

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, February 11, 2026, 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://pfcmcdd.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 the January 14, 2026, Board of Supervisors' Meeting
2. Robertson Billiards Proposal for Ping Pong Table
3. Maddtraxx Proposal for Bike Rack Pad
4. Maverick Building Solutions Proposal for Amenity Center Bike Racks
5. Personnel Leasing Agreement for Field Services with Neal Land
6. Revised Vistera Amenity Rules and Regulations and E-Bike Share Hold Harmless Waiver
7. Payment Authorization Nos. 128 – 132
8. Funding Request Nos. 196 – 198
9. Series 2021 Requisition Nos. 181 – 184
10. District Financial Statements

Business Matters

2. Consideration of Purchase and Sale Agreement with JT Transport Services, LLC for Fill Material

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next meeting: March 11, 2026
- Field Services Operation Manager
- Lifestyle Director

Supervisor Requests and Comments

Adjournment



Laurel Road Community Development District

Consent Agenda



Laurel Road Community Development District

**Minutes of the January 14, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Wednesday, January 14, 2026, 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 Leinaweafer	Assistant Secretary

(via phone)

Also present:

Vivian Carvalho	PFM Group Consulting LLC – District Manager
Amanda Lane	PFM Group Consulting LLC – District Accountant
Tom Panaseny phone)	Neal Land & Neighborhoods – Developer
John McKay	J.H. McKay, LLC – Consultant
Bobbi Claybrooke	AM Engineering – District Engineer
Jeff Ramer	Field Services Operation Manager (via phone)
Andy Richardson (via phone)	Neal Land & Neighborhoods- Developer
Jennifer Villareal	Neal Communities- Representative

(via phone)

(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:33 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 the December 10, 2025,

Board of Supervisors' Meeting

- 2. Consulting Agreement with Dale Weidemiller
- 3. FEDCO Proposal for Bores for Amenity Lighting
- 4. Point Break Surveying Proposal for Phase 2 Platting
- 5. Tri County Air Proposal for Clubhouse AC Repair
- 6. Payment Authorization Nos. 123 – 127
- 7. Funding Request No. 194 – 195
- 8. District Financial Statements

The Board reviewed the consent agenda items. It was noted the Point Break Surveying Proposal for Phase 2 platting would be removed from the Consent Agenda, as it is a developer expense.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved the Consent Agenda items 1 – 3 and 5 - 8.

SECOND ORDER OF BUSINESS

Business Matters

Review and Acceptance of Form 8B from Dale Weidemiller

Ms. Carvalho noted this is a statute requirement regarding conflict of interest due to the previously approved contract between the District and Dale Weidemiller.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaiver, with all in favor, the Board accepted the Form 8B from Dale Weidemiller.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Carvalho requested an update on the Laurel Road widening project agreement between the District and the County. Mr. Weidemiller noted that Mr. Vogel was drafting revisions and it will be retransmitted to Sarasota County this week. This should be completed by February 2026.

There was brief discussion regarding the construction timeline. It was noted silt screening will most likely begin April 1st, 2026.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for February 11, 2026.

Field Services Operation Manager – No report.

Lifestyle Director – The Board reviewed the community report.

Audience Comments and Supervisor Requests

Mr. Weidemiller gave an update regarding the project and funding. He noted his compensation comes from the project, not the CDD or Developer.

There was brief discussion regarding Mr. Weidemiller's compensation.

There were no further comments or requests at this time.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Ms. Snow, seconded by Mr. Leinaweaiver, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:40 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Laurel Road Community Development District

**Robertson Billiards Proposal
for Ping Pong Table**

Robertson Billiards & Spas

Estimate

1721 N. Franklin St.
Tampa Fl 33602
813-229-2778

DATE ESTIMATE NO.
1/29/2026 002432

NAME / ADDRESS

Laurel Road CDD
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817

VISCDD - Amenities Non-Entry

PROJECT

ITEM	DESCRIPTION	QTY	TOTAL
PING PONG	Cornilleau 510M Ping pong outdoor	1	2,199.99
DELIVER	Deliver and install	1	399.99
	Delivery address 321 Vistera Blvd Venice, FL 34275 941-724-2819 Andy richardson		
	SALES TAX		0.00

 1/29/24

TOTAL

\$2,599.98

Phone #

813-229-2778



Laurel Road Community Development District

Maddtraxx Proposal for Bike Rack Pad



RESIDENTIAL - COMMERCIAL - AGRICULTURAL

PROPOSAL

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

VISCCDDP1 - Amenities Non-Entry

DATE	1/12/2026
PAYMENT TERMS	NET 30
PO NUMBER	011226BikeRack

BILL TO
Laurel Road CDD

JOB
Vistera Bike Rack

SCOPE	QUANTITY	RATE	AMOUNT
<p>Saw-cut and demolish existing parallel parking space. Excavate and dispose of existing asphalt as required. Form and pour an approximately 7' x 20' concrete pad, 3" thick, for bike rack installation.</p> <p>Labor and material included.</p>	1	1	\$2,760.00

Total : \$2,760.00

Thank you for allowing MaddTraxx to service your land needs!
Contact 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 \$2760. Upon execution, it constitutes a binding purchase order.

Signature of Acceptance

Signature of Acceptance



Laurel Road Community Development District

**Maverick Building Solutions Proposal
for Amenity Center Bike Racks**

VISTERA BIKE RACKS ESTIMATE

9 Singular looped Bike Racks

Grand Total (USD)

\$4,275.00

BILL TO

Laurel Road CDD

Andy Richardson

941-328-1140

arichardson@nealland.com

VISCCDDP1 - Amenities Non-Entry

Estimate Number: 774

Estimate Date: January 13, 2026

Valid Until: February 12, 2026

Grand Total (USD): **\$4,275.00**

ITEMS	QUANTITY	PRICE	AMOUNT
36" Circle Bike Rack 36" Circle Bike Rack- Black	9	\$375.00	\$3,375.00
Bike Rack Installation Installing Bike Racks to surface mount at designated locations using a 4-1/2" x1/2" wedge anchor.	9	\$100.00	\$900.00

Grand Total (USD): **\$4,275.00**

 Phillip Richardson

Notes / Terms

To initiate the project, a Material Aquisition invoice payment is required upon proposal approval before any materials are ordered, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

Payment for services provided by Maverick Building Solutions ('the company') is due within thirty (30) days of project completion. After sixty (60) days of a failure to pay within this timeframe will result in a 1.5% monthly interest charge on the unpaid balance. Payment can be made via check, Automated Clearing House (ACH). In cases of non-payment, the debtor will bear all costs associated with collections, including legal fees and court costs. The company reserves the right to employ all lawful means to collect outstanding amounts after 90 days of non-payment of final invoice. Thank you.

Maverick Building Solutions - Excellence in all we do, for you!



MAVERICK BUILDING SOLUTIONS
805 Charles Boulevard
Oldsmar, Florida 34677
United States

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



Laurel Road Community Development District

**Personnel Leasing Agreement
for Field Services with Neal Land**

**PERSONNEL LEASING AGREEMENT BETWEEN THE
LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
AND NEAL LAND AND NEIGHBORHOODS, LLC**

THIS PERSONNEL LEASING AGREEMENT (hereinafter referred to as this "Agreement") is made and entered this 1st day of October 2025, by and between:

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2020-191, Laws of Florida, and located in Manatee County, Florida, with a mailing address of 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District" OR "Lessee"); and

NEAL LAND AND NEIGHBORHOODS, LLC, a Florida limited liability, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, its successors and assigns (the "Lessor").

RECITALS

WHEREAS, the District is responsible for constructing and maintaining certain infrastructure improvements within and about the boundaries of the District; and

WHEREAS, the manager of the District (the "District Manager") is charged with the supervision of the works of the District, including the hiring or provision of employees and other personnel; and

WHEREAS, the District desires to enter into a lease agreement with Lessor to provide certain personnel to assist the District with the administration and supervision of contracts related to the construction and maintenance of District improvements in accordance with the Scope of Services attached hereto as **Exhibit A** (the "Services"); and

WHEREAS, Lessor agrees to provide such personnel who may work under the direction of the District Manager from time to time under such terms as are detailed below.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. RECITALS. The recitals set forth above are true and correct, and are hereby incorporated in and made a part of this Agreement.

2. LEASE OF PERSONNEL. For and in consideration of the compensation described in Paragraph 5 below, Lessee hereby agrees to lease from Lessor, and Lessor hereby agrees to lease to Lessee, certain individuals to provide field services operation services as described in **Exhibit A** (herein referred to as the "Field Services Operation Manager") The Field Services Operation

Manager salary and benefits shall be determined and paid by Lessor. At the discretion of Lessor, Lessor may terminate the employment of the individual or individuals serving as Field Services Operation Manager; in such event, Lessor shall designate or attempt to employ a replacement, acceptable to Lessee, to serve as Field Services Operation Manager and shall notify Lessee of the replacement in writing.

The Field Services Operation Manager shall work for the benefit of the District and shall be responsible for performing such duties related to the Services outlined in the scope of services attached hereto as Exhibit A. Lessor acknowledges the District is subject to certain prompt payment responsibilities required by law. In no event shall the actions or omissions of the Field Services Operation Manager result in a breach by the District of its prompt payment responsibilities.

3. TERM. The term of this Agreement shall be for a one (1) year period commencing as of October 1, 2025 (the "Commencement Date"). This Agreement shall automatically renew each year unless terminated by either party. Either party may terminate this Agreement at any time, with or without cause, by giving at least thirty (30) days written notice to the other party specifying the date the termination is to become effective. Any termination of this Agreement shall not release Lessee of its obligation to pay Lessor the compensation due pursuant to Paragraph 5 below for all periods prior to termination.

4. OFFICE SPACE AND SUPPORT SERVICES. Lessor shall provide the Field Services Operations Manager such supplies or support as shall be reasonably necessary for to provide the Services on behalf of Lessee in accordance with this Agreement at no cost to Lessee.

5. COMPENSATION.

(a) For and in consideration of the lease of the Services to Lessee by Lessor and the office space, supplies, support services and/or other overhead or facilities to be furnished to Lessee by Lessor pursuant to this Agreement, if any, Lessee shall pay Lessor \$3,375.00 per month for the Field Services Operation Manager. Payment shall occur monthly and within thirty (30) days of a presentation of an invoice by Lessor. Lessor agrees that it shall be solely responsible for all salary, employee benefits and all payroll-related taxes and charges associated with Lessor's employment of the person serving Lessee as Field Services Operation Manager. In no event shall this Agreement be construed as an employment agreement between the Field Services Operation Manager and Lessee.

(b) The Parties agree and covenant that any change in services or compensation under this Agreement shall be in writing, signed by both parties hereto, and shall reference this Section of this Agreement.

6. CONTROL OF FIELD SERVICES SPECIALISTS. Lessor reserves the right of direction and control over the personnel leased to Lessee under the terms of this Agreement. However, Lessee shall retain sufficient direction and control over such personnel as is necessary to conduct Lessee's business and without which Lessee would be unable to conduct its business, discharge any fiduciary responsibility it may have or comply with any applicable licensure, regulatory or statutory requirements of Lessee. Lessor retains the authority to hire, terminate, discipline and reassign the leased personnel. However, Lessee has the right to accept or cancel the assignment of any leased individual, provided that any failure to accept or any cancellation of any leased personnel is not prohibited by law.

7. RELATIONSHIPS. Lessor and Lessee shall not, by virtue of this Agreement, be construed as joint venturers or partners of each other, and neither shall have the power to bind or obligate the other. Lessor and Lessee acknowledge and agree that the Field Services Operation Manager shall be an employee of Lessor. In furtherance thereof, Lessor shall be responsible for the payment of all compensation, taxes and employee benefits and other charges payable with respect to the Field Services Operation Manager, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation and any other taxes or charges imposed by law with respect to the Field Services Specialists.

8. PREVAILING PARTY. If it should become necessary for either of the parties to resort to legal action, the non-prevailing party shall pay all reasonable legal fees and other expenses incurred by the prevailing party, including, but not limited to, attorneys' fees of in-house and outside counsel at all judicial levels.

9. JURY WAIVER. The parties hereby knowingly, irrevocably, voluntarily and intentionally waive any rights to a trial by jury in respect of any action, proceeding or counter claim based on this Agreement or arising out of, under or in connection with this Agreement or any document or instrument executed in connection with this Agreement, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party hereto. This provision is a material inducement for the parties entering into the subject Agreement.

10. FORCE MAJEURE. Each party hereto shall give notice promptly to the other of the nature and extent of any event of Force Majeure claimed to delay or prevent its performance under this Agreement.

10. JURY WAIVER. The parties hereby knowingly, irrevocably, voluntarily, and intentionally waive any rights to a trial by jury in respect of any action, proceeding or counter claim based on this Agreement or arising out of, under or in connection with this Agreement or any document or instrument executed in connection with this Agreement, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party hereto. This provision is a material inducement for the parties entering into the subject Agreement.

11. FORCE MAJEURE. Each party hereto shall give notice promptly to the other of the

nature and extent of any event of force majeure claimed to delay or prevent its performance under this Agreement.

12. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Lessor: Neal Land and Neighborhoods, LLC
5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240
Attn: _____

B. If to District: Laurel Road Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Attn: District Manager

With a copy to: Vogler Ashton, PLLC
1767 Lakewood Ranch Blvd. Suite 287
Bradenton, Florida 34211
Attn: Edward Vogler II

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

13. INDEMNIFICATION. Lessor agrees to indemnify and hold the Lessee harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence of the Field Services Operations Manager.

14. LIMITATIONS ON LIABILITY RESERVED. Lessor agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

15. INSURANCE. Lessor shall, at its own expense, maintain insurance during the

performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$500,000/\$1,000,000
Property Damage (including Contractual)	\$500,000/\$1,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$1,000,000

Lessor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida. At no time shall Lessor fail to maintain insurance in the above amounts.

If Lessor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Lessor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

16. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

17. FURTHER ACTIONS. Each party shall take such actions to execute, file, record, publish and deliver such additional certificates, instruments, agreements and other documents as the other party may, from time to time, reasonably required in order to accomplish the purposes of this Agreement.

18. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

19. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto and shall remain in effect unless terminated by either of the parties hereto.

20. PUBLIC RECORDS. Lessor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Lessor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Lessor acknowledges that the designated public records custodian for the District is Vivian Carvalho ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Lessor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Lessor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Lessor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Lessor, the Lessor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE LESSOR HAS QUESTIONS REGARDING THE APPLICATION OF
CHAPTER 119, FLORIDA STATUTES, TO THE LESSOR'S DUTY TO
PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT
THE CUSTODIAN OF PUBLIC RECORDS AT 407-723-5900,
RECORDREQUEST@PFM.COM, OR AT 3501 QUADRANGLE
BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.**

21. WAIVER. No waiver of any breach of any term or condition of this Agreement shall be deemed to be a waiver of any subsequent breach of any term or condition of a like or different nature.

22. UNENFORCEABILITY. If any provisions of this Agreement shall be held invalid or unenforceable, such invalidity or unenforceability shall not, if possible, affect the validity or enforceability of any other provision of this Agreement, and this Agreement shall, if possible, be

construed in all respects as if such invalid or unenforceable provision were omitted.

23. SURVIVAL OF TERMS. The terms, conditions, obligations and covenants in this Agreement shall survive its execution by the parties hereto and the consummation of the transactions between the parties contemplated herein.

24. CAPTIONS. The captions used herein are inserted only as a matter of convenience and are not to be used in the interpretation of any provision hereof.

25. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Lessor acknowledges that, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Lessor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Lessor acknowledges that the District may terminate this Agreement if Lessor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Lessor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Lessor shall immediately notify the District. By entering into this Agreement, Lessor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

26. ENTIRE AGREEMENT; BINDING EFFECT. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof, and supersedes any prior agreements and understandings relating to such subject matter. This Agreement shall inure to the benefit of, and be binding upon and enforceable by, the parties hereto and their respective successors and permitted assigns. Neither party to this Agreement

may assign their rights or obligations hereunder without the prior written consent of the other party. Any purported assignment without such prior written consent is void.

27. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement as of the date first above written.

Attest:

Kwame Jackson
Secretary/Assistant Secretary

LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT


Pete Williams, Chairperson

Attest:

NEAL LAND AND NEIGHBORHOODS,
LLC, a Florida limited liability company

Witness: _____

Name: _____
Title: _____

Exhibit A: Scope of Services for Field Services Operation Manager

Exhibit A

Scope of Services

EXHIBIT A: LAND AND FIELD OPERATIONS MANAGER JOB DESCRIPTION

Reports to: VP of Land Development

Objective: Provide management of vendors and ensure that the overall community appearance, functionality, and safety of District and, where applicable, developer-owned facilities, infrastructure, and amenities are well-maintained and compliant with standards and all applicable state, local, and federal laws. Duties and Responsibilities may be handled directly by the Manager or additional staff and/or District members; however, oversight shall be the direct responsibility of the Manager.

Position: Salary, Full-time, Exempt

RESPONSIBILITIES:

- Answer incoming calls and emails no later than the next business day
- Inspect District and other Amenity areas in accordance with the District and developer contract for needed maintenance.
- Inspect District and other Landscapes, common areas, stormwater systems, lighting, signage, and other infrastructure, and follow up with appropriate vendors as needed.
- Generate Work Orders/Service Requests and follow up with residents/staff and vendors as needed.
- Assist with preparing the District meeting packet content related to Field Services and all follow-up action items from the meetings in accordance.
- Oversee Vendor contracts (outlined responsibility of both parties, auto-renewal or cancel/termination dates) and performance within the assigned Districts/developer-owned.
- Initiate Request for Proposals (RFP).
- Create, build, and maintain positive professional relationships with Developer and District Staff, vendors, and homeowners.
- Review, understand, and remind the District of the most recent Reserve Study maintenance items, costs, and dates when appropriate.
- Prepare and review weekly Work Order and Maintenance Log reports.
- Assist in the annual operating budgets as it relates to Field Operation items.
- Review and approve vendor invoices received prior to payment submission.
- Maintain vendor files (savings, labeling, uploading, etc.) and reports on various computer programs.
- Assist in resolving disputes.
- Be available for after-hours emergency calls and emails to Land and Field Services.
- Provide support to the Developer, Administrative, and Accounting teams, as requested.
- Any additional duties assigned by designated District Staff or Developer when appropriate.
- The above statements are intended to describe the general nature and level of work being performed. They are not intended to be an exhaustive list of all duties, responsibilities, and skills.



Laurel Road Community Development District

**Revised Vistera Amenity Rules and Regulations
and E-Bike Share Hold Harmless Waiver**

Laurel Road Community Development District

RESIDENT HANDBOOK Rules and Regulations for Amenity Facilities

Adopted: February 11, 2026

Version 3 February 9, 2026

Version 2 March 28, 2025

Version 1 September 22, 2023

Definitions	3
Annual User Fee Structure.....	5
Amenity Access Mobile Credentials.....	5
Guardian Access Mobile Credentials	6
Renters' Privileges	6
Guest Policy	7
Loss or Destruction of Property or Instances of Personal Injury.....	7
Indemnification	8
Suspension and Termination of Adult Privileges	8
Suspension and Termination of Minor Privileges.....	11
General Facility Provisions	12
General Amenity Facilities Usage Policy	14
Instructor Use of District Property.....	15
Amenity Facility Licensing Policies	15
General Rules for All Swimming Pool Facilities	18
Feces Policy for All Swimming and Wading Pools.....	19
ADA Chair Lift Usage Policy	19
Aquatic Toy and Recreational Flotation Device Policy	20
Fitness Center Policies	20
Event /Multi-Purpose Lawn Policies	21
Policies for Open Green Spaces.....	22
Fishing and Pond Policies	23
Dog Care	23
Game Room Policies	23
Lost and Found Property	24
Natural Buffer Areas Policy Statement.....	24
E-Bike Rules and Regulations Addendum.....	25

Definitions

“Amenity Facilities or Amenity” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Vistera of Venice community amenity location, together with their appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of the District as amended from time to time.

“Amenity or Lifestyle Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District, which facilities include, but are not limited to, Vistera of Venice future community amenity location.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” – shall mean the Laurel Road Community Development District Board of Supervisors.

“Clubhouse Facilities” – shall mean the Vistera of Venice community amenity.

“District” – shall mean the Laurel Road Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Resident Services Office” – shall mean the on-site location for the management company, including its employees, staff and agents.

“Family” – shall mean a group of individuals living under one roof or head of household. This does not include visiting relatives or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Member” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters who are sixteen (16) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or license agreement.

“Resident” – shall mean any person or family owning property within the District.

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Minor” – shall be considered any person seventeen (17) years of age or younger.

REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK

Annual User Fee Structure

The annual user fee for persons not owning property within the District is equivalent to approved total assessments levied per the District's fiscal year of the largest front footage product, per the approved methodology. This fee is per family, which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for Laurel Road Community Development District. The fee includes all amenities within the District. This fee will cover usage of all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident User application. Each subsequent annual user fee shall be paid in full on the anniversary date of application for usage. Such fee may be increased, in accordance with the annual approved budget. This usage application is not available for commercial or business purposes.

Amenity Access Mobile Credentials

Two (2) amenity access mobile credentials will be issued to each Resident or Non-Resident household; this includes all children sixteen (16) years of age and older. Each time an amenity access mobile credential is issued, members will be required to provide proof of District residence or an executed Non-Resident Member Application, paid in full. All members will be required to complete an Amenity Facilities registration form before receiving their amenity access mobile credential.

Residents wishing to purchase mobile credentials for additional family members over the age of sixteen (16) may do so by contacting the Lifestyle Manager. There is a \$15 charge per additional mobile credential issued. Amenity access mobile credentials are non-transferable and may be deactivated on site if being used by someone other than the person to whom it was issued. Amenity access mobile credentials will not be issued on a Guest basis. At the discretion of the Lifestyle Manager, temporary access mobile credentials for a limited time may be issued to an extended visitor. There will be a \$25 charge for the extended visitor amenity access mobile credential. See the Lifestyle Manager for replacement and reissuing of amenity access mobile credentials; this may incur a fee of \$25.00.

Guardian Access Mobile Credentials

Up to two (2) guardian amenity access mobile credentials may be issued to a Resident Family, Non-Resident Member Family, or Renter Family at any one time. The person(s) being issued this mobile credential must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form is required for each guardian. Where there are multiple children under the age of eighteen (18) who will be under the guardian's care, each child must be listed on the form(s).

Guardian mobile credentials are valid for one (1) year from the date of issuance. Guardians may not use the Amenity Facilities unless using them with the child or children assigned to their mobile credentials. Guardians are also not permitted to bring Guests to the Amenity Facilities at any time. There is a \$25.00 charge per mobile credential. The child or children assigned to the guardian may be required to obtain a child identification per the Lifestyle Manager. There is a \$10.00 charge for this child identification.

Renters' Privileges

1. Residents who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or licensed. An Amenity Assignment of Rights and Privileges Form must be executed by the Resident on behalf of the renter and witnessed prior to any facility access fobs being issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident. There is a \$25.00 charge per mobile credential issued to Renters. No charge applies for extending an existing mobile credential.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

Guest Policy

1. The guest policy varies by facility. See each section for the specific policy applicable to that facility.
2. Access mobile credentials are not issued on a Guest basis.
3. Guests must always be accompanied by a Patron when using any of the Amenity Facilities.
4. Patron will be responsible for any damages caused by Guests while using facilities.

Loss or Destruction of Property or Instances of Personal Injury

Each Patron and each Guest, as a condition of invitation to the premises of the Amenity Facilities, assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, licensed or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of District facilities agrees to indemnify and hold harmless the District and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statues.

The District and its agent, employees and officers shall not be liable for. The Resident or Non-Resident Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

Suspension and Termination of Adult Privileges

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a. Submits false information on the application for an access mobile credentials.
 - b. Permits unauthorized use of an access mobile credentials.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to abide by the Rules and Policies established for the use of facilities.
 - e. Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal or physical assault.
 - f. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.

2. Management may at any time restrict or suspend any Patron's privileges to use any or all the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
3. The District shall follow the process below regarding Suspension or Termination of an Adult Patron's privileges:
 - a. First Offense - Written notice & explanation of the violation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
 - b. Second Offense –Will result in an automatic suspension of all amenity privileges for thirty (30) days. Written notice & explanation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
 - c. Third Offense – Will result in a suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to the Patron as to the Board of Supervisors decision.
4. Immediate Suspension & Removal:
 - a. The Board Chairperson, District Manager, Amenity Manager have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days.
 - b. An incident report will be generated, and a copy of such notice will be filed in the Resident Services Office.
 - c. Upon issue of an immediate suspension, should the Patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron's privileges for a period of six (6) months.
5. Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
6. Utilizing the facilities during the suspension period will result in a trespassing citation issued by law enforcement officers of the Sarasota County Sheriff's Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access mobile credentials will result in confiscation of the access mobile credentials being usedand the suspension of that mobile credentials holder's privileges for a period of fifteen (15) days.

7. Suspension Effective Date:

- a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
- b. Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.
- c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

8. Appeal Process – Adult Patrons:

- a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
- b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
- c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
- d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e. Any person appealing will be governed by the following procedures:
 - i. Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 - iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 - iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 - v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 - vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- g. District action(s) will be resolved by way of successful Board motion.
- h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

Suspension and Termination of Minor Privileges

1. At the discretion of Amenity Facilities Staff, Minors (children under the age of eighteen (18)), who violate the rules and policies may be expelled from the Amenity Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at the Resident Services Office.
2. Any Minor who is expelled from the Amenity Facilities three (3) times in a one-year period shall have their Amenity Facilities privileges suspended for one (1) year from the date of the third offense.
3. Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the facilities during the suspension period will result in a trespassing citation issued by the law enforcement officers of the Sarasota County Sheriff's Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access mobile credentials will result in confiscation of the access mobile credentials being used and the suspension of that mobile credentials holder's privileges for a period of fifteen (15) days.
5. Suspension Effective Date:
 - a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b. Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
 - c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
6. Appeal Process – Minor Patrons:
 - a. Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
 - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
 - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.

- e. Any minor appealing will be governed by the following procedures:
 - i. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 - ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 - iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 - iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 - v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 - vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- g. District action(s) will be resolved by way of successful Board motion.
- h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Regulations when necessary, at a duly noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. All Patrons must have their assigned facility access mobile credentials upon entering the amenities. Facility access mobile credentials are non-transferable and may be confiscated on site if being used by someone other than the person to whom it was issued. Patron must present facility access mobile credentials upon request from Amenity Staff members.
3. Children under sixteen (16) years of age must be accompanied by a parent/guardian/adult patron aged eighteen (18) or older, with a valid Amenity Access mobile credential or child identification.
4. Patrons aged twelve-sixteen (12-16) may access the Fitness Center accompanied by a parent/guardian/adult patron and must be supervised at all times by said patron.
5. All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.

6. Dogs and all other pets (except for Service Animals) are not permitted at the Clubhouse Facilities and pool. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
7. No open containers or glass are not permitted at any of the Amenity Facilities, parks, playgrounds and common areas. Alcoholic beverages shall not be served or sold. Alcoholic beverages are only permitted at pre-approved private parties and may also be served at District pre-approved or programmed special events.
8. Facility parking lots are intended for use by Patrons and their guests only while they're using the facilities. Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, or in any way which blocks the normal flow of traffic. No extended or overnight parking is permitted.
9. Fireworks of any kind are not permitted anywhere on the Amenity Facilities, District Property, and adjacent areas.
10. Only District employees and staff are allowed in the service areas of the Amenity Facilities.
11. The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager, and its staff shall have full authority to enforce these policies.
12. No use of tobacco, vaping, or marijuana products, including cigarettes, spit tobacco, or e-cigarettes, is permitted within any of the Amenity Facilities.
13. Guests must be accompanied by a Patron while using the Amenities.
14. All lost or stolen access mobile credentials should be reported immediately to the Resident Services Office.
15. Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
16. Patrons and their guests shall treat all staff courteously and respectfully.
17. Golf carts, motorcycles, off-road vehicles (including ATVs), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within the District with the exception of parking lots or unless the said vehicles are owned by the District.
18. Skateboarding is not allowed on any District Amenity Facility Property; this includes, but is not limited to, the Amenity Facilities, parks, open green spaces, and sidewalks or common areas surrounding these areas.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation
21. Firearms or any other weapons are not permitted in any of the Amenity Facilities.

22. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and license fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, children's programs, social events, etc. Should the District be entitled to any of these revenues based on its established license or usage fees, the Amenity Manager will be required to compensate the District accordingly.
23. There is no trespassing or fishing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
26. Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance.
27. Outdoor grilling, with the exception of the District-owned grill, is prohibited at all Amenity Facilities.
28. Garbage cans located on District property are for doggie pot bags or garbage generated while using District amenities. These garbage cans are not to be used for personal home trash. Residents using these garbage cans for personal trash may be subject to a disposal fee of Two Hundred Dollars (\$200.00) per violation.
29. Lifestyle Manager may close all facilities due to inclement weather and evidence of lightning.

General Amenity Facilities Usage Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District. Violation of the District's Policies and/or misuse or destruction of Amenity Facilities equipment may result in the suspension or termination of District Amenity Facilities privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution regarding destruction of Amenity Facilities property or equipment.

1. Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.
2. Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

Instructor Use of District Property

Any person wishing to conduct or instruct a class or program on District property, whether fee-based or free, must be preapproved by the Laurel Road Community Development District Board of Supervisors. The Board of Supervisors may, at its discretion, delegate this authority to the Lifestyle Manager. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District prior to the commencement of the first class and must remain in effect throughout the duration of the class or program. Approved instructors are bound by the Instructor Agreement which is incorporated herein by this reference. Failure to comply with the provisions of the Instructor Agreement will result in cancellation of the class or program.

Amenity Facility Licensing Policies

Adult Patrons may reserve for license certain portions of the Amenity Facilities for private events.

Current Facility License availability is limited to Tuesday – Saturday between the hours of 10:00 am – 8:00 pm, and provided no community activity or program is scheduled, and adequate staff are available. These license times will be reviewed on a continual basis and may change in the future.

Only one (1) room or portion of the facility is available for license during regular hours of operation and reservations may not be made more than six (6) months prior to the event. Persons interested in doing so should follow the procedures set forth in Paragraph 1. Reservations. Please note all the facilities are unavailable for private events on the following holidays:

New Year's Day	Good Friday	Easter Sunday
Friday Preceding Spring Break		Mother's Day
Last Day of School	Memorial Day	Father's Day
Fourth of July	Labor Day	Thanksgiving Day
Christmas Eve	Christmas Day	New Year's Eve

The pool and pool deck areas, the event/yoga lawn, firepit, or other common areas of the facilities are not available for private license and shall remain open to other Patrons and their guests during normal operating hours. The Patron licensing any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

1. Reservations: In order to reserve a room for license, Patrons must contact the Resident Services Office at least four (4) weeks prior to the license date. Patrons will be required to submit a Preliminary Facility License Form to the Resident Services Office and, upon approval, will be required to submit a completed Facility Licensing Agreement and all fees associated with the license. The Facility Licensing Agreement must be completed, and payment received at least two (2) weeks before the private event date. One payment must be in the amount of the room licensing fee and the other payment must be in the amount of Two Hundred Dollars (\$200.00) as a deposit. All checks and money orders must be made payable to the Laurel Road Community Development District. The Resident Services Office has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Reservations for Charity Events must be made at least ninety (90) days in advance of event and are contingent on District Board approval.
2. Cancellation Policy: Cancellation of a reservation less than thirty (30) days from the reserved date will result in the loss of the license fee and return of the deposit.
Available Facilities: The following areas of the District are available for private license (capacity; license fee established by rule, time frame available) for up to five (5) total hours, including set up and post-event cleanup, including returning any relocated items and furnishings. Additional hours may be available upon request at a pro-rated amount provided staff are available. Approval for additional hours, and to rent both locations, is at the discretion of the Lifestyle Manager.
 - a. Vistera Club Lounge
Eight-two (82) Fire Code
Sixty (60) Person Capacity
Anytime between 10:00 am to 4:00 pm, \$100.00 (max. 5 hours)
Anytime between 4:00 pm to 9:00 pm, \$150.00 (max. 5 hours)
 - b. Vistera Club Game Room
Seventy (70) Fire Code
Forty (40) Person Capacity
Anytime between 10:00 am to 4:00 pm, \$100.00 (max. 5 hours)
Anytime between 4:00 pm to 9:00 pm, \$150.00 (max. 5 hours)
3. Staffing: One (1) staff person is required to be present on site during the facility license period. Should alcohol be added to the Facility License, an additional staff person is required by the District to be present at the private event, as such, an additional one-hundred-dollar (\$100.00) license fee will be added to the total amount owed.
4. Deposit: A deposit in the amount of Two Hundred Dollars (\$200.00) is required at the time the reservation is made. The deposit will be refunded in full if all conditions listed on the Facility Leasing Agreement are met. The District may retain all or part of the deposit if the District determines, at its sole discretion, that it is necessary to repair any damage, including cleanup costs, arising from the license or if one or more of the conditions of the Facility Leasing Agreement are not met.

5. General Policies:

- a. Patron is bound by the Facilities Leasing Agreement which is incorporated herein by this reference.
- b. Facility & room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions include, but are not limited to:
 - i. Event Cancellation & Closure
 - ii. Access Restrictions
 - iii. Parking Enforcement & Towing. The Patron leasing the facility will be responsible for any and all monetary citations and fines that may be received by the District for such a violation
- c. Rooms may be licensed outside of the hours listed above provided staff are available and may require an additional fee. These reservation requests are not guaranteed to be approved and the Resident Services Office has the authority to reasonably deny any request. Details relating to additional license cost, staffing cost/availability and facility availability may be obtained from the Resident Services Office. All facility leasing policies remain in force for these special circumstances and the District has final say in these matters.
- d. License fees and deposits may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year.
- e. The volume of live or recorded music must not violate applicable Sarasota County Noise Ordinances.
- f. Additional liability insurance coverage may be required for any event that is approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board of Supervisors. The District is to be named on these policies as an additional insured party.
- g. Due to the volume of requests, the District is generally unable to approve free or reduced rate use of the meeting room space. Requests for vendor programs or creation of a community group may be submitted to the Lifestyle Manager (Director of Fun) for consideration.

General Rules for All Swimming Pool Facilities

No lifeguard on duty – Swim at your own risk

All swimming pool facilities open daily **DAWN TO DUSK**. Dawn is 30 minutes before sunrise. Dusk is 30 minutes after sunset.

1. All Patrons must use their assigned Facility Access Mobile credentials to enter the pool area.
2. Guest Policy: Patrons sixteen (16) and seventeen (17) years of age are permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age. A Family, as defined in these policies, is limited to a maximum of six (6) total Guests.
3. Children under sixteen (16) years of age must always be directly supervised by a Parent, Guardian or Adult Patron while in the pool facility.
4. Portable wi-fi speakers, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted unless they are personal units equipped with headphones.
5. Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. During the posted hours Patrons swim at their own risk and must adhere to swimming pool rules.
6. Showers are required before entering the pools, water park, or using the water slide.
7. Glass containers are not permitted in the pool area.
8. Alcoholic beverages are not permitted in the pool area, unless a pre-programmed community event.
9. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
10. Hanging on the lane lines (where applicable) and interfering with the lap-swimming lane is prohibited.
11. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
12. Diving is strictly prohibited at all pools, except for Swim Team competitions pre-approved by the Board of Supervisors.
13. Swimming Pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations. Advance notice will be given to residents, whenever feasible.
14. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all the facilities.
15. Proper swim attire must be worn in the pool and bathing suit tops must always be tied.
16. No chewing gum is permitted in the pool or on the pool deck area.

17. For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
18. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
19. Remote controlled watercraft are not allowed in the pool area.
20. Pool entrances must always be kept clear.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is absolutely prohibited.
24. No physical or verbal abuse will be tolerated.
25. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
26. Pets, (except for service animals), bicycles, skateboards, rollerblades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
27. The Amenity Staff reserves the right to authorize all programs and activities, regarding the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs, District and/or Homeowner's Association Sponsored Events.
28. Lifestyle Manager may close all facilities due to inclement weather and evidence of lightning.

Feces Policy for All Swimming and Wading Pools

1. To avoid contamination:
 - a. Parents should take their children to the restroom before entering the pool.
 - b. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber-lined swim diapers and a swimsuit over the swim diaper.
 - c. Patrons who have diarrhea are prohibited from using the pool.
2. If contamination occurs, the affected pool will be fenced off and closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.

ADA Chair Lift Usage Policy

1. ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for them.
2. Chair lifts are designed for self-use. Amenity Management Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
3. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

Aquatic Toy and Recreational Flotation Device Policy

1. Toys and other aquatic equipment are prohibited in the pool.
2. Exceptions to the above include Coast Guard-approved personal flotation devices, kickboards for lap swimming or swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the Amenity Manager.
3. Amenity Management Staff has the final say regarding the use of any and all recreational floatation devices at all pools.

Fitness Center Policies

1. Please note the Fitness Center is unattended. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.
2. All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment.
3. Hours: The Fitness Center is open daily 24-hours for use by Patrons and their accompanied guests.
3. Emergencies: Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900.
4. Eligible Users: Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. Patrons twelve -fifteen (12-15) years of age are permitted to use the Fitness Centers during designated operating hours if accompanied and supervised by a parent/guardian/adult patron with a valid access mobile credentials. No one under the specified ages is allowed in the Fitness Centers at any time.
5. Guest Policy: Residents may accompany up to two (2) guests to the Fitness Centers. Residents are responsible for cleaning up after themselves and their guest(s).
6. Food and Beverage: Food (including chewing gum) is not permitted within the Fitness Center. Water is permitted in the Fitness Center if contained in non-breakable containers with screw tops or sealed lids. Alcoholic beverages are not permitted.
7. Proper Attire: Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweatsuits (no swimsuits).

8. General Policies:
 - a. Everyone is responsible for wiping off fitness equipment after use.
 - b. Use of personal trainers is not permitted in the Fitness Centers.
 - c. Hand chalk is not permitted to be used in the Fitness Centers.
 - d. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
 - e. Weights or other fitness equipment may not be removed from the Fitness Centers.
 - f. When other Patrons are waiting, use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.
 - g. Weights must be returned to their proper location after use.
 - h. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - i. Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

Event /Multi-Purpose Lawn Policies

All Patrons and guests using the Event/Multi-Purpose Lawn are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges.

The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment. Guests may use the Event/Multi-Purpose Lawn if accompanied by a Patron. Please note that the Event/Multi-Purpose Lawn is an unattended Facility and persons using the facility do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

1. Hours: The Event/Multi-Purpose Lawn is available for use by Patrons daily from dawn to dusk.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900
3. Proper Attire: Proper athletic shoes and attire are required at all times while on the field. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.
4. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of six (6) guests to this facility.

5. General Policies:

- a. Usage is available on a first come first serve basis, unless otherwise programmed by District.
- b. Schedules of programs will be posted.
- c. Usage of the Event/Multi-Purpose Lawn by organizations charging a fee is strictly prohibited unless pre-approved by the District.
- d. The exclusive and reserved scheduled uses of the Event/Multi-Purpose Lawn are limited to community-based teams and programs scheduled through the Amenity Staff.
- e. Roller blades, skates, skateboards, and motorized scooters are prohibited at the Event/Multi-Purpose Lawn.
- f. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
- g. Loud, profane, or abusive language is absolutely prohibited.
- h. No physical or verbal abuse will be tolerated.
- i. Beverages are permitted at the Event/Multi-Purpose Lawn if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at or on the Event/Multi-Purpose Lawn.
- j. Alcoholic beverages are not permitted at or on the Event Lawn/Multi-purpose Playing Field, unless a community event pre-approved by the District.
- k. Lifestyle Manager may close all facilities due to inclement weather and evidence of lightning.

Policies for Open Green Spaces

- 1. Organized assemblies are not permitted without explicit approval by The District.
- 2. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of four (4) guests to this facility.
- 3. Parks and Open Green Spaces are available on a first come first serve basis, no reservations are permitted.
- 4. Guests must be accompanied by Patrons in accordance with the Districts guest policies.
- 5. No grills of any kind are permitted.
- 6. The use of fireworks is prohibited.
- 7. No roughhousing is permitted at the parks and playgrounds.
- 8. Roller blades, skates, skateboards, and motorized scooters are prohibited at all Parks and Open Green Spaces.
- 9. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
- 10. Persons using the Parks and Open Green Spaces must clean up all food, beverages and miscellaneous trash brought to the park/playground.
- 11. The use of profanity or disruptive behavior is absolutely prohibited.

12. Beverages are permitted at all Parks and Open Green Spaces if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at or on all Parks and Open Green Spaces.
13. Alcoholic beverages are not permitted at or on all Parks and Open Green Spaces, unless a community event pre-approved by the District.
14. Inflatable equipment, such as bounce houses, is not permitted at the Parks and Open Green Spaces.
15. Parks and Open Green Spaces hours are as posted. Unless otherwise posted, hours are from dawn to dusk, Monday through Sunday.
16. Lifestyle Manager may close all facilities due to inclement weather and evidence of lightning.

Fishing and Pond Policies

There is a community-wide NO FISHING policy at North River Ranch. The ponds serve stormwater management purposes and are not to State Code for fishing, swimming or ingesting. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

Dog Care

1. Dogs should be kept on a leash at all times outside of the home.
2. Patrons are required to pick up after their dog and dispose of feces properly.
3. Dogs that have been declared dangerous or aggressive are prohibited.
4. All Patrons must have proof of their dog's current rabies vaccination and license.

Game Room Policies

1. Residents use only with a valid Amenity Access mobile credential.
2. All Patrons may be required to present their assigned Amenity Access mobile credential to the staff person on-duty in order to check out game_room equipment including but not limited to bocce ball, pool toys and balls, shuffleboard supplies and billiard balls.
3. Usage of each game is limited to a maximum amount of time of one (1) hour of play per game.
4. No one under the age of sixteen (16) is allowed in the game room unless accompanied by a parent/guardian/adult patron.
5. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. One of the Family members present must be sixteen (16) years of age or older in order to bring up to four (4) total Guests.

6. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
7. Persons using the Game Room must clean up all food, beverages, miscellaneous trash, including returning any used or relocated items and furnishings.
8. The use of profanity or disruptive behavior is absolutely prohibited.
9. Beverages are permitted at the Game Room if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at the Game Room.
10. Alcoholic beverages are not permitted at the Game Room, unless a community event pre-approved by the District.
11. No running.
12. No horseplay.
13. Any violation of these rules could result in expulsion from the Game Room for a minimum of one day.

Lost and Found Property

All property found at any amenity of North River Ranch will be recorded, collected, and placed in a designated bin to be available for homeowner collection during calendar listed Resident Services Office open hours or new homeowner orientations. Lost and found items will be kept for a period of 3 months, after which items will be donated.

Value-deemed items such as jewelry, electronics, and confidential personal property will be kept for a period of 1 year at Resident Services Office. All efforts will be made to return the value-deemed item(s) by e-newsletter notifications and neighborhood social pages. Thereafter, the items will be donated or suitably disposed of.

Natural Buffer Areas Policy Statement

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Sarasota County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed as follows: Such abutting property owner must initially contact the District. The District will send a representative to confirm that the tree in question is located on District property. Once confirmed, the District will send an arborist to determine whether the tree poses a hazard. If so, and at its discretion, the District will remedy the situation by removing the tree or a portion thereof. If it is determined that the tree does not pose a hazard, the property owner may elect to cut or remove the tree at their own expense.

Such abutting property owner must secure permission from the District and shall then be responsible for any needed permitting or review by Sarasota County and SWFWMD. The goal of permitted trimming and/or removal, where warranted, is to minimize disturbance to these areas.

If a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one can encroach upon the natural areas for any reason, including maintenance or the placement of personal property of any kind.

E-Bike Rules and Regulations Addendum

See attached addendum pages 26-27.

Vistera E-Bike Share Program Addendum

PURPOSE:

These guidelines set forth the procedures and responsibilities required to ensure the safe and efficient operation of the E-Bike Share Program.

E-BIKE SHARE ELIGIBILITY

- The E-Bike Share Program is available exclusively to Vistera residents and their guest(s) aged 18 or older.
- Residents must have an active MindBody account and a valid credit card on file.
- Under Contract homebuyers may not participate in the E-Bike Share program.
- Riders must provide and wear their own helmet at all times.

RESERVATION PROCESS

- All E-Bike reservation requests must be submitted using the resident's MindBody account and is subject to approval by the Amenity staff*.
- Reservations are limited to a maximum of five (5) hours per session.
- E-Bikes are available on a first-come, first-served basis. Advance reservations may be made, subject to availability, by contacting the Amenity staff.
- Each resident may have only one (1) active E-Bike reservation at a time.
- Residents may reserve one (1) additional E-Bike for an eligible guest.
- E-bikes may be picked up and returned to The Club only during the Amenity staff posted on-site hours.
- For reservations extending beyond staffed on-site hours, E-bikes must be returned by 12:00 PM on the next scheduled working day. Arrangements must be made at the time of reservation.
- The Lifestyle Director reserves the right to approve or deny any reservation request at their discretion.
- Residents assume full responsibility for any E-Bike theft, damage, late returns, or violations of program policies, including all related costs and fees.

*Excludes Maintenance Staff

E-BIKE USAGE POLICY

- Riders agree to indemnify and hold harmless the District from any claims arising from the use of E-Bikes.
- Riders must provide and wear their own helmet at all times.
- Riders must obey all local traffic laws and operate E-Bikes in a safe and responsible manner.
- All E-Bikes are equipped with tracking devices and must remain within a forty (40) mile radius of Vistera.
- Residents are responsible for securing the E-Bike with the provided lock whenever it is left unattended or taken off-site.
- Residents are responsible for ensuring that any accompanying guests comply with all E-Bike rules and regulations.

GUEST PRIVILEGES

- Guests may use E-Bikes only when accompanied by an eligible resident.
- Guests must be at least eighteen (18) years of age to participate in the E-Bike Share Program.
- Guests must present a valid government-issued ID and will be required to provide a valid credit card.
- Residents are responsible for their guests' use of the E-Bike Share Program and may be held liable for any theft, damage, late returns, policy violations, or associated costs and fees incurred by their guests during the reservation period.

WAIVER & AGREEMENT

- Residents and their guest(s) must sign a liability waiver and agree to the E-Bike Share terms before their first reservation.

CANCELLATION POLICY

- Reservations may be canceled by contacting the Amenity staff no later than two (2) hours prior to the scheduled start time.

LATE RETURNS & FEES

- E-Bikes must be returned by the scheduled end time of the reservation.
- Late returns will result in a fee of ten dollars (\$10) per hour, or any portion of an hour thereof, past the scheduled return time.
- E-Bikes not returned within twenty-four (24) hours of the scheduled return time will be considered **unreturned** and user may be subject to the replacement costs plus damages.
- Residents may be charged for damaged or unreturned e-bikes. Charges will be determined by the District and may include repair or replacement costs.
- E-Bike Share privileges may be suspended for residents who return e-bikes more than twenty-four (24) hours late or damaged.
- Any late fees incurred by guests may be charged to the accompanying resident's or guest's credit card on file.
- The Lifestyle Director reserves the right to waive or adjust late fees at their discretion.

DAMAGE OR THEFT

- Any damage, malfunction, or theft must be reported to the Lifestyle Director immediately.
- Residents may be charged for damaged or unreturned e-bikes. Charges will be determined by the District and may include repair or replacement costs.

Vistera E-Bike Share Program

Hold Harmless Agreement – Laurel Road Community Development District

Any Patron, Guest, or other person who participates in the Vistera E-Bike Share Program or related activities (as defined below) shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of or in connection with participation in the Activities by such Patron, Participant, or Guest, including any members of his or her family or guests.

Should any Patron, Participant, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Vistera E-Bike Share Program, and fail to obtain judgment therein against the Indemnitees, said Patron, Participant, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings. The waiver of liability contained herein does not apply to any act of intentional, willful, or wanton misconduct by the Indemnitees.

For purposes of this Agreement, the term "Activities" includes, but is not limited to, the use, operation, reservation, or acceptance of use of electric bicycles ("E-Bikes") and related equipment; participation in the Vistera E-Bike Share Program; and any related riding, events, programs, or activities operated, organized, arranged, or sponsored by the District, its contractors, or third parties authorized by the District.

I have read, understand and agree to abide by the above agreement.

Signature: _____ Date: _____

Status: Resident Guest

First Name: _____ Last Name: _____

Address:

Phone: _____

Email: _____



Laurel Road Community Development District

Payment Authorization Nos. 128 – 132

PA #	Description	Amount	Total
128	Alesco Uniforms	\$ 69.56	
	AM Engineering	\$ 791.00	
		\$ 644.00	
	Clean Sweep Parking Lot Maintenance	\$ 712.50	
	Daystar Exterior Cleaning	\$ 1,530.00	
	FitRev	\$ 250.00	
	Jan-Pro of Manasota	\$ 1,325.67	
	PFM Group Consulting	\$ 2.95	
	Verizon Business	\$ 74.90	
	WTS International	\$ 2,338.13	
		\$ 25.02	
		\$ 346.50	
		\$ 39.70	
		\$ 2,349.39	
			\$10,499.32
129	City of Venice	\$ 2,083.88	
		\$ 7.28	
		\$ 19.42	
		\$ 232.80	
		\$ 13.49	
		\$ 151.26	
		\$ 677.48	
		\$ 214.56	
		\$ 3.80	
		\$ 3,414.36	
		\$ 415.36	
		\$ 465.56	
	Florida Natural Gas	\$ 8.32	
	FPL	\$ 35.35	
		\$ 2,759.88	
		\$ 47.61	
		\$ 74.34	
	Impact Landscaping & Irrigation	\$ 6,685.00	
	PFM Group Consulting	\$ 4,625.00	
			\$21,934.75
130	Alesco Uniforms	\$ 60.64	
	Comcast Business	\$ 1,463.91	
		\$ 194.95	
	Navitas Credit Corp	\$ 2,465.17	
	Supervisor Fees	\$ 200.00	
		\$ 200.00	
		\$ 200.00	
		\$ 200.00	
	TECO	\$ 57.56	
	Vglobal Tech	\$ 300.00	
			\$5,542.23
131	Childlike Productions	\$ 375.00	
	Comcast Business	\$ 194.95	
	FPL	\$ 3,588.51	
	GreatAmerica Financial Services	\$ 369.16	
	J.B. Edwards	\$ 151.72	
	PFM Group Consulting	\$ 20.00	
	Southern Land Services of SW Florida	\$ 875.00	
	Tyree Brown, Arborist	\$ 500.00	
	Vglobal Tech	\$ 160.00	
	WTS International	\$ 2,353.73	
			\$8,588.07
132	Advanced Aquatic Services	\$ 1,888.00	
	Alesco Uniforms	\$ 69.56	
	Charlotte Thorpe	\$ 550.00	
	Clean Sweep Parking Lot Maintenance	\$ 1,187.50	
	Doody Free 941	\$ 234.00	
	Florida Natural Gas	\$ 8.40	
	Impact Landscaping & Irrigation	\$ 15,334.67	
		\$ 1,986.00	
		\$ 3,535.41	
		\$ 430.00	
	Jan-Pro of Manasota	\$ 1,325.67	
	NaturZone	\$ 210.00	
	Neal Land & Neighborhoods	\$ 3,375.00	
		\$ 3,375.00	
	PFM Group Consulting	\$ 4,625.00	
	S & G Pools	\$ 1,552.00	
	Safetouch	\$ 2,034.55	
	Safetouch	\$ 1,538.46	
	TieTechnology	\$ 73.38	
	USA Today	\$ 158.75	
	Valley	\$ 1,333.66	
			\$44,825.01
	Total	\$91,389.38	



Laurel Road Community Development District

Funding Request Nos. 196 – 198

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 196 - 198

FR #	Description	Amount	Total
196	AM Engineering	\$ 521.00	
		\$ 3,239.00	
	Dale Weidemiller	\$ 5,557.50	
			\$9,317.50
197	FEDCO Communications & Utilities	\$ 2,347.50	
	Kimley-Horn and Associates	\$ 2,345.66	
			\$4,693.16
198	Kimley-Horn and Associates	\$ 3,297.52	
			\$3,297.52
		Total	\$17,308.18



Laurel Road Community Development District

Series 2021 Requisition Nos. 181 – 184

Laurel Road CDD
Series 2021
Summary of Requisition(s): 181-182

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
181	Florida Fireplace Systems	\$ 2,867.10	Please overnight the payment and reference invoice(s) 11773 on the payment.	Overnight the payment to: Florida Fireplace Systems 6998 49th St N Pinellas Park, FL 33781
182	LRK	\$ 2,561.25	Please wire the funds per the instructions on page(s) 12 of the .pdf file and reference invoice(s) 04-21020.10-25 with the wire.	Via wire
Total		\$ 5,428.35		

Laurel Road CDD
Series 2021
Summary of Requisition(s): 183-184

<u>Requisition</u>	<u>Payable To</u>	<u>Amount</u>	<u>Special Instructions</u>	<u>Submit Payment</u>
183	Kimley-Horn and Associates	\$ 1,165.00	Please wire the funds per the instructions on page(s) 5 of the .pdf file and reference invoice(s) 242163006-1125 with the wire.	Via wire
184	FEDCO Communications and Utilities	\$ 2,347.50	Please wire the funds per the instructions on page(s) 15-16 of the .pdf file and reference invoice(s) DB-VIS1B-01 with the wire.	Via wire
	Total	\$ 3,512.50		



Laurel Road Community Development District

District Financial Statements



Laurel Road Community Development District

December 2025 Financial Package

December 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 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 508,844.25				\$ 508,844.25
On-Roll Assessments Receivable	72,187.85				72,187.85
Off-Roll Assessments Receivable	128,796.41				128,796.41
Prepaid Expenses	70.58				70.58
Deposits	4,350.00				4,350.00
On-Roll Assessments Receivable		\$ 90,318.42			90,318.42
Due From Other Funds		99,415.48			99,415.48
Series 2021A1 Debt Service Reserve		326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		62,500.00			62,500.00
Series 2021A Revenue		546,353.64			546,353.64
Series 2021A2 Interest		1,102.10			1,102.10
Series 2021A1 Prepayment		163.16			163.16
Series 2021A2 Prepayment		177,058.26			177,058.26
Accounts Receivable - Due from Developer			\$ 5,763.46		5,763.46
Series 2021A Acquisition/Construction			4,632.41		4,632.41
Deposits			50.00		50.00
Total Current Assets	\$ 714,249.09	\$ 1,303,782.94	\$ 10,445.87	\$ -	\$ 2,028,477.90
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,114,049.04	\$ 1,114,049.04
Amount To Be Provided				13,935,950.96	13,935,950.96
Total Investments	\$ -	\$ -	\$ -	\$ 15,050,000.00	\$ 15,050,000.00
Total Assets	\$ 714,249.09	\$ 1,303,782.94	\$ 10,445.87	\$ 15,050,000.00	\$ 17,078,477.90



Laurel Road CDD
Statement of Financial Position
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 110,169.93				\$ 110,169.93
Deferred Revenue - On-Roll	72,187.85				72,187.85
Deferred Revenue - Off-Roll	128,796.41				128,796.41
Deferred Revenue		\$ 90,318.42			90,318.42
Accounts Payable			\$ 9,275.96		9,275.96
Retainage Payable			91,992.19		91,992.19
Deferred Revenue			5,763.46		5,763.46
Total Current Liabilities	\$ 311,154.19	\$ 90,318.42	\$ 107,031.61	\$ -	\$ 508,504.22
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 15,050,000.00	\$ 15,050,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 15,050,000.00	\$ 15,050,000.00
Total Liabilities	\$ 311,154.19	\$ 90,318.42	\$ 107,031.61	\$ 15,050,000.00	\$ 15,558,504.22
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (16,545.33)				\$ (16,545.33)
Current Year Net Assets, Unrestricted	(8,195.92)				(8,195.92)
Net Assets - General Government	126,143.91				126,143.91
Current Year Net Assets - General Government	301,692.24				301,692.24
Net Assets, Unrestricted		\$ 1,142,003.21			1,142,003.21
Current Year Net Assets, Unrestricted		71,461.31			71,461.31
Net Assets, Unrestricted			\$ (99,574.77)		(99,574.77)
Current Year Net Assets, Unrestricted			2,989.03		2,989.03
Total Net Assets	\$ 403,094.90	\$ 1,213,464.52	\$ (96,585.74)	\$ -	\$ 1,519,973.68
Total Liabilities and Net Assets	\$ 714,249.09	\$ 1,303,782.94	\$ 10,445.87	\$ 15,050,000.00	\$ 17,078,477.90



Laurel Road CDD
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 449,480.70				\$ 449,480.70
Off-Roll Assessments	128,796.41				128,796.41
Other Income & Other Financing Sources	1,056.15				1,056.15
On-Roll Assessments		\$ 562,371.45			562,371.45
Other Assessments		206,503.25			206,503.25
Developer Contributions			\$ 19,792.75		19,792.75
Total Revenues	\$ 579,333.26	\$ 768,874.70	\$ 19,792.75	\$ -	\$ 1,368,000.71
<u>Expenses</u>					
Supervisor Fees	\$ 3,000.00				\$ 3,000.00
Public Officials' Liability Insurance	2,870.00				2,870.00
Trustee Services	709.65				709.65
Management	13,875.00				13,875.00
Disclosure	250.00				250.00
District Counsel	1,314.00				1,314.00
Assessment Administration	5,500.00				5,500.00
Travel and Per Diem	72.52				72.52
Postage & Shipping	0.74				0.74
Legal Advertising	353.25				353.25
Miscellaneous	65.37				65.37
Web Site Maintenance	480.00				480.00
Holiday Decorations	23,860.86				23,860.86
Dues, Licenses, and Fees	175.00				175.00
Lifestyle Staff	21,629.58				21,629.58
Resident Services	4,946.08				4,946.08
Electric	295.31				295.31
Clubhouse Electric	6,300.03				6,300.03
Clubhouse Water	8,376.52				8,376.52
Water Reclaimed	594.18				594.18
Stormwater Management	8,167.64				8,167.64
Wetlands Mitigation	3,200.00				3,200.00
Amenity - Telephone	296.56				296.56



Laurel Road CDD
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Amenity - Cable TV / Internet / Wi-Fi	\$ 4,952.76				\$ 4,952.76
Amenity - Landscape Maintenance	9,886.23				9,886.23
Amenity - Irrigation Repairs	720.00				720.00
Amenity - Pool Maintenance	4,835.98				4,835.98
Amenity - Access Control	1,538.46				1,538.46
Amenity - Janitorial	8,678.60				8,678.60
Amenity - Pest Control	1,113.55				1,113.55
Amenity - Fitness Equipment Leasing	7,395.51				7,395.51
Amenity - Security	8,677.62				8,677.62
Amenity - Office Equipment Leasing	1,031.24				1,031.24
Amenity - Capital Outlay	163.72				163.72
Amenity - Miscellaneous	1,091.30				1,091.30
Amenity - AC Maintenance and Equipment	1,859.40				1,859.40
Amenity - Gas	113.05				113.05
Amenity - Operations	1,034.81				1,034.81
Amenity - Fireplaces and Barbecue	16.65				16.65
Gate Internet Service	3,321.22				3,321.22
General Insurance	3,508.00				3,508.00
Property & Casualty Insurance	36,328.00				36,328.00
Other Insurance	500.00				500.00
Irrigation	7,870.00				7,870.00
Lake Maintenance	8,064.00				8,064.00
Landscaping Maintenance & Material	37,819.01				37,819.01
Landscape Improvements	2,880.44				2,880.44
Fertilizer / Pesticides	4,320.00				4,320.00
Contingency	532.00				532.00
Lake Bank Mowing	5,958.00				5,958.00
Gate - Repairs & Maintenance	225.00				225.00
Dog Waste Stations	702.00				702.00
Capital Expenditures	8,195.92				8,195.92
Street Sweeping	1,900.00				1,900.00
Streetlights	6,000.64				6,000.64



Laurel Road CDD
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Series 2021 A2 Principal Payments		\$ 435,000.00			\$ 435,000.00
Series 2021 A1 Interest Payments		198,721.25			198,721.25
Series 2021 A2 Interest Payments		69,296.88			69,296.88
Engineering			\$ 5,763.46		5,763.46
Contingency			11,515.66		11,515.66
Total Expenses	\$ 287,565.40	\$ 703,018.13	\$ 17,279.12	\$ -	\$ 1,007,862.65
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 1,728.46				\$ 1,728.46
Dividend Income		\$ 5,604.74			5,604.74
Dividend Income			\$ 475.40		475.40
Total Other Revenues (Expenses) & Gains (Losses)	\$ 1,728.46	\$ 5,604.74	\$ 475.40	\$ -	\$ 7,808.60
Change In Net Assets	\$ 293,496.32	\$ 71,461.31	\$ 2,989.03	\$ -	\$ 367,946.66
Net Assets At Beginning Of Year	\$ 109,598.58	\$ 1,142,003.21	\$ (99,574.77)	\$ -	\$ 1,152,027.02
Net Assets At End Of Year	\$ 403,094.90	\$ 1,213,464.52	\$ (96,585.74)	\$ -	\$ 1,519,973.68



Laurel Road CDD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	\$ 449,480.70	\$ 130,417.14	\$ 319,063.56	\$ 521,668.55	86.16%
Off-Roll Assessments	128,796.41	64,398.21	64,398.20	257,592.82	50.00%
Other Income & Other Financing Sources	1,056.15	-	1,056.15	-	-
Carryforward Cash	21,812.50	21,812.50	-	87,250.00	25.00%
Net Revenues	\$ 601,145.76	\$ 216,627.85	\$ 384,517.91	\$ 866,511.37	69.38%
General & Administrative Expenses					
Supervisor Fees	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00	25.00%
Public Officials' Liability Insurance	2,870.00	778.55	2,091.45	3,114.20	92.16%
Trustee Services	709.65	1,061.08	(351.43)	4,244.31	16.72%
Management	13,875.00	13,875.00	-	55,500.00	25.00%
Field Management	-	3,750.00	(3,750.00)	15,000.00	0.00%
Engineering	-	1,500.00	(1,500.00)	6,000.00	0.00%
Disclosure	250.00	250.00	-	1,000.00	25.00%
District Counsel	1,314.00	5,000.00	(3,686.00)	20,000.00	6.57%
Assessment Administration	5,500.00	1,375.00	4,125.00	5,500.00	100.00%
Reamortization Schedules	-	31.25	(31.25)	125.00	0.00%
Audit	-	1,425.00	(1,425.00)	5,700.00	0.00%
Arbitrage Calculation	-	125.00	(125.00)	500.00	0.00%
Tax Preparation	-	15.81	(15.81)	63.24	0.00%
Travel and Per Diem	72.52	125.00	(52.48)	500.00	14.50%
Telephone	-	175.00	(175.00)	700.00	0.00%
Postage & Shipping	0.74	125.00	(124.26)	500.00	0.15%
Legal Advertising	353.25	1,375.00	(1,021.75)	5,500.00	6.42%
Miscellaneous	65.37	250.01	(184.64)	1,000.00	6.54%
Office Supplies	-	125.00	(125.00)	500.00	0.00%
Web Site Maintenance	480.00	780.00	(300.00)	3,120.00	15.38%
Holiday Decorations	23,860.86	6,250.00	17,610.86	25,000.00	95.44%
IT Services	-	125.00	(125.00)	500.00	0.00%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Lifestyle & Maintenance Staff	21,629.58	13,573.70	8,055.88	54,294.80	39.84%
Resident Services	4,946.08	1,874.60	3,071.48	7,498.40	65.96%
Total General & Administrative Expenses	\$ 79,102.05	\$ 57,008.75	\$ 22,093.30	\$ 228,034.95	34.69%



Laurel Road CDD
 Budget to Actual
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Field Expenses (Inside the Gate; SF)</u>					
Electric	\$ 221.48	\$ 1,875.00	\$ (1,653.52)	\$ 7,500.00	2.95%
Water Reclaimed	445.64	937.50	(491.87)	3,750.00	11.88%
Stormwater Management	8,167.64	500.00	7,667.64	2,000.00	408.38%
Wetland Mitigation	3,200.00	2,250.00	950.00	9,000.00	35.56%
Equipment Rental	-	281.25	(281.25)	1,125.00	0.00%
Gate Internet Service	3,321.22	500.00	2,821.22	2,000.00	166.06%
General Insurance	2,631.00	713.50	1,917.50	2,854.00	92.19%
Property & Casualty Insurance	27,246.00	3,798.94	23,447.06	15,195.75	179.30%
Other Insurance	500.00	-	500.00	-	-
Irrigation - Repair and Maintenance	5,902.50	4,680.00	1,222.50	18,720.00	31.53%
Lake Maintenance	6,048.00	4,500.00	1,548.00	18,000.00	33.60%
Landscaping Maintenance & Material	28,364.26	26,583.01	1,781.25	106,332.03	26.68%
Landscape Improvements	2,160.33	3,750.00	(1,589.67)	15,000.00	14.40%
Fertilizer / Pesticides	3,240.00	3,240.00	-	12,960.00	25.00%
Contingency	532.00	4,350.00	(3,818.00)	17,400.00	3.06%
Lake Bank Mowing	5,958.00	-	5,958.00	-	-
Gate - Repairs & Maintenance	225.00	875.00	(650.00)	3,500.00	6.43%
Mulch	-	1,250.00	(1,250.00)	5,000.00	0.00%
Storm Cleanup	-	1,875.00	(1,875.00)	7,500.00	0.00%
Storm Landscape Replacement	-	2,812.50	(2,812.50)	11,250.00	0.00%
Security Monitoring	-	7,500.00	(7,500.00)	30,000.00	0.00%
Dog Waste Stations	702.00	702.00	-	2,808.00	25.00%
Mailbox Maintenance	-	50.00	(50.00)	200.00	0.00%
Capital Expenditures	6,146.94	1,875.00	4,271.94	7,500.00	81.96%
Street Sweeping	1,900.00	3,000.00	(1,100.00)	12,000.00	15.83%
Lighting	-	187.50	(187.50)	750.00	0.00%
Streetlights - Leasing	4,500.48	7,560.00	(3,059.52)	30,240.00	14.88%
Bike Share Maintenance	-	625.00	(625.00)	2,500.00	0.00%
Golf Cart Maintenance	-	281.25	(281.25)	1,125.00	0.00%
Total Field Expenses (Inside the Gate; Only SF)	\$ 111,412.49	\$ 86,552.45	\$ 24,860.04	\$ 346,209.78	32.18%
<u>Field Expenses (Outside the Gate; MF)</u>					
Electric	\$ 73.83	\$ 625.00	\$ (551.17)	\$ 2,500.00	2.95%
Water Reclaimed	148.55	312.50	(163.96)	1,250.00	11.88%
Equipment Rental	-	93.75	(93.75)	375.00	0.00%
General Insurance	877.00	237.83	639.17	951.34	92.19%
Property & Casualty Insurance	9,082.00	1,266.31	7,815.69	5,065.25	179.30%
Irrigation - Repair and Maintenance	1,967.50	1,560.00	407.50	6,240.00	31.53%
Lake Maintenance	2,016.00	1,500.00	516.00	6,000.00	33.60%
Landscaping Maintenance & Material	9,454.75	8,861.00	593.75	35,444.01	26.68%
Landscape Improvements	720.11	1,250.00	(529.89)	5,000.00	14.40%
Fertilizer / Pesticides	1,080.00	1,080.00	-	4,320.00	25.00%
Storm Cleanup	-	625.00	(625.00)	2,500.00	0.00%
Storm Landscape Replacement	-	937.50	(937.50)	3,750.00	0.00%
Capital Expenditures	2,048.98	625.00	1,423.98	2,500.00	81.96%
Lighting	-	62.50	(62.50)	250.00	0.00%
Streetlights - Leasing	1,500.16	2,520.00	(1,019.84)	10,080.00	14.88%
Golf Cart Maintenance	-	93.75	(93.75)	375.00	0.00%
Total Field Expenses (Outside the Gate; MF)	\$ 28,968.88	\$ 21,650.14	\$ 7,318.74	\$ 86,600.59	33.45%



Laurel Road CDD
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
<u>Vistera - Amenity Expenses</u>					
Clubhouse Electric	\$ 6,300.03	\$ 2,500.00	\$ 3,800.03	\$ 10,000.00	63.00%
Clubhouse Water	8,376.52	3,750.00	4,626.52	15,000.00	55.84%
Amenity - Telephone	296.56	2,190.00	(1,893.44)	8,760.00	3.39%
Amenity - Cable TV / Internet / Wi-Fi	4,952.76	3,250.00	1,702.76	13,000.00	38.10%
Amenity - Landscape Maintenance	9,886.23	5,000.00	4,886.23	20,000.00	49.43%
Amenity - Irrigation Repairs	720.00	2,500.00	(1,780.00)	10,000.00	7.20%
Amenity - Pool Maintenance	4,835.98	4,656.00	179.98	18,624.00	25.97%
Amenity - Access Control Maintenance	1,538.46	375.00	1,163.46	1,500.00	102.56%
Amenity - Pool Equipment	-	250.00	(250.00)	1,000.00	0.00%
Amenity - Cleaning	8,678.60	9,650.00	(971.40)	38,600.00	22.48%
Amenity - Pest Control	1,113.55	1,500.00	(386.45)	6,000.00	18.56%
Amenity - Fitness Equipment Leasing	7,395.51	7,545.51	(150.00)	30,182.04	24.50%
Amenity - Security Monitoring	8,677.62	1,525.00	7,152.62	6,100.00	142.26%
Amenity - Office Equipment Leasing	1,031.24	1,250.00	(218.76)	5,000.00	20.62%
Amenity - Capital Outlay	163.72	1,875.00	(1,711.28)	7,500.00	2.18%
Amenity - Miscellaneous	1,091.30	625.00	466.30	2,500.00	43.65%
Amenity - A/C Maintenance and Equipment	1,859.40	375.00	1,484.40	1,500.00	123.96%
Amenity - Gas	113.05	350.00	(236.95)	1,400.00	8.08%
Amenity - Operations	1,034.81	2,000.00	(965.19)	8,000.00	12.94%
Amenity - Fireplaces and Barbecue	16.65	250.00	(233.35)	1,000.00	1.67%
Total Vistera - Amenity Expenses	\$ 68,081.99	\$ 51,416.51	\$ 16,665.48	\$ 205,666.04	33.10%
Total Expenses	\$ 287,565.40	\$ 216,627.85	\$ 70,937.55	\$ 866,511.36	33.19%
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 1,728.46	\$ -	\$ 1,728.46	\$ -	
Total Other Revenues (Expenses) & Gains (Losses)	\$ 1,728.46	\$ -	\$ 1,728.46	\$ -	
Net Income (Loss)	\$ 315,308.82	\$ -	\$ 315,308.82	\$ -	



Laurel Road Community Development District

**Consideration of
Purchase and Sale Agreement
with JT Transport Services, LLC
for Fill Material**

PURCHASE AND SALE AGREEMENT

This **PURCHASE AND SALE AGREEMENT** ("Agreement") is made and entered into this ____ day of February, 2026 (the "Effective Date"), by and between the **Laurel Road Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District"), and **JT Transport Services, LLC** ("Purchaser").

WITNESSETH:

WHEREAS, Vistera Associates, LLC, a Florida limited liability company ("Vistera") is the fee simple owner of certain real property located in Sarasota County, Florida, more particularly illustrated in Exhibit A attached hereto and incorporated herein (the "Excavation Area"), and;

WHEREAS, the District is the governing agency with jurisdiction over the Evacuation Area and desires to assist Seller by facilitating the performance of this Agreement and thereby confirm that excavation and removal of fill material is accomplished in a safe manner for the benefit of all residents and property owners within the District, and;

WHEREAS, Purchaser is the owner of the real property or proceeding with a roadway project located in Sarasota County ("Laydown Area"), and;

WHEREAS, Vistera desires to remove stockpile fill material [excluding rock or materials other than soil dirt and sand excavated solely from the Excavation Area] and to sell the fill material to the Purchaser (the "Fill Material"), and;

WHEREAS, Vistera intends to remove approximately 75,000 cubic yards of Fill Material from the Excavation Area and Purchaser shall transport such fill material to the Laydown Area;

WHEREAS, Purchaser desires to purchase 75,000 cubic yards and will arrange for the delivery of Fill Material to the Laydown Area as determined by Purchaser and Purchaser shall acquire such Fill Material, all in accordance with the later terms of this Agreement, and;

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** That the above recitals are true and correct and are hereby incorporated herein.

2. **Grant of License; Notice of Delivery; Termination.** Vistera does hereby grant to Purchaser, its contractors, subcontractors, materialmen, and invitees, a license to access and use the Evacuation Area and other portions of Vistera's property necessary to obtain access to the Evacuation Area, provided however, the location of the area of temporary access shall be determined by Vistera in its sole discretion as illustrated on Exhibit A, but, shall not include the use of any paved streets within the overall project. Within twenty (20) days of the delivery and

placement of Fill Material on the Laydown Area, Purchaser shall provide Vistera written confirmation of the quantity of Fill Material delivered to the Laydown Area, including the number of truck loads delivered. This license shall terminate upon the earlier of (i) delivery of written confirmation from Purchaser to Vistera of the number of truck loads and the quantity of Fill Material delivered, or (ii) sixty (60) days following the Effective Date. All work authorized under this Agreement shall be complete within sixty (60) days following the Effective Date.

3. Pre-Inspection of Fill Material. Purchaser shall conduct inspection of the Fill Material, including soil sampling and lab testing for proctor tests prior to excavation. Purchaser may, at its option, decline to purchase the Fill Material if pre-inspection test results indicate that the Fill Material is not consistent with the standards of this Agreement or otherwise deemed unacceptable to Purchaser. Vistera makes no representation or warranty as to the quality of the Fill Material or its utility for any purpose, and Purchaser understands, acknowledges, and agrees that it is relying upon its own inspection to determine quality and utility of purpose.

4. Maintenance, Repair and Use. During the term of this Agreement, Purchaser shall be responsible for the maintenance of the Laydown Area and shall provide for usual and customary dust control for the Evacuation Area and the area of access utilized by Purchaser to transport the Fill Material. Purchaser shall be permitted to recover the Fill Material solely during business hours which shall mean Monday to Friday between 8 AM and 5 PM, Saturday between 9 AM and 3 PM. No work shall occur on Sunday.

5. Purchase Price. Purchaser agrees to purchase the Fill Material delivered to the Laydown Area under the terms of this Agreement. Purchaser shall deliver the Purchase Price (defined below) to Vistera in cash by wire transfer of collected funds, and (iii) Vistera and Purchaser shall execute and deliver such other usual and customary documents as are reasonably necessary under the circumstances. Each party shall pay their own attorneys' fees and costs. Vistera and Purchaser further agree as follows:

a. The total purchase price shall be Fifty Nine and 50/100 Dollars (\$59.50) for each truck load of Fill Material acquired by Purchaser.

b. Within thirty (30) days following the completion of delivery of the Fill Material to the Laydown Area, Purchaser shall pay to Vistera the Purchase Price.

6. Insurance. Purchaser shall procure and maintain commercial general liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnities contained in this Agreement), death, or property damage occurring in connection with Purchaser's recovery and transportation of the Fill Material, with single limit coverage of not less than an aggregate of Two Million Dollars (\$2,000,000.00) including umbrella coverage, if any, and naming Vistera, or its designee, as an additional insured. Prior to recovery of the Fill Material, Purchaser shall provide Vistera with a certificate of insurance evidencing that Purchaser is maintaining the insurance required under this Agreement.

7. Relationship of the Parties. Nothing herein contained shall be deemed or construed as creating the relationship of principal and agent, or of partnership or joint venture, between Vistera and Purchaser.

8. **Governing Law; Venue.** The parties agree that this Agreement shall be construed, and the rights and obligations of the parties under the Agreement shall be determined, in accordance with Florida law without regard to choice of law doctrines. Venue for any litigation shall be in a state court of competent jurisdiction in and for Sarasota County, Florida.

9. **Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.

10. **General Matters.** Vistera and Purchaser further agree as follows:

a. **No Right to Lien.** Purchaser shall insure that the Evacuation Area and the area used for access shall at all times be kept free and clear of all mechanic's, materialmen's, contractor's, labor and/or other liens or claims of liens, and Purchaser agrees to indemnify and save harmless Vistera from any and all liens and claims of lien.

b. **No Recording.** Vistera and Purchaser acknowledge and agree that this Agreement shall not be recorded.

c. **No Assignment.** This Agreement is personal to Purchaser and may not be assigned or conveyed. Provided however, Purchaser may assign its rights in this Agreement to its contract vendee of the Laydown Area from time to time and shall provide Vistera notice of any such assignment.

d. **Risk of Loss.** Vistera does not warrant or represent that the Evacuation Area is safe or suitable for the purpose which is intended to be used by Purchaser, and Purchaser expressly assumes all such risk and all risks associated with use of the Evacuation Area and the area used for access to the Evacuation Area.

e. **Attorneys' Fees.** In the event a party to this Agreement institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its reasonable costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding, including any such costs or fees incurred in connection with settlement, in any bankruptcy case or proceeding, before trial, at trial or on appeal.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year set forth above.

[Signature Page To Follow]

[Signature Page To Purchase and Sale Agreement]

JT Transport Services, LLC, a Florida limited liability company

Signature

Print Name

Signature

Print Name

By: _____
Thomas K. Falgiano
Its: Manager and Managing Member

WITNESSES:

Signature of Witness

PrintName _____

Print Name

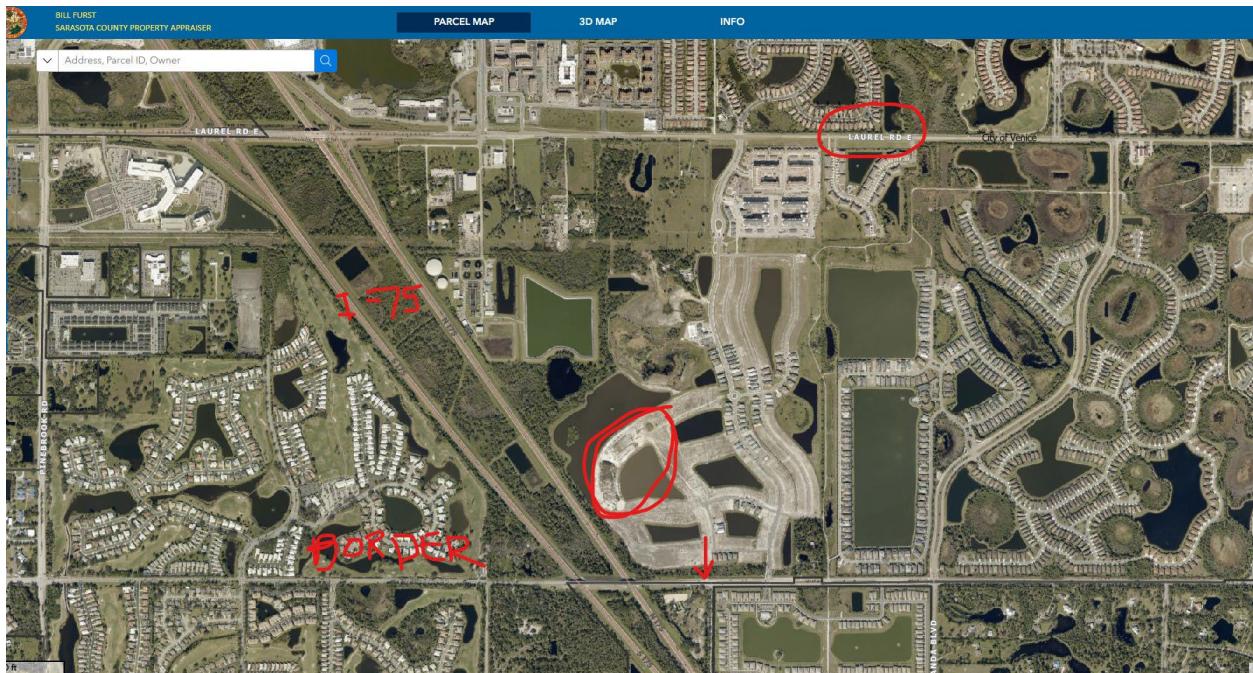
“The District”

Laurel Road Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*

By: _____
As its Chair

EXHIBIT A

Illustration of Excavation Area





Laurel Road Community Development District

Staff Reports

February Story board- Field Operations

Vistera

Summary

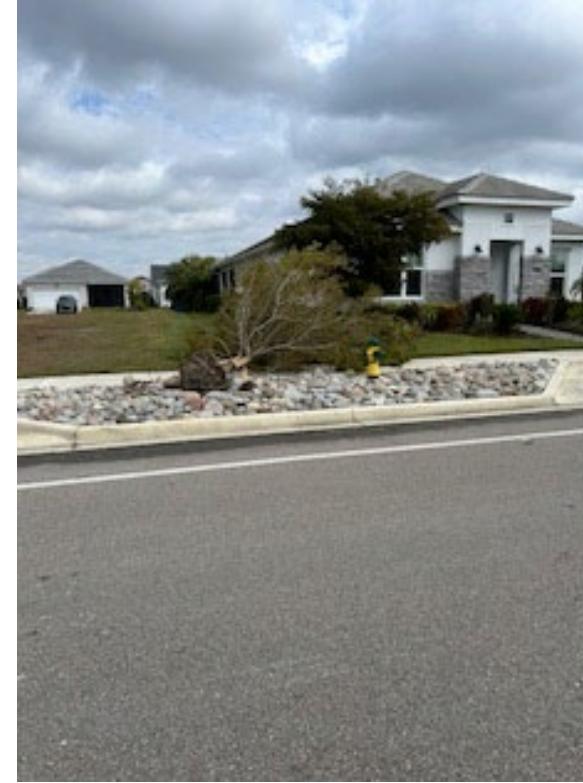
- Identified landscaping improvement needs
- Replaced firepit at amenity
- Continued to work with lifestyle director to address issues as they arise in the amenity and throughout the community
- Homeowner inquiries are low and being addressed in a timely manner
- Construction Site conditions are good

Community Photos





Community Photos



Common Issues being addressed



VISTERA
OF VENICE

Monthly Summary Report

January 2026

Submitted by Sydney Pollock, Lifestyle Director
&
Alex Murphy, Sr. Regional Director, Lifestyle & Residential

Featured Lifestyle Programs & Events



GLOW IN THE DARK WINTER BASH

Friday, January 9th
6 pm - 9 pm

Families came together for a fun, glow-filled evening of games, crafts, and treats. Kids and adults alike decorated T-shirts at the glow paint station and got creative with the self-guided glow face painting, showing off their bright, glowing designs. With colorful outfits, glowing accessories, and an upbeat playlist in the background, the night was full of laughter, fun, and a great sense of community.



WINTER IMAGINATION STATION

Tuesday, January 20th
5:30 pm - 7:00 pm

Winter Imagination Station invited kids to explore, create, and play through a series of hands-on, winter-themed sensory stations. Each child received a Snow Day Passport and set off to explore activities like snow globe making, puffy painting, a winter sand sensory box, faux snow creation, and an energetic snowball-throwing station. As they moved from station to station, kids collected a sticker for every activity they completed, filling their passports along the way. Adding to the fun, the evening turned out to be especially chilly, making the winter experience feel even more magical.



LA DOLCE VISTERIA: NEW YEAR, NEW YOU

Saturday, January 24th
11 am - 2 pm

La Dolce Vistera marked Vistera's first fitness/wellness-themed event and kicked off our new quarterly mini-market series, which will be seasonally themed throughout the year. This three-hour experience brought residents together for a relaxing and energizing focus on health and self-care. The event featured a variety of wellness vendors and services, including free massages provided by Massage Envy, a complimentary workout class from Burn Boot Camp, EVOX therapy sessions with HighNote Counseling, acupuncture demonstrations, and Dirty prebiotic sodas available for purchase from Toast & Sip LLC.

Guests also enjoyed our very first special event yoga class with Annemarie, Vistera's new Speacial Event Yoga instructor, who was instantly adored by residents. From movement to mindfulness, La Dolce Vistera offered a refreshing opportunity to recharge, connect, and celebrate wellness as a community.

Engage Lifestyle Programming

DATE(S)	PROGRAM DETAILS	ADDITIONAL NOTES
Sat. January 3	Food Truck Visit: Harvest Heart	15+ Purchases
Wed. January 7th	Bunco Club	Club Meeting
Fri. January 9th	Glow in the Dark Winter Bash	16 Attendees
Tue. January 13th	Tuesday Card & Tile Club	Club Meeting
Sat. January 17th	Moms of Vistera Club	Club Meeting
Tue. January 20th	Winter Imagination Station	15-20 Attendees
Sat. January 24th	La Dolce Vistera: New Year, New You	Roughly 30 Attendees
Mon. January 26th	Vistera Page Turners	Club Meeting
Tue. January 27th	Tuesday Card and Tile Club	Club Meeting

Facility Utilization



The Club at Vistera experienced a decline in resident usage during January, likely due to several contributing factors:

1. January was unusually cold, with temperatures dropping to 30–40°F. Although the pool is heated, many residents prefer not to swim in such chilly weather.
2. Additionally, January follows the holiday season, and many residents are away visiting family or traveling out of state, which further reduces not only Event attendance but Amenity utilization as well.

SPACE	AVERAGE BY DAY
Fitness Center	9-16 Times ▾
Club Lounge	1-4 Times ▾
Game Room	1-4 Times ▾
Pool	1-4 Times ▾
Kids Corner	1-4 Times ▾

Facility Operations & Maintenance

SPACE	ITEM	STATUS
Club Lounge	Indoor fireplace non-operational	Requested ▾
Loggia Patio	Outdoor Fireplace: Fixed/Replaced on 1/19/26; working with NLN Marketing Team on new instructional signage	Completed ▾
Game Room - Lounge	Roku 3 needs replacement, Lifestyle Director working with SafeTouch for ordering	In Progress ▾
Loggia Patio	Kids Corner added on Loggia Patio with Sand Table, Water Table, Activity Table, Number Counting Mat, and Soft Climbing Furniture	Completed ▾
HVAC System for Club	Club Lounge was not cooling in December. Tri-County Air replaced the air compressor in the outdoor unit this month.	Completed ▾
Vehicular Gates	Gates remain closed until 9 am on Saturdays. SafeTouch has been onsite to fix several times.	In Progress ▾
Club A/V	Control4 experiencing technical issues. Music cannot be turned down, and does not automatically turn on to selected station in the morning.	Requested ▾

Customer Service & Staffing

FEEDBACK	COMMENT	ACTION TAKEN
Positive ▾	Residents shared that they loved Special Events Yoga Instructor, Annemarie, and her yoga class made them feel really relaxed and zen.	Sydney is planning future events with Annemarie to bring to the Vistera community.
Positive ▾	Residents Keith H. and Candi M. shared they loved seeing fitness incorporated into the Club, and absolutely love the Vistera community as a whole. They try to come to as many events as they can, and they shared their favorite thus far has been "A Champagne Affair."	Sydney will continue to create fitness based events, and will explore other partnerships in the local community to offer a multitude of classes.
Positive ▾	Resident Marisa V. shared that her children thinks "Ms. Sydney is really fun. She also appreciates how Ms. Sydney is always eager to have fun and play with the kids. Marisa mentioned that she watched from afar in the Club during the Glow in the Dark Bash so her children could feel free to be themselves without feeling shy."	Sydney thoroughly thanked Marisa for coming to the event and for her kind words.

COMMUNITY IN ACTION



Forecast

PROGRAM DETAILS	STATUS
Food Truck Visit - Rollin With Hart	February Event ▾
After Dark: Lantern Release	February Event ▾
Super Bowl Bash	February Event ▾
Melt My Heart Party	February Event ▾
President's Day Plunge	February Event ▾
Flapjacks & Fizz - 21+ Event	February Event ▾

CURRENT ACTION ITEMS	RESPONSIBILITY	DUE DATE
E-Bike Share Program	Solidify guidelines and procedures for usage, and launch program for residents and their guests	End of February
Parade of Homes	Select and purchase balloon arrangements for each model home	End of February
Purchase “Fun” Additions for Amenity Center	Pool Loungers, Built-Ins for Conference Room, Outdoor Ping Pong Table	March