of 18% per annum (or the maximum lawful rate if less.) Should Impact Landscaping & Irrigation, LLC employ an attorney to enforce any of the provisions hereof, to protect its interest in any matter arising under this contract, to collect damages for the breach of this contract, the customer(s) jointly and severally agree to pay Impact Landscaping & Irrigation, LLC all reasonable costs, charges, expenses & attorney's fees expended or incurred therein.

Impact Landscaping and Irrigation; 1562 Park Lane South Suite 700; Jupiter, FL 33458;  
Ph: (561) 575-9501



---

**Impact Landscaping and Irrigation; 1562 Park Lane South Suite 700; Jupiter, FL 33458;  
Ph: (561) 575-9501**



## Exhibit B

### Visterra Common CDD

	<b>2025 Pricing</b>	
	<u>Monthly</u>	<u>Annually</u>
<b>Monthly Landscape Maintenance</b>	\$ 11,814.67	\$ 141,776.04
♦ Mowing (40 to 42 cuts per year)		
♦ Trimming (12 times per year)		
♦ Edging (Ornamental Beds-24/Hard Surfaces 40 times per year)		
♦ Weeding and Weed Control Spray (18 times per year)		
<b>Monthly Irrigation Maintenance</b>	\$ 2,080.00	\$ 24,960.00
♦ Irrigation Inspection (12 times per year)		
<b>Monthly Lawn &amp; Ornamental Pest Control &amp; Fertilization</b>	\$ 1,440.00	\$ 17,280.00
♦ Fertilization of Turf / Granular (4 times per year)		
♦ Fertilization of Turf / Liquid (3 times per year)		
♦ Fertilization of Shrubs and Palms (3 times per year)		
<b>Total Common Area</b>	<b>\$ 15,334.67</b>	<b>\$ 184,016.04</b>
 Hourly rate for Irrigation repairs	 \$ 65.00	 per hour
Hourly rate for time and material jobs/general labor rate	\$ 75.00	per hour


 Initial      Impact Landscaping & Irrigation, LLC

\_\_\_\_\_ Initial      Visterra CDD

**PROPOSAL**



## PROPOSAL

<b>Name</b>	<u>Andy Richardson - Vistara</u>	<b>Pref Vendor &amp; PO</b>	<u>166</u>
<b>Address</b>	<u></u>	<b>Sales Rep</b>	<u>TIM</u>
<b>Community</b>	<u>Laurel Road CDD</u>	<b>Date</b>	<u></u>
<b>Email</b>	<u></u>	<b>Approved By</b>	<u></u>
<b>Phone</b>	<u></u>	<b>Billable to</b>	<u></u>
<b>Send To</b>	<u></u>	<b>Budget Limit</b>	<u></u>
<b>Job # or Name</b>	<u></u>	<b>Warranty</b>	<u></u>

**Irrigation: Open Call      Estimate      Technician for same day install**

### Scope of Work:

Proposal to mow all lakes on the property that are not included in the current scope of work. This is 8 Additional Lakes that need to be addressed along with common area buffer zones not currently under the scope.

QUANTITY	DESCRIPTION	SIZE	UNIT COST	EXTENDED
1	Monthly Price for the mowing additional areas		\$ 1,896.00	\$ 1,896.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>ADDITIONAL CHARGES</b>				
	Labor @ \$75 hour		\$ 75.00	\$ -
	Irrigation labor @ \$65/hr		\$ 65.00	\$ -
	Equipment Rental		\$ 500.00	\$ -
<b>TOTAL</b>				<b>\$ 1,896.00</b>

Accepted

**Proposal is good for 30 days.**

Date \_\_\_\_\_

If a billing statement balance is not paid in full when due, interest will be charged on any unpaid balance that remains past due beginning on the first day it is past due and continuing until paid at the rate of 18% per annum (or the maximum lawful rate if less.) Should Impact Landscaping and Irrigation, LLC employ an attorney to enforce any of the provisions hereof, to protect its interest in any matter arising under this contract, to collect damages for the breach of this contract, the customer(s) jointly and severally agree to pay Impact Landscaping and Irrigation, LLC all reasonable costs, charges, expenses and attorney's fees expended or incurred thereon.



# **Laurel Road Community Development District**

**Maddtraxx Proposal for Sidewalk Cleanup**



# PROPOSAL

**MaddTraxx LLC**  
3946 Sasser Rd  
Zolfo Springs, FL 33890  
863-832-4807

Visterra - O&M

DATE	September 10th, 2025
PAYMENT TERMS	NET 30
PO NUMBER	091025SidewalkSoilRemoval

BILL TO
Laurel Road CDD

JOB
Visterra Washout / Sidewalk Soil Removal

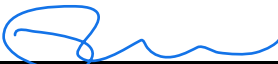
SCOPE	QUANTITY	RATE	AMOUNT
Use hand crew with shovels and wheelbarrows to remove soil washed onto sidewalk in (2) locations.	1	\$850.00	\$850.00

**Total : \$850.00**

Thank you for allowing MaddTraxx to service your land needs!  
Contact [office@maddtraxx.com](mailto:office@maddtraxx.com) for any questions or concerns.  
Please make check payable to MaddTraxx LLC.

TERMS
-------

Bid price (as shown) for work described above is \$850. Upon execution, it constitutes a binding purchase order.

  
\_\_\_\_\_  
Signature of Acceptance

\_\_\_\_\_  
Signature of Acceptance



# **Laurel Road Community Development District**

**PFM District Management Fee Decrease Letter**





September 17, 2025

Mr. Pete Williams  
Chairman of the Board of Supervisors  
Laurel Road Community Development District  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

Dear Mr. Williams:

**pfm**

3501 Quadrangle Blvd.  
Suite 270  
Orlando, FL 32817  
407.723.5900

[pfm.com](http://pfm.com)

Thank you for the opportunity to continue serving as District Manager to the Laurel Road Community Development District (the "District"). The agreement in place between our firm and the District dated December 1, 2024 (the "Agreement") provides for the review and adjustment annually of our fees pursuant to the District's annual budget process.

Effective October 1, 2025, we understand the District will no longer need our firm to provide Field Management services as described in Exhibit A Section V of the Agreement. Therefore, effective October 1, our annual fees will be reduced by \$15,000 in accordance with the fee schedule on Exhibit B (Field Services Tier 3) of the Agreement. We will continue to bill the Board approved annual District Management Fee of \$55,500 and other applicable fees in the Agreement.

We would appreciate your signing and returning a copy of this letter to acknowledge the District's agreement to the revision of services described above. Thank you again for the opportunity to continue serving the District. We truly value the relationship.

Sincerely,  
**PFM GROUP CONSULTING LLC**

  
Senior District Manager

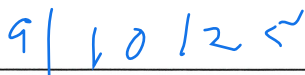
Accepted by:



(Signature)



(Print Name)



(Date)



# **Laurel Road Community Development District**

**Payment Authorization Nos. 112 – 114**

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT  
Payment Authorizations Nos. 112 - 114

PA #	Description	Amount	Total
112	Clean Sweep Parking Lot Maintenance	\$ 475.00	
	Floridian Environmental Landscape	\$ 6,400.00	
	Gold Coast Eagle	\$ 235.67	
	PFM Group Consulting	\$ 4,400.00	
		\$ 1,250.00	
	Southern Land Services of SW Florida	\$ 3,950.00	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	Thomas Stone	\$ 100.00	
	Verizon Business	\$ 74.88	
	WTS International	\$ 1,720.34	
			\$19,605.89
113	AlSCO Uniforms	\$ 69.56	
	City of Venice	\$ 2,035.79	
		\$ 7.14	
		\$ 19.03	
		\$ 228.10	
		\$ 13.22	
		\$ 151.26	
		\$ 663.81	
		\$ 210.22	
		\$ 3.73	
		\$ 913.68	
		\$ 317.57	
		\$ 1,833.03	
	Comcast Business	\$ 754.35	
		\$ 660.05	
		\$ 77.98	
		\$ 116.97	
		\$ 194.95	
	FPL	\$ 28.05	
		\$ 2,951.66	
		\$ 41.42	
		\$ 39.66	
	Impact Landscaping & Irrigation	\$ 900.00	
	Mark Evans	\$ 300.00	
	Southern Land Services of Southwest Florida	\$ 5,800.00	
	Tyree Brown	\$ 500.00	
	WTS International	\$ 29.77	
		\$ 76.30	
			\$18,937.30
114	Ankur Sarup	\$ 350.00	
	Dex Imaging	\$ 5.04	
		\$ 20.46	
	Egis Insurance & Risk Advisors	\$ 43,206.00	
	Florida Natural Gas	\$ 8.21	
	Geiger	\$ 667.23	
	MaddTraxx	\$ 850.00	
	Navitas Credit Corp	\$ 2,465.17	
	Southern Land Services of Southwest Florida	\$ 4,650.00	
	TECO	\$ 43.88	
	WTS International	\$ 2,427.28	
			\$54,693.27
		Total	\$93,236.46



# **Laurel Road Community Development District**

## **District Financial Statements**



# **Laurel Road Community Development District**

## August 2025 Financial Package

August 31, 2025

**PFM Group Consulting LLC**  
3501 Quadrangle Boulevard  
Suite 270  
Orlando, FL 32817-8329  
(407) 723-5900



**Laurel Road CDD**  
Statement of Financial Position  
As of 8/31/2025

	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	\$ 242,969.83				\$ 242,969.83
Accounts Receivable	1,073.91				1,073.91
Prepaid Expenses	12,378.43				12,378.43
Deposits	4,350.00				4,350.00
Series 2021A1 Debt Service Reserve		\$ 326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		93,203.12			93,203.12
Series 2021A Revenue		273,549.76			273,549.76
Series 2021A2 Interest		2,284.03			2,284.03
Series 2021A1 Prepayment		160.98			160.98
Series 2021A2 Prepayment		298,372.68			298,372.68
Series 2021A Acquisition/Construction			\$ 370,593.19		370,593.19
Prepaid Expenses			11.58		11.58
Deposits			50.00		50.00
Total Current Assets	<u>\$ 260,772.17</u>	<u>\$ 994,442.45</u>	<u>\$ 370,654.77</u>	<u>\$ -</u>	<u>\$ 1,625,869.39</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 994,442.45	\$ 994,442.45
Amount To Be Provided				15,165,557.55	15,165,557.55
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,160,000.00</u>	<u>\$ 16,160,000.00</u>
<b>Total Assets</b>	<u><u>\$ 260,772.17</u></u>	<u><u>\$ 994,442.45</u></u>	<u><u>\$ 370,654.77</u></u>	<u><u>\$ 16,160,000.00</u></u>	<u><u>\$ 17,785,869.39</u></u>



**Laurel Road CDD**  
Statement of Financial Position  
As of 8/31/2025

	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	\$ 40,068.30				\$ 40,068.30
Deferred Revenue	1,073.91				1,073.91
Accounts Payable			\$ 18,450.00		18,450.00
Retainage Payable			91,992.19		91,992.19
Total Current Liabilities	<u>\$ 41,142.21</u>	<u>\$ -</u>	<u>\$ 110,442.19</u>	<u>\$ -</u>	<u>\$ 151,584.40</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 16,160,000.00	\$ 16,160,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,160,000.00</u>	<u>\$ 16,160,000.00</u>
<b>Total Liabilities</b>	<u>\$ 41,142.21</u>	<u>\$ -</u>	<u>\$ 110,442.19</u>	<u>\$ 16,160,000.00</u>	<u>\$ 16,311,584.40</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ (6,959.05)				\$ (6,959.05)
Current Year Net Assets, Unrestricted	(9,431.68)				(9,431.68)
Net Assets - General Government	194,134.98				194,134.98
Current Year Net Assets - General Government	41,885.71				41,885.71
Net Assets, Unrestricted		\$ 1,568,510.64			1,568,510.64
Current Year Net Assets, Unrestricted		(574,068.19)			(574,068.19)
Net Assets, Unrestricted			\$ (146,827.60)		(146,827.60)
Current Year Net Assets, Unrestricted			407,040.18		407,040.18
<b>Total Net Assets</b>	<u>\$ 219,629.96</u>	<u>\$ 994,442.45</u>	<u>\$ 260,212.58</u>	<u>\$ -</u>	<u>\$ 1,474,284.99</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 260,772.17</u>	<u>\$ 994,442.45</u>	<u>\$ 370,654.77</u>	<u>\$ 16,160,000.00</u>	<u>\$ 17,785,869.39</u>



**Laurel Road CDD**  
**Statement of Activities**  
**As of 8/31/2025**

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	<b>Long-Term Debt</b>	<b>Total</b>
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 439,160.37				\$ 439,160.37
Off-Roll Assessments	211,135.20				211,135.20
Other Income & Other Financing Sources	722.84				722.84
Inter-Fund Transfers In	624.52				624.52
On-Roll Assessments		\$ 663,806.90			663,806.90
Other Assessments		2,595,152.99			2,595,152.99
Developer Contributions			\$ 1,813,070.75		1,813,070.75
Other Income & Other Financing Sources			654,224.50		654,224.50
Inter-Fund Transfers In			(624.52)		(624.52)
Total Revenues	<u>\$ 651,642.93</u>	<u>\$ 3,258,959.89</u>	<u>\$ 2,466,670.73</u>	<u>\$ -</u>	<u>\$ 6,377,273.55</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 9,400.00				\$ 9,400.00
Public Officials' Liability Insurance	2,708.00				2,708.00
Trustee Services	4,244.31				4,244.31
Management	48,400.00				48,400.00
Field Management	11,250.00				11,250.00
Engineering	3,125.00				3,125.00
Disclosure	750.00				750.00
District Counsel	5,355.50				5,355.50
Assessment Administration	5,500.00				5,500.00
Audit	5,600.00				5,600.00
Travel and Per Diem	365.59				365.59
Postage & Shipping	153.31				153.31
Legal Advertising	4,423.25				4,423.25
Miscellaneous	1,597.06				1,597.06
Office Supplies	279.76				279.76
Web Site Maintenance	2,550.00				2,550.00
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	32,399.55				32,399.55
Resident Services	12,867.85				12,867.85
Electric	475.30				475.30





**Laurel Road CDD**  
**Statement of Activities**  
**As of 8/31/2025**

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	<b>Long-Term Debt</b>	<b>Total</b>
Clubhouse Electric	\$ 8,296.68			\$	8,296.68
Clubhouse Water	22,362.94				22,362.94
Water Reclaimed	3,234.61				3,234.61
Stormwater Management	9,669.22				9,669.22
Wetlands Mitigation	6,700.00				6,700.00
Amenity - Telephone	1,717.70				1,717.70
Amenity - Cable TV / Internet / Wi-Fi	5,322.15				5,322.15
Amenity - Landscape Maintenance	19,772.46				19,772.46
Amenity - Irrigation Repairs	1,440.00				1,440.00
Amenity - Pool Maintenance	9,312.00				9,312.00
Amenity - Janitorial	20,865.93				20,865.93
Amenity - Pest Control	1,882.00				1,882.00
Amenity - Fitness Equipment Leasing	27,531.26				27,531.26
Amenity - Security	2,611.10				2,611.10
Amenity - Office Equipment Leasing	3,500.54				3,500.54
Amenity - Capital Outlay	9,035.04				9,035.04
Amenity - Miscellaneous	3,554.20				3,554.20
Amenity - AC Maintenance and Equipment	42.70				42.70
Amenity - Pool Equipment	223.37				223.37
Amenity - Gas	820.62				820.62
Amenity - Operations	3,130.78				3,130.78
Gate Internet Service	2,438.30				2,438.30
General Insurance	3,309.00				3,309.00
Property & Casualty Insurance	23,491.00				23,491.00
Irrigation	28,193.00				28,193.00
Lake Maintenance	21,438.00				21,438.00
Landscaping Maintenance & Material	136,988.02				136,988.02
Landscape Improvements	29,812.50				29,812.50
Fertilizer / Pesticides	18,560.00				18,560.00
Contingency	11,263.34				11,263.34
Gate - Repairs & Maintenance	16.99				16.99
Capital Expenditures	9,431.68				9,431.68
Street Sweeping	9,500.00				9,500.00
Streetlights	33,182.44				33,182.44



**Laurel Road CDD**  
Statement of Activities  
As of 8/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Series 2021 A1 Principal Payments		\$ 255,000.00			\$ 255,000.00
Series 2021 A2 Principal Payments		3,005,000.00			3,005,000.00
Series 2021 A1 Interest Payments		404,092.50			404,092.50
Series 2021 A2 Interest Payments		218,710.94			218,710.94
Engineering			\$ 203,894.45		203,894.45
Contingency			1,856,362.34		1,856,362.34
Total Expenses	\$ 640,269.05	\$ 3,882,803.44	\$ 2,060,256.79	\$ -	\$ 6,583,329.28
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 21,080.15				\$ 21,080.15
Dividend Income		\$ 49,775.36			49,775.36
Dividend Income			\$ 626.24		626.24
Total Other Revenues (Expenses) & Gains (Losses)	\$ 21,080.15	\$ 49,775.36	\$ 626.24	\$ -	\$ 71,481.75
<b>Change In Net Assets</b>	\$ 32,454.03	\$ (574,068.19)	\$ 407,040.18	\$ -	\$ (134,573.98)
<b>Net Assets At Beginning Of Year</b>	\$ 187,175.93	\$ 1,568,510.64	\$ (146,827.60)	\$ -	\$ 1,608,858.97
<b>Net Assets At End Of Year</b>	\$ 219,629.96	\$ 994,442.45	\$ 260,212.58	\$ -	\$ 1,474,284.99



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 439,160.37	\$ 394,731.76	\$ 44,428.61	\$ 430,616.46	101.98%
Off-Roll Assessments	211,135.20	193,540.61	17,594.59	211,135.21	100.00%
Developer Contributions	-	458.33	(458.33)	500.00	0.00%
Other Income & Other Financing Sources	722.84	-	722.84	-	
Carryforward Cash	45,833.33	45,833.33	-	50,000.00	91.67%
<b>Net Revenues</b>	<b>\$ 696,851.74</b>	<b>\$ 634,564.03</b>	<b>\$ 62,287.71</b>	<b>\$ 692,251.67</b>	<b>100.66%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ 9,400.00	\$ 11,000.00	\$ (1,600.00)	\$ 12,000.00	78.33%
Public Officials' Liability Insurance	2,708.00	2,745.42	(37.42)	2,995.00	90.42%
Trustee Services	4,244.31	3,666.67	577.64	4,000.00	106.11%
Management	48,400.00	48,400.00	-	52,800.00	91.67%
Field Management	11,250.00	11,458.33	(208.33)	12,500.00	90.00%
Engineering	3,125.00	11,458.33	(8,333.33)	12,500.00	25.00%
Disclosure	750.00	916.67	(166.67)	1,000.00	75.00%
District Counsel	5,355.50	18,333.33	(12,977.83)	20,000.00	26.78%
Assessment Administration	5,500.00	5,041.67	458.33	5,500.00	100.00%
Reamortization Schedules	-	114.58	(114.58)	125.00	0.00%
Audit	5,600.00	5,133.33	466.67	5,600.00	100.00%
Arbitrage Calculation	-	458.33	(458.33)	500.00	0.00%
Travel and Per Diem	365.59	-	365.59	-	
Telephone	-	641.67	(641.67)	700.00	0.00%
Postage & Shipping	153.31	458.33	(305.02)	500.00	30.66%
Legal Advertising	4,423.25	7,333.33	(2,910.08)	8,000.00	55.29%
Miscellaneous	1,597.06	550.00	1,047.06	600.00	266.18%
Office Supplies	279.76	458.33	(178.57)	500.00	55.95%
Web Site Maintenance	2,550.00	2,750.00	(200.00)	3,000.00	85.00%
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00	100.00%
Maintenance Staff	-	18,333.33	(18,333.33)	20,000.00	0.00%
Lifestyle Staff	32,399.55	45,833.33	(13,433.78)	50,000.00	64.80%
Resident Services	12,867.85	9,166.67	3,701.18	10,000.00	128.68%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 151,144.18</b>	<b>\$ 204,412.07</b>	<b>\$ (53,267.89)</b>	<b>\$ 222,995.00</b>	<b>67.78%</b>



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b><u>Field Expenses (Inside the Gate; SF)</u></b>					
Electric	\$ 356.48	\$ 6,875.00	\$ (6,518.53)	\$ 7,500.00	4.75%
Water Reclaimed	2,425.96	3,437.50	(1,011.54)	3,750.00	64.69%
Stormwater Management	9,669.22	-	9,669.22	-	
Wetland Mitigation	6,700.00	4,583.33	2,116.67	5,000.00	134.00%
Equipment Rental	-	2,291.67	(2,291.67)	2,500.00	0.00%
Gate Internet Service	2,438.30	-	2,438.30	-	
General Insurance	2,481.75	2,516.25	(34.50)	2,745.00	90.41%
Property & Casualty Insurance	17,618.25	-	17,618.25	-	
Irrigation	21,144.75	13,750.00	7,394.75	15,000.00	140.97%
Lake Maintenance	16,078.50	14,396.25	1,682.25	15,705.00	102.38%
Landscaping Maintenance & Material	102,741.02	73,333.34	29,407.68	80,000.00	128.43%
Landscape Improvements	22,359.38	13,750.00	8,609.38	15,000.00	149.06%
Fertilizer / Pesticides	13,920.00	-	13,920.00	-	
Contingency	11,263.34	9,166.67	2,096.67	10,000.00	112.63%
Gate - Repairs & Maintenance	16.99	6,875.00	(6,858.01)	7,500.00	0.23%
Capital Expenditures	7,073.76	4,583.33	2,490.43	5,000.00	141.48%
Street Sweeping	9,500.00	11,000.00	(1,500.00)	12,000.00	79.17%
Lighting	-	183.33	(183.33)	200.00	0.00%
Streetlights - Leasing	24,886.83	27,720.00	(2,833.17)	30,240.00	82.30%
Bike Share	-	2,291.67	(2,291.67)	2,500.00	0.00%
<b>Total Field Expenses (Inside the Gate; Only SF)</b>	<b>\$ 270,674.51</b>	<b>\$ 196,753.34</b>	<b>\$ 73,921.17</b>	<b>\$ 214,640.00</b>	<b>126.11%</b>
<b><u>Field Expenses (Outside the Gate; MF)</u></b>					
Electric	\$ 118.83	\$ 2,291.67	\$ (2,172.85)	\$ 2,500.00	4.75%
Water Reclaimed	808.65	1,145.83	(337.18)	1,250.00	64.69%
General Insurance	827.25	838.75	(11.50)	915.00	90.41%
Property & Casualty Insurance	5,872.75	-	5,872.75	-	
Irrigation - Repair and Maintenance	7,048.25	4,583.33	2,464.92	5,000.00	140.97%
Lake Maintenance	5,359.50	4,798.75	560.75	5,235.00	102.38%
Landscaping Maintenance & Material	34,247.01	24,444.45	9,802.56	26,666.67	128.43%
Landscape Improvements	7,453.13	4,583.33	2,869.80	5,000.00	149.06%
Fertilizer / Pesticides	4,640.00	-	4,640.00	-	
Capital Expenditures	2,357.92	2,291.67	66.25	2,500.00	94.32%
Streetlights - Leasing	8,295.61	9,240.00	(944.39)	10,080.00	82.30%
<b>Total Field Expenses (Outside the Gate; MF)</b>	<b>\$ 77,028.89</b>	<b>\$ 54,217.78</b>	<b>\$ 22,811.11</b>	<b>\$ 59,146.67</b>	<b>130.23%</b>



**Laurel Road CDD**  
Budget to Actual  
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<b><u>Visterra - Amenity Expenses</u></b>					
Clubhouse Electric	\$ 8,296.68	\$ 9,166.67	\$ (869.99)	\$ 10,000.00	82.97%
Clubhouse Water	22,362.94	13,750.00	8,612.94	15,000.00	149.09%
Amenity - Telephone	1,717.70	8,030.00	(6,312.30)	8,760.00	19.61%
Amenity - Cable TV / Internet / Wi-Fi	5,322.15	11,916.67	(6,594.52)	13,000.00	40.94%
Amenity - Landscape Maintenance	19,772.46	18,333.33	1,439.13	20,000.00	98.86%
Amenity - Irrigation Repairs	1,440.00	9,166.67	(7,726.67)	10,000.00	14.40%
Amenity - Pool Maintenance	9,312.00	19,511.25	(10,199.25)	21,285.00	43.75%
Amenity - Pool Equipment	223.37	916.67	(693.30)	1,000.00	22.34%
Amenity - Cleaning	20,865.93	13,750.00	7,115.93	15,000.00	139.11%
Amenity - Pest Control	1,882.00	2,291.67	(409.67)	2,500.00	75.28%
Amenity - Fitness Equipment Leasing	27,531.26	26,583.33	947.93	29,000.00	94.94%
Amenity - Security Monitoring	2,611.10	9,533.33	(6,922.23)	10,400.00	25.11%
Amenity - Office Equipment Leasing	3,500.54	11,000.00	(7,499.46)	12,000.00	29.17%
Amenity - Capital Outlay	9,035.04	22,916.67	(13,881.63)	25,000.00	36.14%
Amenity - Miscellaneous	3,554.20	939.58	2,614.62	1,025.00	346.75%
Amenity - A/C Maintenance and Equipment	42.70	1,375.00	(1,332.30)	1,500.00	2.85%
Amenity - Gas	820.62	-	820.62	-	
Amenity - Operations	3,130.78	-	3,130.78	-	
<b>Total Visterra - Amenity Expenses</b>	<b>\$ 141,421.47</b>	<b>\$ 179,180.84</b>	<b>\$ (37,759.37)</b>	<b>\$ 195,470.00</b>	<b>72.35%</b>
<b>Total Expenses</b>	<b>\$ 640,269.05</b>	<b>\$ 634,564.03</b>	<b>\$ 5,705.02</b>	<b>\$ 692,251.67</b>	<b>92.49%</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 21,080.15	\$ -	\$ 21,080.15	\$ -	
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 21,080.15</b>	<b>\$ -</b>	<b>\$ 21,080.15</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 77,662.84</b>	<b>\$ -</b>	<b>\$ 77,662.84</b>	<b>\$ -</b>	



# **Laurel Road Community Development District**

## **Consideration of HVAC Preventative Maintenance Proposals**

- **Conditioned Plumbing**
- **Superior Heating & Cooling**
- **Tri-County Air**

**PLANNED MAINTENANCE  
AGREEMENT**

Estimate 532695250

Date 9/8/2025

**Billing Address**

Name Visterra  
Address 321 Visterra Boulevard  
Nokomis, FL 34275 USA

**Service Location**

Name Visterra  
Address 321 Visterra Boulevard  
Nokomis, FL 34275 USA

---

Regular planned maintenance of your plumbing systems is essential to keeping your system at its peak efficiency. Your Planned Maintenance Agreement with Conditioned Plumbing, which includes one precision maintenance visits per year, unless noted in the Services Below. This program is designed to maintain system efficiency, help prevent system failures, help maintain system capacity, extend equipment life, reduce water usage, and reduce utility costs.

Your Program Provides the Following Benefits

- Priority Customer
  - Agreement is Transferable to new owners
  - Loyalty Rewards Program of \$50/Year up to 10 Years for Each Consecutive Year in the Program towards the Replacement of your System(s)
  - 15% Discount on all repairs
  - 15% Discount on our Travel and Diagnostic Fee
  - Seasonal PMA customer specials
  - Unconditional Service Guarantee
-



## Replacement Proposal

Estimate 532726558

Date 9/8/2025

### Billing Address

Name Vistera  
Address 321 Vistera Boulevard  
Nokomis, FL 34275 USA

### Service Location

Name Vistera  
Address 321 Vistera Boulevard  
Nokomis, FL 34275 USA

Conditioned Air is Pleased to Present the Following Proposal For Your Consideration.

## SERVICES

IMAGE	DESCRIPTION	QTY	PRICE	TOTAL
	Planned maintenance of (3) systems - Includes Special Order Filters - Quarterly Visits (4x/yr) - Annual Billing	1	\$1,938.00	\$1,938.00

For your convenience, we offer online payments (Visa, MC, AMEX and Discover) at [www.conditionedair.com](http://www.conditionedair.com) (Click on "Pay Now"), or call (239) 643-2445. You authorize Conditioned Air to Keep you Payment Method on File and to automatically charge your final payment when the work is complete.

**Total Due:\$** \$1,938.00

Upon Acceptance please remit 50% Downpayment of the total due. Payment implies agreement to all terms and conditions of this agreement.



# TERMS AND CONDITIONS

---

## 1. Scope of Terms and Conditions

The Terms and Conditions of product sales and service projects are limited to those contained herein. Any additional or different terms or conditions in any form delivered by you ("Customer") are hereby deemed to be material alterations and notice of objection to them and rejection of them is hereby given. By accepting delivery of the products or by engaging Conditioned Air of Naples, LLC ("Company") to provide product(s) or perform or produce any services, Customer agrees to be bound by and accepts these Terms and Conditions unless Customer and Company have signed a separate agreement, in which case the separate agreement will govern. These Terms and Conditions constitute a binding contract between Customer and Company and are referred to herein as either "Terms and Conditions" or this "Agreement." Customer accepts these Terms and Conditions by making a purchase from or placing an order with Company or engaging Company to perform or procure any services. These Terms and Conditions are subject to change without prior notice, except that the Terms and Conditions posted on Company's Site at the time Customer signs the Installation Proposal will govern, unless otherwise agreed in writing by Company and Customer.

## 2. Payment Terms

Customer shall pay Company according to the terms contained in the Proposal. Final payment shall be due after the work described in the Proposal is substantially completed. All retail service work be paid on the day of completion. All equipment replacement / duct-work replacements or add ons will require a 50% downpayment, and 50% on the day of completion. The customer cannot withhold final payment until the installation passes inspection, as this is an independent action controlled by the county or city government. The Company has the right in all cases to file a legal Notice to Owner for any lien rights to the Customers property if payment is not made within the allotted time.

## 3. Zoning and permits

Customer agrees to timely furnish all information necessary to secure permits for the work called for under this Agreement, and Customer warrants the work contracted for to be in compliance with applicable zoning, classification and building codes. Any costs for work not in the Estimate but required by lawful authorities to bring the work into compliance with applicable code shall be the responsibility of the Customer. Company assumes no responsibility for violation of zoning rules/laws.

## 4. Homeowners Association/Condo Association/Property Owners Association

Customer is responsible for Homeowner Association, Condo Association, Property Owner Association, Historical Society approval or other similar approvals. All Approvals must be received, and a written copy of such shall be given by Customer to Company prior to material being ordered. Customer is responsible for Homeowner Association security deposit or bond if one is required.

## 5. Change Orders

During the progress of the work under this Agreement, if Customer should order extra work not specified in the Agreement, Company may require such extra work to be considered an agreement separate and aside from this Agreement and may require payment for said extra work in advance.

## 6. Substitutions

Should Company be unable to obtain any equipment or material(s) specified in the Agreement or any Change Order, Company shall have the right at its sole discretion to substitute comparable equipment or materials and such substitution shall not affect the Contract Price.

## 7. Supervision Responsibility

Company shall supervise and direct the work at Customer's Property, using reasonable skill and attention. Company shall be solely responsible for the construction means, methods, technique, sequences, and procedures for all work performed at Customer's Property pursuant to this Agreement. Customer shall not interfere with Company's work forces or Company's subcontractors.

## 8. Workmanship 1 Year Limited Warranty

Company shall provide Customer with a 1 year limited warranty on service and labor for the duration set forth in the Installation Agreement, beginning on the date of completion of services against defects in the quality of workmanship and/or materials ("Warranty Period"). Company shall not be liable during or following the Warranty Period for any: (a) damage due to ordinary wear and tear or abusive use; (b) damage due to use of the equipment beyond the design temperatures (cooling set below 70°F, for instance); (c) defects that are the result of characteristics common to the materials used; (d) loss, injury or damages caused in any way by the weather elements; (e) conditions resulting from condensation on, or expansion or contraction or, any materials; (f) any water leak, blockage, freezing, or other malfunction of condensate or drain lines; and/or (g) air leaks arising from structural deficiencies within existing supply/return ducts or transitions. Customer is responsible for paying equipment manufacture or third-party warranty company for any transfer of equipment warranty. Company is not responsible for any warranties provided by the manufacturer. Company makes no warranty to Buyer regarding materials and/or equipment installed (other than a warranty of title), and Company authorizes no third person or party to assume any warranty obligation or liability on Company's behalf. The only warranties applicable to the materials and/or equipment installed are those, if any, extended by the respective manufacturer that shall furnish to Buyer all applicable warranty documents. Company hereby assigns to Buyer, without recourse, any applicable warranties extended to Company. Such assignment shall constitute Company's sole obligation and Buyer's sole exclusive remedy from Company with regards to defective materials and/or equipment installed. This limited warranty is in lieu of all other warranties, statutory or otherwise, express, or implied, all representations made by Company, and all other obligations or liabilities respective of the Services provided at the Property. Company disclaims all other warranties, express or implied, including without limitation any implied warranty of workmanlike construction, implied warranty of habitability, implied warranty of fitness for a particular purpose or use, and/or implied warranty of merchantability. Under no circumstances shall Company be liable to Customer for loss of time, loss of use, inconvenience, or any other incidental or consequential damages that may arise from this Agreement. Unauthorized repairs or attempted repairs shall void this warranty entirely.

## 9. Design Conditions

All equipment is designed according to the Manual J. standard design temperatures for Florida Zone 1 (Cooling: 75°F indoor dry bulb temperature w/ 50% indoor relative humidity at 93°F outdoor dry bulb temperature. Heating: 70°F indoor dry bulb temperature w/ 50% indoor relative humidity at 47°F outdoor dry bulb temperature). Company is not responsible for cooling/heating beyond the Manual J. standard design temperatures, high humidity levels, system reaching dew point, ductwork sweating/producing condensate due to home infiltration rates or any other reason. R-values, structural tightness, ductwork conditions, home infiltration, leakage of duct-work, building materials and any other factor in the load calculation will be determined by the information the Customer provides to Company upon initial consultation. Company is not responsible for any problems incurred due to incorrect information provided by Customer at the time of consultation or while determining load calculation are being performed. In the case of an equipment replacement on an existing residential or commercial project, If Customer does not provide load calculations or authorize Company to conduct its own testing to determine load calculations, Company shall size the new HVAC system based on the size of the existing HVAC system. In such case, Company shall not be responsible for problems caused by over sizing (including without limitation short cycling, humidity control, and mold growth) or under sizing (including without limitation inability to heat or cool within the Manual J. standard design temperatures). The HVAC design must meet the Florida Building Code requirements. Therefore, any specifications must be provided to the Company, by the Customer or a party associated with the Customer. When designing a structure such as but not limited to, a residential home with any type of foam insulation or a completely sealed structure, Company & Home Services recommends the Customer have an engineer or building expert review the plans for how to control the humidity levels in the sealed attic space. Dehumidifiers, in most cases, are recommended but should be verified.

## 10. Performance or Condition of Existing Equipment

Company is not responsible for the performance, functionality, or compatibility of existing equipment, duct-work, duct board, controls, or other equipment/materials that is not replaced during a job installation and that Customer agrees to keep in place. In the event that the system fails to operate properly, the Warranty service will only cover the newly installed equipment, controls, or materials, as well as our workmanship. In the event that an existing piece of equipment prevents the proper start up or operation of the new equipment or system, Customer assumes all responsibility for any additional service charges that may be incurred.

## 11. Existing Line Set

Company is not responsible for any problems with heating or cooling due to the existing line set, which may require repair and replacement for an additional cost to the Customer in the event Company is unable to pull a 500-micron vacuum on an existing line set. Should Customer reject Company's recommendation to replace an existing line set, Company's limited warranty is voided.

## 12. Condensate Drains

Company is not responsible for the condition of any existing condensate or copper pipping that is not readily accessible. Customer is responsible for any additional costs incurred if pressure testing is required to identify leaks and necessary repairs.

## 13. Paint, Patchwork, and Repairs

Company is not responsible for any painting, patchwork, or repair work that may be required following modification/installation work unless previously agreed upon in the signed proposal.

## 14. Existing Attic Access Stairs

In the event Customer's existing stairs cannot be safely utilized for the removal and installation of equipment, an alternate method or access may be required. Company is not responsible for (a) the replacement or repair of attic steps or stairs that must be removed to complete removal or installation work; and/or (b) any property damage resulting from the removal of the attic steps or stairs.

## 15. Mold

Company shall not be responsible for any claims, damages, actions, costs, or other liabilities, whether direct or indirect, that may be caused by, resulting from, or relating to, mold. The discovery and/or removal of any mold or any hazardous materials is excluded from the scope of Company's work, and Company reserves the right to stop work until such mold or hazardous materials are removed.

# Terms and Conditions (Con't)

---

## **16. Insurance and Waiver of Subrogation**

Customer shall maintain property insurance upon the entire structure including all work to be performed pursuant to this Agreement to the full insurable value thereof. This insurance shall inure against the perils of fire, theft, extended coverage, vandalism, and malicious mischief. Customer and Company waive all rights against each other for damages caused by insured perils whether or not such damage is caused by the fault or negligence of any party hereto.

## **17. Indemnification**

Customer shall indemnify, defend, and hold harmless Company and its respective directors, officers, employees, agents, sureties, subcontractors, and suppliers from and against any and all losses, costs, expenses, damages, injuries, claims, demands, obligations, liabilities, judgments, fines, penalties, interest and causes of action, including without limitation administrative and legal costs and reasonable attorney's fees, involving the following: (a) injury or death to any person, or damage to or destruction of any property (including loss of use thereof), except to the extent caused by the sole negligence or intentional misconduct of Company; and (b) any failure of the Customer to comply with the requirements of the Agreement.

## **18. Risk of Loss**

Risk of loss shall pass to the Customer upon delivery of materials and equipment to Customer's Property. Company shall not be responsible for any loss due to fire, theft, vandalism, and/or malicious mischief once delivered to Customer's Property. Customer shall assume all responsibility for any such loss and Customer shall maintain insurance coverage to protect against such loss.

## **19. Severability**

Should any part of this Agreement be adjudged to be void, unenforceable, or contrary to public policy, only such void or unenforceable portion shall be stricken and eliminated hereof while the other portions remain valid and enforceable.

## **20. Performance**

If Customer fails to perform any of Customer's obligations herein or if Company, in good faith, believes that the prospect of payment or performance to be impaired, Company may upon seven (7) days written notice to Customer terminate this Agreement while retaining all mechanic's lien rights as well as right to payment for the full amount of work performed plus reasonable overhead and profit, interest, attorneys' fees, and other charges due and unpaid.

## **21. Collections**

If amounts owing under this Agreement are not paid within thirty (30) days, Customer agrees to pay a late charge on any outstanding balance at two per cent (2%) per month or twenty-four per cent (24%) per annum on the unpaid amount calculated from the date payment was due. Customer will be deemed to have accepted Company's performance as complete under this Agreement unless Customer notified Company in writing otherwise within thirty (30) days of substantial completion. Should Company retain the assistance of a third party, including without limitation an attorney, to assist with collection of unpaid amounts due and owing, Customer agrees to pay Company's costs associated therewith including without limitation reasonable attorneys' fees, court costs, and interest at the maximum legal rate.

## **22. Entire Agreement**

This Agreement constitutes the entire agreement between Customer and Company. No agreements, representations, or warranties other than those specifically set forth herein shall be binding on any of the parties unless set forth in writing and signed by both parties.

[illegible]



**Superior Heating and Cooling Corp**  
115 Triple Diamond Blvd.  
Nokomis, FL 34275  
(941) 488-5359  
[service@superiorac.com](mailto:service@superiorac.com)  
LIC.# CAC 033600 / LIC.# CAC 1821287

## **SERVICE MAINTENANCE AGREEMENT**

Cleaning Equipment  
Proper Lubrication  
Proper adjustments of switches & controls  
Thermostats checked or reset  
Replacement of standard throw away filters or cleaning of cleanable types. (Media style not included) Touch-up painting to help resist rusting of internal parts  
Check Freon pressures for optimum performance  
All line voltages and amperage loads measured to insure best operation of equipment Belts and drive mechanism checked and adjusted  
Drains checked and cleaned

All required service calls between regular check-ups will be billed at standard rates less 10 % (8:00 am - 4:30 pm Monday-Friday)

All required parts, supplies & accessories and unrelated labor shall be billed to customer at standard prices less 10%.

Exclusions: Acts of God, lightning, floods, vandalism, etc. are not covered by or warrantied under this agreement  
Any unused portion of this maintenance agreement is non-refundable

## **TERMS AND CONDITIONS**

A. SUPERIOR HEATING-COOLING CORP. is hereafter referred to as SUPERIOR. This Maintenance Agreement ("Agreement") provides for maintenance, inspections, and filter cleanings only. It does not provide insurance or otherwise cover the cost of parts or labor for repairs necessitated by a mechanical failure, Acts of God, lightning, floods, vandalism, etc. This Agreement applies only to the equipment listed. In the event that said equipment is removed or replaced, SUPERIOR shall be released from any and all further maintenance, inspections, and filter cleaning obligations under this Agreement.

B. CUSTOMER SERVICE: Service is provided during normal business hours, Monday through Friday, 8:00 am to 4:00 pm. Service will be based upon the level of priority, service demand, and the availability of technicians.

C. CANCELLATION: SUPERIOR may, at its option, cancel this agreement at any time. If this agreement is cancelled by SUPERIOR, the amounts paid by Customer shall be refunded pro rata based upon the period remaining under the Agreement.

D. TRANSFER: In the event that the property where the equipment is located is sold, SUPERIOR will perform services for the new owner provided that the new owner agrees to the terms and conditions of this Agreement.

E. DAMAGE NOT COVERED: SUPERIOR shall not be liable for damage, consequential or direct, arising from the operation or failure of the equipment or its controls. SUPERIOR is not responsible for condensate drain lines, drain line leaks, drain line blockages, drain line cleaning, blowing out drain lines, replacing drain lines or any part

thereof. SUPERIOR will not be liable for any water damage caused by condensate water leaks. Customer hereby acknowledges that, in Florida, there exists the natural possibility of mold and mildew growth indoors. Mold and mildew are natural conditions in a hot and humid environment. In order to grow, mold and mildew only need moisture and a food source. Unfortunately, the high humidity in Florida can provide the source of moisture and drywall, wall paper paste, insulation or other building materials can provide the food source. No licensed contractor can guarantee that mold or mildew will never exist in a building or residence. Accordingly, damages arising out of mold and mildew growth are almost always excluded from your homeowners' insurance policies as well as our commercial general liability policies. Therefore by entering into this Maintenance Agreement, Customer releases, waives, and discharges SUPERIOR, its suppliers, officers, agents, or employees (collectively "Releasees") of and from any and all liability for any and all loss or damage and any claims or demands on account of damages arising as a result of the growth of mold and/or mildew including, without limitation, claims for personal injury, caused by the maintenance or other services performed by Releasees regardless of whether such damages are caused by the negligence of Releasees or otherwise. Customer hereby assumes all risk of damages arising as the result of the growth of mold and/or mildew arising out of the maintenance and other work performed by Releasees. Customer further agrees to indemnify, defend, and hold harmless Releasees from all suits, actions, legal proceedings, claims, court costs, attorney's fees, and damages arising as a result of the growth of mold and/or mildew regardless of whether such claims arise out of Releasee's negligence.

F. ACCESS: Customer will provide clear, safe and unobstructed access to the equipment to be serviced. SUPERIOR will not move any equipment. Customer will hold SUPERIOR harmless and not responsible for any damage incurred to ceilings, walls, flooring, while repairing customer's equipment.

G. UTILITY BILLS: SUPERIOR is not responsible to determine the source of high utility bills or water usage and any cost or reimbursement due to a mechanical malfunction.

H. DISPUTES: The exclusive venue for any action based upon the business relationship between SUPERIOR and Customer shall be in Sarasota County, Florida. SUPERIOR and Customer hereby mutually waive their right to a trial before a jury in the event of any litigation between the parties.

I. ENTIRE AGREEMENT: This written agreement contains the entire agreement of the parties with respect to the subject matter of this Agreement. This Agreement supersedes any prior agreements, understandings, or negotiations between the parties, whether written or oral. This Agreement can only be amended through a written document formally executed by all parties.

J. REQUIRED NOTICES: The following notices are required by Florida law: ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES. PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR.

FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Construction Industry Licensing Board  
1940 North Monroe Street Tallahassee, FL 32399-0783  
Phone: 850.487.1395



Tri County Air  
1080 Enterprise Court  
North Venice, FL 34275  
(941) 485-2222

Estimate 308020436  
Job 308013709  
Estimate Date 8/21/2025  
Customer PO

**Billing Address**

PFM Management CDD Property  
321 Visterra Boulevard  
Nokomis, FL 34275 USA

**Job Address**

PFM Management CDD Property  
321 Visterra Boulevard  
Nokomis, FL 34275 USA

**Estimate Details**

Commercial Semi - Annual Membership with Quarterly Filter Changes: Commercial Semi - Annual Membership with Quarterly Filter Changes

Service #	Description	Quantity
SCMS	Commercial Semi - Annual Membership with Quarterly Filter Changes Commercial Maintenance on 3 systems TUNE-UPS INCLUDE ~Check Thermostat and operating temps ~Clean indoor and outdoor coils as needed ~Clean condensate pans ~Clean condensate lines ~Check filters ~Check blower wheel ~Check electrical connections in equipment ~Check voltages and amperage of motors ~Record operating pressures ~Lubricate moving parts when necessary ~Apply rust proofing paint where applicable CUSTOMER'S BENEFITS: ~PRIORITY SERVICE ~NO OVERTIME CHARGES ~10% Discount on all parts and Labor ** DOES NOT INCLUDE FILTER OR BELTS	1.00
NONPRT	Filters per visit 16x24x2	4.00
NONPRT	Filters per visit 20x22x1	1.00
DRNCLN	Drain line cleaning with operations check	6.00

<b>Member Savings</b>	\$63.25
<b>Sub-Total</b>	\$1,859.40
<b>Tax</b>	\$0.00
<b>Total</b>	\$1,859.40
<b>Est. Financing</b>	\$68.87

Thank you for choosing Tri County Air and remember...No matter what the weather, Tri County makes it better!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Tri County Air Conditioning and Heating, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



# **Laurel Road Community Development District**

## **Consideration of Driggers Proposal for Phase 2 Engineering & Inspection**

September 19th 2025

LAUREL ROAD CDD  
5824 Lakewood Ranch Blvd.  
Lakewood Ranch, Florida 34240

ATTN: Mr. Andy Richardson

VISCDDP2 - Geotech

**RE: Estimated Cost for Various Testing, Engineering and  
Inspection Services for Vistara of Venice Phase 2  
Infrastructure Construction  
Sarasota County, Florida  
Our Proposal No. SAL 252104P**

Dear Mr. Richardson:

**DRIGGERS ENGINEERING SERVICES, INC.** is pleased to provide you with an estimated cost for budgeting purposes for the aforementioned project. We have reviewed the plans and specifications provided to assemble a basic scope of services needed for the project. This scope of work is based on several factors including specifications and testing frequencies developed by the engineer of record, governing agencies, and owner specifications. In addition, contractor performance and usual factors such as weather and material changes or substitutions will control our scope of work and can only be estimated based on prior history and general practices.

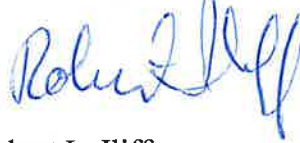
As with any project any reduction in estimated services would be a cost savings to you. Any testing services beyond the estimated amounts would be billed at the agreed upon rates and processed through change orders. We feel a budget of \$59,990 .00 should be anticipated for this project's needs. Attached you will find a list of services for this project. In this list may be services that may not apply to the project at the time of submission but maybe needed during the course of the project based on design or contractual changes. This is done to reduce the number of change order request during the course of the project and thereby controlling cost.



**DRIGGERS ENGINEERING SERVICES, INC.** appreciates the opportunity to provide you with this proposal. Should you have any questions or require additional information, please don't hesitate to contact us at your convenience. Attached you will also find a standard contract to be completed, should you decide to go forward.

Respectfully Submitted,

**DRIGGERS ENGINEERING SERVICES, INC.**



Robert L. Iliff

Construction Services Manager

Sarasota Office

RLI/bi

LAB-SAR\PROPOSALS\2025\SEPT\SAL252104P

Copies submitted: (1) LAUREL ROAD CDD – Attn: Mr. Richardson

**VISTERA OF VENICE PHASE 2 INFRASTRUCTURE CONSTRUCTION**  
**SARASOTA COUNTY, FLORIDA**

<b>SOILS TESTING SERVICES</b>	
<b>LABORATORY TEST:</b>	
<b>Description</b>	
<b>A</b>	Modified Proctor
<b>B</b>	Standard Proctor
<b>C</b>	Limerock Bearing Ratio
<b>D</b>	Grainsize Analysis
<b>E</b>	% Passing #200 Sieve
<b>F</b>	% Organic Content
<b>G</b>	% Carbonates
<b>H</b>	Atterburg Limits of Soil
<b>I</b>	Compression Test Cement Treated Base Samples
<b>J</b>	Deleterious Materials Assessment (Crushed Concrete)
<b>K</b>	Laboratory Moisture Determination
<b>Laboratory Testing Services Soils: \$ 3,400.00</b>	
<b>FIELD TESTING SERVICES SOILS:</b>	
<b>Description</b>	
<b>A</b>	Technician Time: Sampling , Travel, Inspection, Standby
<b>B</b>	Field Density Test Nuclear Method
<b>C</b>	Field Density Test Sand Cone Method
<b>D</b>	Field Moisture Content (Speedy Method)
<b>E</b>	Soil Bearing Test (SBT)
<b>F</b>	Subgrade Thickness Determination
<b>G</b>	Core Base Materials for Thickness Determination (includes mobilization)
<b>Laboratory Testing Services Field Testing: \$ 48,560.00</b>	

**VISTERA OF VENICE PHASE 2 INFRASTRUCTURE CONSTRUCTION**  
**SARASOTA COUNTY, FLORIDA**  
**"Continued"**

<b>CONCRETE TESTING SERVICES</b>	
<b>FOOTING / SLAB / SIDEWALKS / BEAMS / MISCELLANEOUS</b>	
<b>Description</b>	
<b>A</b>	Slump, Temperature, Mold Set of 4 Cylinders, Cure, Compression Test, Report
<b>B</b>	Set of 4 Box Prisms / Fill Cells, Sample, Slump, Temperature, Cure, Cap, Measure, Compression Test, Report
<b>C</b>	Technician Time: Pick-up / Standby Waiting for Concrete in Excess of 30 minutes.
<b>Concrete Testing Services: \$ 3,090.00</b>	
<b>ASPHALT TESTING SERVICES:</b>	
<b>Description</b>	
<b>A</b>	Sample Asphalt for Laboratory Testing
<b>B</b>	Inspect Placement of Asphalt During Paving Operations
<b>C</b>	Mobilize and Core Asphalt for Thickness and or Density
<b>D</b>	Measure Cores for Thickness
<b>E</b>	Test Cores for Density
<b>F</b>	Perform Extraction and Gradation on Asphalt Sample
<b>G</b>	Perform Gyratory Compaction and Rice Gravity on Superpave Mix
<b>H</b>	Perform Punch List Inspections and Attend Pre-Pave Meeting
<b>Asphalt Testing Services: \$ 4,640.00</b>	

LAB-SAR\PROPOSALS\2025\SEPT\SAL252104P

**VISTERA OF VENICE PHASE 2 INFRASTRUCTURE CONSTRUCTION**  
**SARASOTA COUNTY, FLORIDA**  
**“Continued”**

<b>MISCELLANEOUS TESTING AND INSPECTION SERVICES (Includes ENGINEERING AND SECRETARIAL SERVICES</b>	
<b>Description</b>	
<b>A</b>	Underdrain Study for Engineer of Record as required
<b>B</b>	Project Engineer for Meetings and Consultation
<b>C</b>	Lab Director / Division Manager for Meetings and Consultation
<b>D</b>	Compendium Book and USB for Project Closeout
<b>E</b>	Additional Secretarial Service for Copy / Search of Reports
<b>F</b>	Project Roadway Assessment
<b>G</b>	Specialized Testing such as Radon or Heavy Metals
<b>H</b>	Turbidity Testing of Water from Flowing Stream
<b>Miscellaneous Testing Services: \$ 300.00</b>	

**TOTAL ESTIMATED COST FOR PROJECT TESTING / INSPECTION /  
ENGINEERING AND SPECIALTY SERVICES\*:**

**\$ 59,990.00**

**\*Although presented as a lump sum these services may vary based on contractor performance, weather, and changes in design or variation from plans. Engineer of Record and / or Governmental Agency may also request additional services during the course of project.**



# **Laurel Road Community Development District**

## **Staff Reports**



## Vistara Club Field Service Report

Company: PFM Field Service

Contact: Jessica Hamill

Email: [Jhamill@triadassocmgmt.com](mailto:Jhamill@triadassocmgmt.com)

Phone: (352) 602-4803

---

**Created: Fri, 9/26/2025**

---

(1)



**Created:** Fri, 9/26/2025

(2)



**Created:** Fri, 9/26/2025

(3)



**Created:** Fri, 9/26/2025

(4)



**Created:** Fri, 9/26/2025



(5)



**Created:** Fri, 9/26/2025

(6)



**Created:** Fri, 9/26/2025

(7)



**Created:** Fri, 9/26/2025

(8)



**Created:** Fri, 9/26/2025



(9)



**Created:** Fri, 9/26/2025

(10)



**Created:** Fri, 9/26/2025

(11)



**Created:** Fri, 9/26/2025

(12)



**Created:** Fri, 9/26/2025

(13)



**Created:** Fri, 9/26/2025

(14)



**Created:** Fri, 9/26/2025

(15)



**Created:** Fri, 9/26/2025

(16)



**Created:** Fri, 9/26/2025



(17)



**Created:** Fri, 9/26/2025

(18)



**Created:** Fri, 9/26/2025

(19)



**Created:** Fri, 9/26/2025

(20)



**Created:** Fri, 9/26/2025

(21)



**Created:** Fri, 9/26/2025

(22)



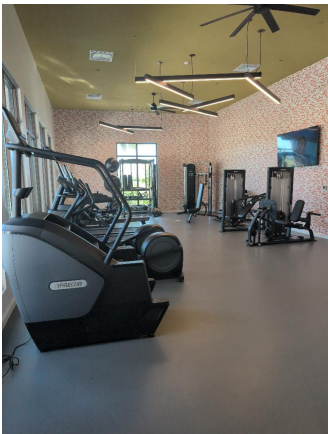
**Created:** Fri, 9/26/2025

(23)



**Created:** Fri, 9/26/2025

(24)



**Created:** Fri, 9/26/2025

(25)



**Created:** Fri, 9/26/2025

(26)



**Created:** Fri, 9/26/2025

(27)



**Created:** Fri, 9/26/2025

(28)



**Created:** Fri, 9/26/2025



(29)



**Created:** Fri, 9/26/2025

(30)



**Created:** Fri, 9/26/2025

(31)



**Created:** Fri, 9/26/2025

(32)



**Created:** Fri, 9/26/2025

(33)



**Created:** Fri, 9/26/2025

(34)



**Created:** Fri, 9/26/2025

(35)



**Created:** Fri, 9/26/2025

(36)



**Created:** Fri, 9/26/2025



(37)



### Light post in club parking lot

**Created:** Fri, 9/26/2025

Not turning on at night

(38)



### Same with this one

**Created:** Fri, 9/26/2025

(39)



**Created:** Fri, 9/26/2025

(40)



**Created:** Fri, 9/26/2025



(41)



**Created:** Fri, 9/26/2025

(42)



**Created:** Fri, 9/26/2025

(43)



**Created:** Fri, 9/26/2025

(44)



**Created:** Fri, 9/26/2025

(45)



**Created:** Fri, 9/26/2025

(46)



**Created:** Fri, 9/26/2025

(47)



**Created:** Fri, 9/26/2025

(48)



**1 street light still left to repair**

**Created:** Fri, 9/26/2025



(49)



**Reported to FPL waiting on repairs.**

**Created:** Fri, 9/26/2025

(50)



**Created:** Fri, 9/26/2025

(51)



**Created:** Fri, 9/26/2025

(52)



**Created:** Fri, 9/26/2025

(53)



**Created:** Fri, 9/26/2025

(54)



**Created:** Fri, 9/26/2025

(55)



**Created:** Fri, 9/26/2025

(56)



**Created:** Fri, 9/26/2025



(57)



**Created:** Fri, 9/26/2025

(58)



**Main entrance - sign us leaning**

**Created:** Fri, 9/26/2025

(59)



**Created:** Fri, 9/26/2025

(60)



**Created:** Fri, 9/26/2025