



Dupree Lakes

Community Development District

Richard Thomson, Chairman

Steve Shaw, Vice Chairman

Nicole Thomson, Assistant Secretary

Robert Fox, Assistant Secretary

Timothy Price, Assistant Secretary

June 19, 2017



Dupree Lakes

Community Development District

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Phone: 954-721-8681 - Fax: 954-721-9202

June 12, 2017

**Board of Supervisors
Dupree Lakes
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Dupree Lakes Community Development District** is scheduled for **June 19, 2017 at 7:00 p.m. at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd. Land O'Lakes, Florida 34639**. Following is the advance agenda:

Segment I:

1. Roll Call
2. Supervisors Requests and Audience Comments (*please sign sign-in sheet; 3 minutes will be allotted to each speaker*)
3. Approval of the Minutes of the May 15, 2017 Meeting
4. Discussion of Amenity Management
 - A. Discussion of Clubhouse Alternate Management
 - B. Discussion of RFP Update
5. Discussion of Website Proposals
 - A. Consideration of Revised Proposed Multi-Website Design and Maintenance Agreement from Gonzalez-Fuentes Services, LLC
 - B. Consideration of Proposal from GMS for Updated Website
6. Consideration of Extra Duty Application from Pasco County Sheriff's Office
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club Manager - Monthly Report
 - D. Field Manager
 - 1) Monthly Report
 - 2) Discussion of Proposals
 - E. CDD Manager
 - 1) Action Items List
 - 2) Number of Registered Voters in the District - **1,302**

Segment II: Workshop Section

~Discussion of Projects

Segment III:

8. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
9. Financial Reports
 - A. Approval of Check Run Summary
 - B. Approval of Combined Balance Sheet
10. Adjournment

Enclosed for your review are the minutes from the meeting held on May 15, 2017.

The fourth order of business is discussion on amenity management. Enclosed for your review is a copy of the updated RFP.

The fifth order of business is discussion of website proposals. Enclosed for your consideration are copies of the revised proposed multi-website design and maintenance agreement from Gonzalez-Fuentes Services, LLC and a proposal from GMS for an updated website.

The sixth order of business is consideration of extra duty application from Pasco County Sheriff's Office; a copy of which is enclosed for your review.

The seventh order of business is staff reports. Enclosed under the club manager's report is a copy of the monthly report. Enclosed under the field manager's report are copies of the monthly report and proposals for discussion. Enclosed under the CDD manager's report is a copy of the action items list and a letter from the Pasco County Supervisor of Elections office indicating that there are **1,302** registered voters in the District.

The financials are also enclosed. The balance of the agenda is routine in nature and any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Jason Showe
Manager

cc: Dennis Lyles

Tonja Stewart Roy Deary

Joe Montagna

Lorraine Roberts

**MINUTES OF MEETING
DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Dupree Lakes Community Development District was held Monday, May 15, 2017 at 6:00 p.m. at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Boulevard, Land O'Lakes, Florida.

Present and constituting a quorum were:

Richard Thomson	Chairman
Steve Shaw	Vice Chairman
Nicole Thomson	Assistant Secretary
Bob Fox	Assistant Secretary
Timothy Price	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Alan Scheerer	Governmental Management Services
Luis Hernandez	Governmental Management Services (by phone)
Michael Pawelczyk	District Counsel (by phone)
Lorraine Roberts	Vesta Property Services
Joe Montagna	Vesta Property Services
Bob Hornbeck	Resident - HOA President
Lynn Fulton	Resident
Scott Chasteen	Resident
Several Residents	

Segment I:

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order. Mr. Showe called the roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Supervisors Requests and Audience Comments *(please sign the sign-in sheet; 3 minutes will be allotted to each speaker)*

Mr. Showe: The next item we have on the agenda is Supervisors requests, and we'll start with any Supervisors requests this evening. If there are no requests or comments from our Supervisors, the next item then is audience comments. We'll ask that you please state your name and address for the record and keep your comments to 3 minutes.

Mr. Fulton: Yes my name is Lynn Fulton, 22630 Cherokee Rose, as secretary of the HOA I'm bringing forth a request from the residents that is to change the time of this meeting because people have to commute from Tampa that don't get out until 5:00 o'clock and they're still sitting in traffic. So it was discussed online today through an app that a great number of residents are members of requesting to move the time of the meeting a little bit later, say 7:00 o'clock. That will allow for the time for the residents to get home, do what they need to do for their children or whatever for their home and then get here. I think we would have a lot better response and attendance to these meetings if we could move the time. So I would ask the Board to come and put a motion forward to actually move the time to 7:00 o'clock going forward. Thank you.

Mr. Thomson: Alright, anybody else? Yes sir?

Mr. Scott Chasteen: Yes my name is Scott Chasteen, 5347 Shasta Daisy Place. I got some of my answers today with a discussion with Bob but as everybody knows we have issues with parking, not enough, the majority of people we have procrastinators especially Shasta Daisy we have excessive speeding going on Dupree Lakes Blvd., even down my street. Sooner or later, and what people don't realize is that when people sell their houses is that we are setting ourselves up that there's people driving through, and if their friend is driving through here and when kids are out playing, or they're not playing, we have to find a better way of doing something about these cars because I don't know who's coming in here, nobody knows you, and if I see a car parking in the grass and I go over and I throw a light bulb where that Dodge truck that everybody's aware of on Angelonia Terrace, and I know you guys are working on it but something has to be done, and when

people are trying to sell their homes, it is a complete eyesore and unfair to them for whatever reason they're trying to sell it, you have to be able to have authorization whether it works better with the cops from the Sheriff's Department or whatever we can do to help that, but also when people sell their houses and they're vacant, just probably last year my neighbors, they're selling their house, they vacated it, there was two suspicious characters that I caught sneaking around going around the back of their house, looking inside of it like they're going to try to break in and maybe try to live there. So the parking is one issue, the speeding is another issue, and we just have to work together better as a community to get some of these things resolved and I know one of the answers that Bob and I were discussing is I don't know the staffing in the past with the Sheriff's Department, we all know that the county ordinance says you cannot park on the street, but maybe there's something we need to look at to work with them to do something about speeding in the morning, even if all the traffic is cutting through, because I know school is going to be letting out but I can tell you that my son nearly watched one of his classmates get run over by a resident just right down the street from me because she was in such a hurry that she had to swerve and he had to dive in the grass from not getting hit, so we have to figure something out to try to improve the situation because there's not that much room as we all know. So whatever we can bring forth to be able to try to improve it would be great.

Mr. Thomson: Ok thank you. Anybody else? Yes, go ahead.

Mr. Fox: Can I go ahead and address two of these things?

Mr. Thomson: Sure.

Mr. Fox: Ok, first of all as far as the parking situation, I think with that one particular vehicle that you're speaking of, the attorney has given us some information and we are going to post notice that he has to cease and if he doesn't then we are going to move it, so that should take care of that problem. I know that there's a lot of residents in that area that are upset about it. This isn't something that we'll do but this is like destroying the grass, destroying the road, he's been costing this District a lot of money, costing taxpayer money, so as a result, that's what we're going to do. As far as moving the

meeting time, I personally think it would be good to have it a little bit later even like Steve and some of the members of the Board here that work later, I know Tim comes from Tampa and has to get off early to get here. So I wanted to bring it up for discussion if you guys are interested in doing something about it.

Mr. Thomson: The current schedule has been advertised for the year, we can have this discussion for 2018 but right now all of our time slots are at 6:00 p.m. on the same day of the month, which is the third Monday of every month at 6:00 p.m. So I would say if we could defer this to 2018 because we only have a couple more months to go.

Mr. Fox: Ok so what you're saying is our advertising is for two more months?

Mr. Showe: The current meeting schedule for fiscal year 2017 goes through to your September meeting. Typically at your August or September meeting we'll have a new meeting schedule and so that would be a good point if you wanted to make a change that you can make a change and not affect this year's meeting schedule.

Mr. Fox: Ok.

A resident: Mr. Chairman, what's the draw back from doing it for this year though?

Mr. Thomson: I just stated that we've already advertised, so that would incur additional costs, these have already been advertised.

Ms. Thomson: We have to advertise and it's about what \$300 or \$400?

Mr. Showe: Yes, it's a couple hundred bucks for each meeting advertisement so because the meeting schedule has been advertised for the year, the District would have to do a re-notice to change the meeting time.

A resident: So each meeting isn't advertised?

Ms. Thomson: It's once a year.

Mr. Showe: Typically there's one notice that goes out for the year.

A resident: Ok.

Mr. Showe: And as long as you stick to that meeting schedule you're covered.

A resident: But you did change dates.

Mr. Showe: If we change dates, it has to be re-advertised, if you change dates or you change times it has to be re-noticed.

A resident: You did change the days, you had it at the second Monday of the month in January.

Ms. Thomson: And that was advertised.

Mr. Showe: That was part of that meeting schedule that they adopted for fiscal year 2017.

A resident: Oh it was?

Mr. Showe: Yes.

Ms. Thomson: Yes we added meetings.

Mr. Shaw: Well what are we looking at in cost, \$300 to re-advertise, that's it right? So obviously for me it would be a lot easier if it's at 7:00 o'clock, so I'd vote to re-advertise myself.

Mr. Fox: Then I put a motion to the Board that we re-advertise and change the meetings to 7:00 o'clock.

Mr. Showe: Just for the record, Mr. Shaw has joined the meeting.

On MOTION by Mr. Fox seconded by Mr. Shaw with 4 in favor, 1 opposed, authorizing staff to re-advertise the 2017 Meeting Schedule to change the meeting time to 7:00 o'clock as stated on the record was approved.

Mr. Showe: So we'll go ahead and get that coordinated with our staff and have the meeting schedule changed.

Mr. Shaw: This means we have to be more efficient so we get out at the same time.

Mr. Thomson: Ok.

Ms. Roberts: Can I ask, what should I do, close the clubhouse and re-open at 7:00?

Mr. Showe: It's operating hours until 6:00 so we can coordinate that offline on that, we'll figure it out.

Mr. Shaw: Is there any discussion, I heard somebody brought up with regards to speeding and parking issues, ongoing, I know that we have no policy in place but I've been seeing the same people parked on the streets on a constant basis, but we can call the

Sheriff's office, but did we look into hiring off duty police officers just for some control to have some presence. Obviously it's a cost to us, but it's at the point where rather than me calling the Sheriff's office 2 or 3 times a week, and it's getting ridiculous.

Mr. Thomson: Well I think the CDD, that's not the CDD purpose to monitor traffic.

Mr. Shaw: But we used to have a security guard that would drive everywhere.

Mr. Thomson: But we didn't have the cameras.

Mr. Shaw: Understood, this would be above and beyond, we obviously have a problem in the community with regards to parking issues, and that's the reason we're getting tow signs.

Mr. Thomson: Right, so that security can't touch the cars.

Mr. Shaw: Right I know security can't but if you hired an off duty police officer, they should be able to patrol just like they were on duty and ticket people as necessary. So you're just paying them overtime hours, and that would be a question for you because you had these conversations.

Mr. Fox: And you know we've got several deputies that live in the subdivision, maybe we could approach them and get a reasonable amount of charges. I think, like Steve said, when they see the presence, they're going to stop doing it.

Mr. Price: When is Pasco County supposed to come back out here? We had the sign out there a couple months ago now on this end, we've had the radar to show your speed.

Mr. Fox: They said they don't have enough man power to do anything.

Mr. Price: Alright, and we talked about getting an unmanned car just parked on the street.

Mr. Fox: Right, that would be good.

Mr. Price: Right they had it on Collier there for a while.

A resident: Well on that note, since the road is done and if somebody is parking in the street and you got cars going, no matter what street it is, north or south, and somebody gets hit, somebody hits a car that's parked on the street, who is going to be liable for the damage, and to me it should be the person that continuously parks on the street, and I'm

not talking about a party, or 3, 4 or 5 hours, I'm talking about, they are there day in and day out and it's every street where you go, and I fully agree that once we get a presence of an off duty police officer, somebody who can start giving these people tickets for speeding that some of this nonsense will stop but when somebody hits another car, and somebody else gets injured, who's going to be responsible for the fact that happened because somebody parked on the street. We already know you cannot park on the road, but as Bob stated, he has spoken to their management that they're short staffed, so when you do call them, they do respond, but it's 30 or 45 minutes later. So what can we do at this point? I agree we have to do something to fix this issue, it cannot continue, it's a complete eyesore, and something is going to happen. Hopefully no children are injured and nobody gets hit, but it's just a matter of time before something happens. You've seen them take the wildlife out, they don't care about deer, they don't care about the cranes, they just keep on going. So we have to try, as for residents, I would like to try to see something tried to be done before a child gets hit.

Mr. Shaw: So let's reach out to Pasco, I'm fine doing it.

Mr. Showe: I can reach out to them if that's the Board's direction. I know typically they have a minimum amount of hours they'll come out 4 at a time, and then there's whatever fee they charge.

Mr. Shaw: Correct.

Mr. Showe: So I can bring that back to the next meeting if that's the Board's direction.

Mr. Show: I would prefer it myself, yes.

Mr. Show: Ok.

Mr. Scheerer: We can handle that.

Mr. Pawelczyk: This is Mike Pawelczyk, sometimes on those off duty details, if you have a local Pasco County officer living in your community, you can ask that they get the first detail, get the option to take those details because they're already there, so you can ask if those women or men want them. Sometimes those officers that live in the

community can provide the detail, not at a discounted rate but they tend to be more enthusiastic about their job.

A resident: Well you could cause a potential conflict, if your neighbor is a Pasco County Sherriff and all of a sudden he knows, and he's the woman or the man who is doing that, is there a possibility or issue of conflict. I understand and I agree with the community that's great, but I also see a possible conflict with certain people, not with everybody but there is that potential that could happen.

Mr. Pawelczyk: I think that each officer has to deal with that on a daily basis that people do stuff wrong and they don't like to get caught, so that's for the Sherriff's Department to deal with not our office. You're right that could present problems.

Mr. Price: If there's more than one they could switch off.

Mr. Showe: I know typically we've had it in other Districts, what happens is we send them the schedule and say we want you here on these days, they handle scheduling so one of the off duty officers will basically pick up that shift.

Mr. Shaw: So if we get that information, obviously we're going through the budget for next year, we can look at this and make this a line item we add to the budget, and I know talking to all my neighbors they would not have a problem paying for additional police presence.

Mr. Showe: Ok, we'll bring it back.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
April 17, 2017 Meeting**

Mr. Thomson: Next on the agenda is the minutes of the April 17, 2017 meeting.

On MOTION by Mr. Thomson seconded by Mr. Fox with all in favor, the Minutes of the April 17, 2017 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Revised Proposed Multi-Website Design and Maintenance Agreement between Dupree Lakes CDD and Gonzalez-Fuentes Services, LLC

Mr. Thomson: Next is the multi-website design, we've been working with the company CCMS to iron out some details in regards to their property and our data.

Mr. Showe: Right, and I can take it from here. I know that at the last meeting we did approve moving forward with it, however I think in Mike and mine discussion with the contractor, we wanted to bring back, and really point you specifically in your agenda to section 4 which is ownership of the website content. Essentially, you are not going to have ownership the way that he's designed it at the website, so the District won't really own the website. So when the term of the agreement is over, we'll have to revert back to a different website platform, which is basically a little bit of a different concept that I think we talked about at the last meeting, so we wanted to make sure that was really clear to you guys on the Board before the contract got approved, but the remainder of the terms remain the same and Mike I don't know if you had other comments to add to that?

Mr. Pawelczyk: No, the District would own the data essentially but I guess the best way to think about it is if the District were to terminate this agreement either because you weren't satisfied with the way the services were being provided or for budgetary reasons, we would have to basically revert back to the GMS website and this new better website that you're intending to pay for would be gone. So Jason and I just wanted to make sure because it was our understanding at the last meeting that the District would own the website itself after it's created by Gonzalez-Fuentes, so we just wanted to make sure the Board was clear on that understanding before we moved it forward. Does anybody have any questions?

A resident: One question. You're talking about of this content?

Mr. Thomson: Excuse me, this is the time we'd like the Board to discuss this. Thank you. Steve you had something?

Mr. Shaw: Well I'm sure he's probably heading in the same direction I was. Just a couple of concerns I had, I've heard of website designers wanting to retain rights, all of our

websites that we've designed, we have the ownership rights, so I'm a little hesitant with this because we maybe spend \$500 and now we're at his mercy and the contract increase, if he says my operation and maintenance is now \$3,500 a year, I feel like we're at risk with that, if not we revert back to the old site, so the ownership of the content should remain with the District.

Ms. Thomson: So you've had ones where it's that way?

Mr. Shaw: Oh yes, it's pretty common. So if he's not the guy for us, we definitely need a website update, there's no question, but because he's clearly new at this, he thinks he has something that he's developed that other people can't and I don't think that's the case.

Mr. Price: If we don't go this route, can we get more bids?

Mr. Showe: Sure.

Mr. Thomson: And I'm fine with tabling it, I've been working with them and this process, we got stuck on this one piece where it was who owns the website, who owns the content, and I'm basically on your side Steve where it's like if we pay for something we basically want to hold on to it. So what do we need to do?

Mr. Showe: There's no action on this, I don't think this goes away, so for some reason you go out and look for bids and you say, oh my God this is the greatest proposal we've ever seen, I think it still exists.

Mr. Pawelczyk: For clarity purposes when we were negotiating these particular terms, we made it very clear that we have no right to the copy written material, it's just once the website is created we can continue to use it forever and ever as the owner. We can't sell it, we can't give the code to anybody else or whatever it is, but I guess the owner of the company wasn't willing to go with those particular provisions, that I thought were protective of him, but that's where we are now.

Mr. Shaw: You know the way I understood it, he's more concerned about his app that he had designed in his software. Did that conversation come up when you were going back and forth with him?

Mr. Thomson: Yes.

Mr. Showe: Yes.

Mr. Shaw: Ok.

Mr. Thomson: He just sent me this part before we came here, it's just a list of additional items.

Mr. Show: Yes and this doesn't even include the app, the app would be above and beyond this contract, and I will say, full disclosure, Mike and I and Rich, tried several different avenues to try to work it so that we would have full ownership of the site, but it just seemed to be a sticking point, but we can obviously, if the Board's amendable, we can table this for now, there's no action required and we can look at other alternatives.

Mr. Thomson: Yes, let's table it, and let's get some more bids. This is a good start, I thought it was the one.

Mr. Fox: Have we dispersed any funds on this?

Mr. Thomson: No.

Mr. Showe: No.

Mr. Thomson: Ok. Yes sir?

Mr. Sekada: My name is Carlos Sekada and maybe I missed some of this, but I do this for a living, technology, and once you get this software and they have, they don't have this, I don't understand what's the case here. You can spend some money, have a contract to develop the website, but you decide where you want to host it. You can host it to Google, you can host it to Go Daddy, you can go on One and One. I have my own domain with my resident address, and I pay like \$10 a year to have that. So for the data you can do it with Google, you have a limited amount of data, so I don't think we're going to blow the amount of data and even if you try to upload things in there, it would substantially be cheaper than to try to pay somebody like this because what he's trying to do here is like a drug dealer, he gives you a price and then he milks you, so when you try to move away or something, then you're attached to their technology and we cannot be held hostage like that.

Mr. Thomson: Ok. Thank you.

FIFTH ORDER OF BUSINESS

**Discussion of Proposed RFP for
Amenity Services**

Mr. Thomson: Alright, moving on here we have the proposal, or the discussion of the proposed RFP for Amenity Services.

Mr. Showe: Sure I can briefly touch on this, I know at the last meeting there was a motion to go ahead and have the RFP documents drafted, so we've done that for you. We've designed as a full bid, and I'll just give you some background, we've designed it as a full bid RFP, meaning that we'll place an ad in the paper and we'll solicit from the public anyone who wants to bid on it. Basically the reason for that is there is a bid threshold in Florida that's about \$190,000 to \$200,000, it fluctuates annually but that's basically the range. I've designed the contract to be a 3 year contract, so if you add the 3 years of consecutive service the contract does exceed that threshold, so in an abundance of caution I've gone ahead and designed it as a full bid out process. I will state that, and obviously the most important thing in here for you guys as a Board is the scope of service, so once you guys are comfortable with this bid, that's what goes out and that's how they're going to price their bids to you. So we'd encourage you, and I know that we sent out late last week, we got some comments from folks so we tried to incorporate all the comments we had and we sent you out both the redline versions so you could see where the changes are, and I presented to you tonight a clean version. I don't think there's any real rush to go through this tonight if you don't want to. If you guys want to take a real hard look at the scope yourselves and make any additional comments, I think it's real important that the scope really reflects what you guys want as a District because once you go through that bid process, I will tell you because it's a public bid process, it's cumbersome and there are legal restrictions that we have to do. So say we send the bid out and then I get a comment from someone that you may want to reduce the hours here, that's a challenge because then you have to contact every bidder and tell them we're changing the scope so it just adds layers of complication to the process.

Ms. Thomson: So this is like when we did the landscaping.

Mr. Showe: Yes, it's a full bid process, correct.

Ms. Thomson: Ok.

Mr. Showe: So what you get back is proposals from every vendor that should meet the scope that you discussed as a Board and approved and then we can go forward.

Mr. Price: Is the newspaper the only place that it will be advertised?

Mr. Showe: That's the only place it's legally required to be advertised, we would reach out to as many vendors as we know, or if you have any vendors that you'd like us to reach out to when the time comes, we would do that, and we could do that separately too and direct them to the bid and where to get the information.

Mr. Fox: I'd also like to make a suggestion that the CDD consider taking over the clubhouse, hiring a manager, the manager having the responsibility to hire 1, 2 or 3 people, or whatever is necessary and that way I think it's going to save some money and it's also going to hopefully give some of the local residents an opportunity too, maybe we can follow up with that.

Ms. Thomson: How does that work?

Mr. Showe: I think if the Board wanted to move in that direction, you'd almost have to not do, you don't want to do the RFP process and look at that, I think you have to determine how you want to provide those services and then we'll have to base the direction on that.

Ms. Thomson: Then we become an employer.

Mr. Showe: Correct.

Mr. Fox: Well I will put a package together for the next meeting and I'll give you complete details. There's several communities that have exactly the same thing, I'll go and I'll meet with them, I'll get their information and I'll also do some research and I'll put that together for the next meeting as well.

Mr. Thomson: Ok.

Mr. Showe: And we do have other Districts where they hire employees, it's not uncommon, you do kind of have to set up structure obviously because of the Sunshine Laws, you technically are all 5 of their boss, but you also don't want one Board member telling them one thing, another Board member telling them something else, so you kind of have to look at the structure and you may just need to appoint one Board member and say,

we're going to entrust you to give them day to day direction if they need it and if you have a question, otherwise we'll hold it for the Board. So there are ways to set that up but obviously depending on, you have to look at all the employment hours, you have to look at, you're going to have to provide benefits if they work more than a certain amount of hours, so all of those kind of things factor into the pricing, but if there is a thought to go in that direction again, we'd want to put this on hold because you don't want to do a whole lot of work on this end if the Board wants to head into a different direction because it is a different process.

Mr. Shaw: I'd have some concerns with that because then we get into a role like you said, being an employer and having to keep up with laws and stuff, as well as insurance requirements and then we have 5 people trying to manage just one person which if there's a conflict, who does she or he go to. I don't know but I understand why you're concerned from a cost perspective but I don't know in the long term that it's really going to be that cost effective. So I'd like to see what you present and then I guess we can go from there.

Mr. Showe: And if you want to put some numbers together, we can look at your numbers too from our perspective because we do have experience in some of our Districts where they have employees and so we can kind of put together some figures for you on that. In the meantime, between now and next month if you guys want to take a look at this, and make any changes to it and then at the next meeting we can help you with this. Obviously, whenever you approve this, the dates in here will change based on, there is a 30 day when you bid it, when you advertise it, there's a 30 day window for bids to come in, so all of the dates in here will change based on the time that you pick, but those are all flexible.

Ms. Thomson: So currently, you work 40 hours and then we have attendants that fill in either Saturday through Monday, or how does that work?

Ms. Roberts: It depends on the group.

Ms. Thomson: So we're open 60 hours?

Ms. Roberts: We are open from 10:00 to 6:00 Tuesday through Saturday and Sunday and Monday we're open 1:00 to 6:00, but then we have parties on Saturdays and Fridays.

Ms. Thomson: And is there ever double staff?

Ms. Roberts: Yes.

Ms. Thomson: What days?

Ms. Roberts: It just depends weekly, like during the holidays and summer.

SIXTH ORDER OF BUSINESS

Consideration of Resolution #2017-03 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing

Mr. Thomson: Alright moving on to the resolution, we have resolution #2017-03 approving the proposed fiscal year budget and setting the public hearing.

Mr. Showe: Yes and just briefly I'll walk you through what the resolution does mechanically. This resolution does 3 things for you, one it approves the proposed budget, which we've attached behind it and that would be exhibit A to this resolution. The second thing it does is it sets your public hearing date for your approved budget. I think typically you guys have done that at the August meeting, so we have August 21st, and obviously you changed the meeting time to 7:00 p.m., so we would add that in there at 7:00 p.m. at this location, and also it directs us as staff, there is a requirement in Florida Statutes that we transmit this to the local municipality at least 60 days in advance of that final meeting, so it directs us to do that as well. In terms of your budget, I think that the important thing for you guys to look at today is what you want the assessment levels to be. If you guys are comfortable with the assessment levels the way they are presently, then the mechanics of it are, you're going to be setting a ceiling today essentially. So we've designed the budget with a level assessment and all the rest of the line items can be adjusted throughout the process, we'll work with that budget so it's really up to a Board discussion in terms of what you want your assessment level set at. Between pages 3 and 9 you'll see all the line item text so we tried to do our best to describe all the items that we have within the budget

on pages 3 through 9. In the cases where we have contracts, we've laid those contracts out with you to kind of give you a detail of where all of those are. Then the rest is your capital reserve fund which is on page 10, and that's based on really no additional expenses this year, so depending on other factors that could fluctuate, and then pages 11 and 12 are your debt service, so there's not a whole lot of flexibility there for the Board but we can open it up for any questions or comments from the Board at this point.

Mr. Fox: This is just the budget, this is not etched in stone, correct?

Mr. Showe: Correct, and that's the important thing, like I said you're really kind of looking at your assessment level today as the most important thing, you're setting the ceiling on your assessment level which we've set it in this budget as your current assessment level so there's no assessment increase. Then between now and August, we can take whatever Board feedback you'd like and we can move money between any of those account lines as the Board sees fit, you're not locked into any of those in this process.

Mr. Thomson: I've looked through this, and I've mentioned it before, I'm still comfortable with our current number, I think we have some contracts that we're going to look at, and we know we're going to save some money there. I think we'll have pretty good efficiency going forward into 2018 that we will not have to increase. I think we've shown that we are saving some money, what's the current number that we have saved?

Mr. Showe: In the capital reserve?

Mr. Thomson: Yes.

Mr. Showe: There's \$104,000 going into fiscal year 2018.

Mr. Thomson: Ok.

Mr. Showe: Then in your current budget we're also placing an additional \$1,000, so we have a projection of \$105,000 in your capital reserve fund to start 2018.

Mr. Thomson: I think we're heading in the right direction, instead of being so tight with the costs, without increasing the assessments. I think we still have some capital money left over.

Mr. Shaw: And it all depends on what you guys want to do for the capital improvements, as I mentioned before.

Mr. Thomson: Right, and I know you have some items in there.

Mr. Shaw: Well some of these, obviously, we've gone back and forth and some of them make sense and some of them don't make sense but moving forward, we talked about not only resurfacing the roads in here, and we said that would be something that we'd handle through Pasco County. We want to take that down on this Board, which I agree with, so it really comes down to some of these line items, we talked about security for instance, and tonight whether we want to increase that line item. I think we want to increase anything for long term engineering maintenance, and I refer back to this thing that Brian Surak had prepared years back, did anybody get their hands on that?

Mr. Showe: We didn't in our office, I know that Luis was looking for it. Were you able to track that down Luis?

Mr. Hernandez: He's trying to find the report that he provided but the problem that I'm having is that it was done a long time ago, but I'm hoping that he will be able to find it.

Mr. Shaw: Just so the audience knows what this is, the engineer prior to most of the Board members here, he prepared a 5 year long term plan for the subdivision that basically included the costs associated with storm sewer pipe replacements, pond maintenance, stuff that's related to the engineering that the CDD would have to cover out of pocket. So what we're trying to do is look at that from a long term perspective, see if we should build in some money now to help cover this cost so we're not issuing a special assessment to homeowners in the future. Unfortunately, we haven't had too good of luck to try and get a hold of it because he was let go as the engineer, and a new engineer was brought on so without having that information obviously I wouldn't want to even increase rates until we get that. So I guess if we move forward with the current assessments then we'll just have to live with that budget and then the Board can look at what they want to do next year.

Mr. Thomson: Ok.

Mr. Showe: Again, as you go through this if there's any questions you have we'd be more than happy to answer them, or if there are certain account lines, and obviously

depending upon what you guys want to do with off duty officers or all of that, those numbers will change but we'll work with what you have.

Mr. Shaw: Given what we have, we can pull that out of capital reserve, correct?

Mr. Showe: Yes.

Mr. Shaw: We can reallocate out of capital reserve for security?

Mr. Showe: Yes.

Mr. Thomson: Alright.

Mr. Showe: So we have a motion and a second to approve resolution #2017-03 with a budget hearing date of August 21st at 7:00 p.m. here in this room.

On MOTION by Mr. Shaw seconded by Mr. Fox with all in favor, Resolution #2017-03 approving the proposed Fiscal Year 2018 budget and setting the Public Hearing on August 21, 2017 at 7:00 p.m. at 6255 Dupree Lakes Blvd., Land O'Lakes, Florida was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution #2017-04 Providing District Manager with Discretionary Spending Authority**

Mr. Thomson: The next item is consideration of resolution #2017-04 providing District manager with discretionary spending authority. It's in the agenda packet here and basically what it's going to allow them to do is, and Jason can jump in here in a moment, we're authorizing them \$3,000 total a month discretionary spending as problems arise in the community that they don't necessarily need to come to the Board for approval. Right now they get work done, and then the Board approves it. I think some of the Board members thought they already had this a couple years ago.

Mr. Fox: I thought we voted on it the last meeting.

Mr. Thomson: Right, we did.

Mr. Showe: You did, you voted on the concept but what we wanted to do was to bring you back a resolution that mirrors what we talked about in terms of parameters, but it makes it a formal resolution of the District so that if there's an issue in the future, you

can go right to this resolution and it's got the direction. So it really just clarifies the direction provided at the last meeting.

Mr. Thomson: Is there any discussion on this?

On MOTION by Mr. Thomson seconded by Mr. Price with all in favor, Resolution #2017-04 providing District Manager with discretionary spending authority not to exceed \$3,000 per month as stated on the record was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

Mr. Showe: Next up is staff reports, and we'll start with counsel.

A. Attorney

Mr. Pawelczyk: Sure. I don't have any items that I need to report on that really haven't been discussed. We worked on the website agreement, we did the discretionary spending resolution, we've been trying to deal with parking issues the best we can. So at this point I don't really have anything further to report, other than the Board members should be advised that you're going to get your Form 1 Statement of Financial Interest in the mail from the Supervisor of Elections sometime in the next couple of weeks and that will be due on July 1st, so we'll remind occasionally but just be on the lookout on something from the Supervisor of Elections with that form in there. You fill it out every year as most of you probably already know. Are there any other questions, or anything I can address at this time?

Mr. Thomson: Ok.

B. Engineer

Mr. Showe: Hearing none, the engineer is not on the call and I think her and I talked, she really didn't have anything to update, she's still looking at the road items, and I think there's another process she's looking at in terms of sealing and looking at a different maintenance plan, so she really didn't have any full numbers to give you guys yet, so she didn't have any other updates.

C. Club Manager - Monthly Report

Mr. Showe: Moving on, we can go to the club manager monthly report.

Ms. Roberts: Yes, Lorraine Roberts, clubhouse manager. Tropicare was here on 4/26 from 8:00 to 1:00 p.m. for the annual ant treatment. The pool and amenities were closed during this time. An email blast was sent out to residents regarding parking that was sent to me by Jason. The new signs were installed on the dock gate reminding residents that the gate will lock when the pool closes. We are going to have free snow cones here at the clubhouse on Memorial Day at the pool from 2:00 to 4:00 p.m. and I will be sending out an e-blast about this. We are planning an out of school party for the month of June with a waterslide, food and carnival games, it will be June 17th from 12:00 to 2:00 p.m. Katie Thall from St. Joseph's Hospital reached out by email and also stopped by and asked if we would like to hand out a goody bag from them for new residents. It contains hand sanitizer, band-aids, coupons for their cafe', etc. Also, a Dupree Lakes resident who works for a local taekwondo school has asked about setting up a table event at our next community event. More information and a picture were included in there, and he wanted to know about doing that. Also, I wanted to verify what the hours of operation would be for Monday, May 29th, Memorial Day. Mondays we're usually opened from 1:00 to 6:00 p.m., hopefully with Wes here we can open earlier, so I just wanted to verify that and keep on the same schedule.

Mr. Thomson: Right, so if we could get just one person here at the 10:00 o'clock time, I think last year you had two people which may not be necessarily.

Mr. Montagna: Sure. We can do that later on in the day, but for the 10:00 to 1:00 o'clock period we'll have one person.

Mr. Thomson: Yes, for those 3 hours that the residents may be filing in and there may be problems because of the busy holiday weekend.

Ms. Roberts: Then I also had some of the estimates from the vendors for the tinting, I have 3 of them. The one from Advance is the example that they had if you want to look at that, and their price was \$300.

Mr. Thomson: So it blocks most of the sun, now was that just for the one office?

Ms. Roberts: Yes, that was just that office.

Mr. Thomson: I'm just wondering if we should just do the office, or the storage room as well?

Ms. Roberts: Well the storage room, literally there isn't anybody in there.

Mr. Thomson: Right.

Ms. Roberts: So just to prevent that room from getting hot during the day?

Mr. Thomson: Right and the heat that's generated by the sun, and the tint will lower that temperature.

Ms. Roberts: The windows in there, the shutters are closed all the time.

Mr. Thomson: Ok.

Ms. Roberts: But I could have them price it out if you want.

Mr. Thomson: No, that's fine.

Mr. Fox: And this is just because your office is so hot?

Ms. Roberts: Yes.

Mr. Fox: Ok.

Mr. Thomson: Plus this will allow her to continue to have visibility out front without pulling the blinds down.

A resident: Mr. Chairman, there's additional product called a solar screen that we used extensively in Texas and they're coming here to Florida. I had them put on my home and it helps tremendously, there's an actual screen that goes on the outside and it blocks it from ever hitting the casing or the window itself, so that's something that you might want to look at as well.

Mr. Thomson: Ok well if you could get with Lorraine on that and share that information.

A resident: Sure.

Mr. Thomson: So does the Board just want to table this until next month, or do we want to let her sweat for another month, or do we want to do a not to exceed amount?

Mr. Price: What's the pricing of the screen just out of curiosity?

A resident: For 3 windows on my home, the ones that were east facing, I got for roughly \$800 installed.

Mr. Price: And what's the price on this one?

Mr. Thomson: \$300.

Ms. Roberts: It's \$300.

Mr. Thomson: And that's about the price on two, you think it's the size of about two windows?

A resident: It was my pick, the window in my bedroom which is the big one, it's about the size, a little bit bigger than that one.

Ms. Thomson: So it may be comparable.

Mr. Price: Right, it's going to be close, so if she wants to do that it's fine.

Mr. Showe: If you want you could set a not to exceed amount and then just let her roll with whatever.

Ms. Thomson: Yes.

Mr. Thomson: The current proposal is for \$300, or what's the total?

Ms. Roberts: Well \$300 less the tax.

Ms. Thomson: \$321, or \$300.

Mr. Thomson: Ok so \$300, so Steve do you want to make a motion?

On MOTION by Mr. Shaw seconded by Mr. Price with all in favor, authorizing a not to exceed amount of \$350 for window tinting for the clubhouse manager's office was approved.

Ms. Roberts: And what about the resident who wanted to set up the taekwondo and give away balloons and stuff at the next event?

Mr. Thomson: When's the next event?

Ms. Roberts: June 17th.

Mr. Price: My son did karate there and it was great, they're really good people.

Mr. Thomson: We had this before, it's worked just fine. We've had cable companies come out, so I don't see a problem with that.

Ms. Roberts: Ok.

Mr. Thomson: And the Board seems to agree with that.

D. Field Manager

1) Monthly Report

2) Discussion of Proposals

Mr. Showe: If there's nothing else, we'll have Alan go through the field manager report.

Mr. Scheerer: Thank you. The field manager report was included as part of your agenda package for today's meeting. The clubhouse is in good shape, and we continue to meet with Lorraine and staff as necessary while we're here. The splash pad and pool are operating properly. The jets were installed and I believe the improvements are complete. They are still looking for the pricing for the solenoids for all the different switching mechanisms but it's not prohibiting the functionality of the splash pad at this time. The lakes are in good shape, I saw Applied Aquatic out here today. As you know the lakes are extremely low so those that are empty they are spraying weeds in the bottom of the ponds in the interim and they'll continue to monitor those that still have water in them. Irrigation inspections are still ongoing with BrightView, we meet with them every week as possible. I know last week we had a scheduling conflict, I wasn't able to meet with Jeff but we do talk on a regular basis. They're pricing red maples for the playground area. We did include as part of the agenda package as requested the cost for an additional wet check, and that's per wet check and that's in your agenda. BrightView was approved to thin and clean out the bamboo, and they're telling me it's going to be at least two more weeks, which is what Jeff told me today. The porter is doing a good job, he recently picked up about 7 tires that we found located over at the historical location and there was a lock installed on the fence over there so staff has the combination to that, so if anybody has any questions you can just get a hold of us. As Lorraine said, the signs were posted at the gazebo and we met with the playground company last week, myself, Jayman and Mr. Thomson to review some possible changes to the playground area. Unfortunately I do not have a lot to report as of this meeting, some of the items are pretty labor intensive and as soon as we get them we'll share with the rest of you. We also sent out, not on this report, an email to the Board regarding the irrigation and the current status. We are experiencing some pressure problems, but honestly I'm very pleased to say that things are looking pretty good considering the limited amount of rain and the fact that BrightView is coming

out here more than their monthly commitment in their contract and running water as often as possible.

Mr. Showe: And just so the Board knows, Alan has been really clear about them being extremely creative in getting all the water rigged up.

Mr. Scheerer: Yes we had some zones at the end run that weren't getting as wet so we worked with BrightView and they changed the zones around on that same clock where they come on first and I know they were out today, it's not one of their scheduled days to be here and they're running extra water as it is available and part of that email just for the residents and the audience to know, indicated that because of the wild fires that Pasco County was also using reclaimed water to help with the wild fires.

Mr. Fox: They had a water truck out here as well.

Mr. Scheerer: Good, I didn't see the water truck but that's good news.

Mr. Shaw: Now there's some areas that obviously that we planted already, just to let them know when they come in we expect that they'll have to replace that under the current warranty.

Mr. Scheerer: Right and one of the things, in talking with Bob last week was that they installed some sod and that we made it perfectly clear that we weren't going to be responsible should that sod decline considering the current drought conditions. It's good to see some rain, I think you had some rain maybe the previous weeks and you got a little bit over the weekend, and we are trying to get a written commitment from BrightView that they'll honor that. Terry McClane who is Jeff's boss, verbally, he and I had multiple conversations and he has assured me verbally, but we want to get something in writing that we're not going to get hit with an act of God statement and the fact that it's a drought, but I have to say they've been pretty standup in coming out here. Like I said, their wet checks are only monthly and they've been out here multiple times each week.

Mr. Thomson: I don't know but have you been getting, is there a report that they produce to us on the monthly wet checks like when they perform them?

Mr. Scheerer: Well I don't have it yet, but when they do perform it for the month of May, along with any of their landscaping ornamental reports, when I get those I will circulate that to the Board.

Mr. Thomson: Ok because I was looking back through here and I'm not seeing that we ever received reports unless you've seen them.

Mr. Scheerer: Well we were just requested to do that at the last meeting.

Mr. Thomson: Right, since we had an irrigation section go down, or the clock go down, is that what we had?

Mr. Shaw: We had several things go down.

Mr. Scheerer: Right we had a couple of things, we had the solenoids, and a valve that was replaced.

Mr. Thomson: It's easier for the Board I think if we had a report that we could go back to and say, ok at the end of this month, or whenever the last check was they reported it working.

Mr. Scheerer: Well like I said, their wet checks are done monthly.

Mr. Thomson: Right and we're not here to validate those and neither are you I'm assuming.

Mr. Scheerer: Well I'm involved because Jeff does a really good job of keeping me informed but unfortunately as was indicated at the last meeting the Board would have wished I would have relayed that information to the Board, and I didn't do that but going forward we haven't really had any problems since then and I do have documentation in an email from Jeff, along with the proposal as to when that occurred and I can tie it up directly to a specific date and time. As far as the monthly reporting and the wet checks and the O&L reports.

Mr. Thomson: Right, when was the last wet check before the email?

Mr. Scheerer: I can get that information for you.

Mr. Thomson: Ok and that could help us maybe narrow down the time. I just want to keep them honest with what they're doing, making sure that we get a wet check once a month, correct?

Mr. Scheerer: Yes sir, per the contract.

Mr. Thomson: Ok, but we haven't been getting any report of that wet check, so that we find out if we have some problems and if they don't know when it happened, we can't go back to a report and pull it and say, well this was the date that you did the wet check, we don't know right now.

Mr. Scheerer: Right, yes sir.

Mr. Showe: And Alan requested all of that from them. I think during the last meeting he actually sent the email, and I think it's just a timing issue that they haven't done the one for May yet, and the one from April had already happened. So I think we're following up on that.

Mr. Thomson: I know that I've walked some areas here where it seems to be continuing leaks in the irrigation system, areas that continue to hold water even during the dry spell time.

Mr. Scheerer: Without actually seeing what you're seeing, we have a lot of brown irrigation pipe here and lot of times you'll find areas where that water runs and it just ponds right there.

Mr. Thomson: Ok.

Mr. Scheerer: So it doesn't go anywhere, it doesn't mean it's a leak, it could have meant that it just ran because it's a soaker, it's just saturating that area and what you're seeing is the excess water bleeding off of it. If there's any concerns like that, please let me know, Melvin has done a really good job, the irrigation guy. I talk to him as often as I see Jeff and Terry and keep me informed and we'll get those reports distributed to the Board as soon as I get them.

Mr. Thomson: Ok.

Mr. Shaw: One thing I noticed Alan, just get with them, and as you drive out today, I saw some valve covers cracked.

Mr. Scheerer: Yes sir. I think it's the cable company.

Mr. Shaw: Ok, is that a cable coming out?

Mr. Scheerer: Yes, it's not ours, it's the cable, so we'll just have to reach out to the cable company, it's one of their pulled manholes.

Mr. Shaw: Ok, alright, perfect, and then in Medford Village in the median there, I pointed it out to Jeff, just have him replace that out next time you see him.

Mr. Scheerer: Yes sir.

Mr. Shaw: I had walked the entire development with BrightView about 3 weeks back and we identified some areas in phase 3 from a sod replacement perspective, we also went through all the cul-de-sacs, I was supposed to have a proposal today, unfortunately I did not get it, so I can't share that with the Board, but we should get that in due time, but it should come next week and obviously Alan will share it with the Board so we can discuss it at the next Board meeting.

Mr. Fox: This is for the cul-de-sacs?

Mr. Shaw: For the cul-de-sacs, yes, the cul-de-sacs and phase 3 sod.

Mr. Price: Just out of curiosity, for like east, when you're going down Sweet William Terrance east, in front of that retention pond, we have about 4 to 10 cars that park on that grass, between the road and sidewalk, but there is no reclaimed water along there. So when that grass dies, what are we going to do about that?

Mr. Scheerer: Well none of the retention there, it's all bahia grass, so what happens is, it's like my yard, I have 2 1/2 acres of it, it's brown, no rain, but as soon as you get the water it changes.

Mr. Price: But from the road to the sidewalk?

Mr. Scheerer: Yes.

Mr. Price: Ok, so when it dies, what are we going to do?

Mr. Scheerer: Well it's kind of going brown right now, it's just brown, but once you start to get regular rain, I think you'll see an improvement automatically.

Mr. Thomson: Just to make a note, I did inspect the fence with Alan, and it looks to be in good shape. I think we saw some dumping, some trash, I think as we've started to clean it up, it's really starting to look good.

Mr. Fox: Did they cut that tree up?

Mr. Scheerer: Yes sir, there were two limbs removed from that.

Mr. Thomson: It only took 2 months but they did it.

Mr. Scheerer: It's been a week conversation.

Mr. Showe: And also, as part of Alan's report, what we did is, just to basically condense some of that, I know in the past we kind of handed out some additional proposals the Board asked for, we've kind of added those behind Alan's report so you can see the extra irrigation wet check that you requested which is a cost of \$1,750 for the one, and then we also provided some costs for the water cooler for the soccer field.

Mr. Scheerer: Yes it was requested that we put a golf course style water cooler, so we gave you a pricing perimeter of \$625 to \$1,120 and unfortunately for some reason the pictures did not accompany this proposal, but it's basically whether you want to move forward with something like that, we can bring back some really complete proposal and then we'll have to figure out who's going to change them out, whether it's going to be ice water or multiple coolers.

Mr. Fox: Yes I want to discuss that a little further.

Mr. Thomson: I hear you.

Mr. Scheerer: So that's totally up to a Board decision.

Mr. Showe: It's a Board direction, yes.

Mr. Scheerer: Yes.

Mr. Shaw: Did you get a price for the panic hardware gazebo?

Mr. Scheerer: I actually spoke with the vendor and they said they'd be more than happy to install a panic button at no charge.

Mr. Shaw: Ok perfect.

Mr. Showe: So we authorized the no charge.

Mr. Scheerer: Correct, we authorized that at no charge.

Mr. Thomson: Thank you.

Mr. Shaw: So going back to the irrigation check we're working on, how long normally do you estimate it takes to do that irrigation check?

Mr. Scheerer: Well it's usually like one guy, and they'll run a test, but they should get the wet checks done in a day, I think it's just a day.

Mr. Shaw: Because that's like \$200 an hour if it's a day for that.

Mr. Thomson: Right, and without reports to show us that, like exactly when they did it.

Mr. Scheerer: Well I guess I should elaborate, so you do the wet check, and then you have the repairs that follow up behind that.

Mr. Thomson: Ok, well we have no documentation to show that.

Mr. Showe: Well they do contact Alan with all the repairs.

Mr. Thomson: Ok.

Mr. Scheerer: Well I understand what you're getting to, the wet checks will show you what was bad, and what they found, like clock nozzle, damaged head, bad valve, messed up rotor, and all that stuff.

Mr. Thomson: Ok.

Mr. Shaw: I guess what I'm looking at is, for 8 hours it seems a bit excessive, \$200 an hour for someone to do a wet check.

Mr. Scheerer: Well you know, with an economy of scale, you may have gotten it a little cheaper had it been included in the original bid package, so they may be just looking at this one time but I wouldn't see why they couldn't get through it here in no more than a day.

Mr. Shaw: Right.

Mr. Thomson: I see we have it scheduled for once a month, but we have no reporting on exactly when they're doing it, or when they did it. So I would like to ask you Alan if you could start to include that in the agenda packet going forward, that the work that BrightView does, I don't think that we know all that they have to do, especially when there's additional repairs, the wet check, just like a status report, this is what we did, and this is when we did it.

Mr. Scheerer: Absolutely.

Mr. Shaw: Well the question I had, wet checks from my understanding does not include necessary repairs because repairs are at no charge.

Mr. Scheerer: Yes they're paying for the repairs.

Mr. Shaw: Usually they go through the system, they do wet checks, make sure all the heads are working.

Mr. Showe: And they do make minor adjustments.

Mr. Thomson: Right, but that wet check is a validity check that the head, if nobody reports a head or a line cut, they don't know until they do the wet check.

Mr. Shaw: But that was the purpose of them doing it, that's why we'd want to look at doing this twice a month because they'd come out once a month, and a zone maybe down for 3 weeks, like what happened in phase 3, and we don't know.

Mr. Scheerer: Correct, yes sir.

Mr. Shaw: That's why we would want to do this twice a month so at least they're putting eyes on it twice a month, but my whole point that I have is just talk to Terry because \$200 an hour seems excessive, if it's 8 hours.

Mr. Scheerer: And I could be wrong in my evaluation of how long it takes to go through here.

Mr. Shaw: Right, it might be 16 hours.

Mr. Scheerer: Exactly and I'll be sure to get that information, but judging by the road, any wet check I've ever seen is you put it on a 2 or 3 minute test, you turn on the clock and you go by with your flags and then you flag it, you flag it, and you just keep on moving. That's usually the easier part of it, but like I said, it could be 2 days but just from my eyes I think it's something they could realistically get through here in one day.

Mr. Shaw: Ok just check with them.

Mr. Scheerer: Yes I'll follow with that, I understand your question, as well as the reporting, yes sir.

Mr. Shaw: What was your issue with the cooler?

Mr. Fox: I think it looks ridiculous, we put a cooler out there to spend that kind of money. I mean you're going to have an issue, everyday someone is going to have to fill it,

and put ice in it. We don't have an ice machine, which means we have to go buy ice, every 2 or 3 days the cooler has to be removed, cleaned and put back again. In addition to this, I mean it's going to be a lot of work to maintain and what's going to happen when somebody pops the lid off and puts something in there? There's no way to control that, if they're a resident, they have a key, we've got plain water right outside here, or bring a bottle of water, so I think it's ridiculous.

Mr. Thomson: I'm planning on tabling it, and Steve you want to look at another option?

Mr. Shaw: Let's let the Board members make a decision. Does anybody else have any opinion?

Ms. Thomson: No I brought that up last month, I think refilling it is the challenge.

Mr. Shaw: And I don't disagree with that, but I'm fine with it.

Mr. Price: Table it until it comes up again.

Mr. Thomson: Ok.

Mr. Shaw: Perfect, and look for some other options.

Ms. Thomson: It was an interesting idea.

Mr. Showe: Ok well we've got prices, and we've got a scope and if you want to pick it up in the future we can always look at it again.

Mr. Thomson: Ok.

Mr. Showe: Anything else for Alan?

E. CDD Manager - Action Items List

Mr. Showe: Then we can quickly go through action items list. Obviously #1 is the license and maintenance agreement with the county which we talked about at the last meeting, just putting a hold on that until we can get a good scope from the engineer. The landscape improvements, Alan basically talked to you about, and I think we'll look at it as part of the capital project discussion later. The conservation area, we did get a revised plan from the contractor that was in the range of about \$25,000 to do all the work needed. Again, as we've talked to you in the past I want to get confirmation from the county before

I present you anything, that yes, this work will clear those bonds. So we presented that to the county late last week and we're still waiting on a response for that.

Mr. Shaw: Do we have like a good history of what's been going on back and forth in like a summary format, because I may be meeting with them, the county administrator fairly soon?

Mr. Scheerer: Well we can try to put something together.

Mr. Showe: I can put together a format for you, absolutely.

Mr. Scheerer: Because I know that Paul went through that exercise I believe, way before I came on board.

Mr. Showe: Yes, and I did make clear to them the feelings that you guys have expressed in the past about, that you've already done work there and you don't really feel like this should be required. So I made that clear in my conversations with them.

Mr. Shaw: I know we spent \$30,000 at one point in time, and now they're hitting us for another \$25,000.

Mr. Thomson: Right.

Mr. Shaw: So if you could do that, and if the Board's ok with me talking about this, if I have that meeting with him, I'd like to bring this up, if that's ok with the Board.

Mr. Thomson: Yes, that's fine.

Mr. Shaw: Ok.

Mr. Showe: I'll put a summary together.

Mr. Thomson: Ok.

Mr. Showe: Then the last item I have is the splash pad which Alan's told you I think with the exception of a couple of solenoids we're complete.

Ms. Thomson: So what do you mean, can you expand on that?

Mr. Showe: I'm sorry?

Ms. Thomson: Can you expand on that, the splash is?

Mr. Scheerer: It's completed, but there are just some other parts that's non-related to the splash pad, it's more on the R&M side, the repair and maintenance side, there's a couple of solenoids that went bad.

Ms. Thomson: Because when we just went out there and looked at it, it's still the same.

Mr. Scheerer: I replaced all the nozzles, he replaced all the jets, they're new, they're yellow if you look at them, they're all yellow now. So as far as all the parts, the part that you wanted, they're all installed, that's all done and as I eluded to the Board we're getting the solenoid parts.

Ms. Thomson: So when will that be done?

Mr. Scheerer: I'm not going to come back to the Board with them, I'm just going to get them and install them. I'm just waiting on RainDrop.

Ms. Thomson: Ok because if you're standing at the red sensor, it's quadrant 9 and this whole left half of the quadrant.

Mr. Scheerer: Ok.

Ms. Thomson: It's the yellows and the blues.

Mr. Scheerer: Ok, yes ma'am.

Mr. Showe: That's all I have, unless the Board has any other questions. That's all I have if the Board wants to take a recess before we go into our workshop we can do that.

Mr. Thomson: Let's take a break.

Mr. Showe: Ok, we'll take a short recess and then move into the workshop.

Segment II: Workshop Section

(The Board had a workshop meeting at this time to discuss the following items.)

~ Discussion of Capital Projects

Segment III:

NINTH ORDER OF BUSINESS

Authorization or Approvals Requiring Board Action for Items Discussed During Workshop

Mr. Showe: So we go ahead and reconvene after the workshop into the Board meeting. There's no authorization or approvals that we needed to do during the workshop.

TENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

Mr. Showe: So we can go on to the approval of the check run summary, and we have checks #998 through #1107 for \$32,266.29 and Alan and I can answer any questions about those invoices that follow. Hearing none, is the motion to approve the check run?

On MOTION by Ms. Thomson seconded by Mr. Price with all in favor, the Check Run Summary was approved.

B. Approval of Combined Balance Sheet

Mr. Showe: Next up is the combined balance sheet and this requires no action by the Board, but you'll see, I think in most of our cases our account lines are coming in and tracking really well for the year, but we can take any questions you may have on that, and your assessments are at 99.5% collected. There's probably a tax certificate or two hanging out there but we're at 99%.

Mr. Price: Have you ever heard back about the bat boxes?

Mr. Showe: We have not, I know that they said they would periodically inspect that for a couple of months.

Mr. Price: Ok.

Mr. Shaw: Right, they'll come out and inspect.

Mr. Price: Right, I was just curious.

Mr. Showe: And just to follow up with the Board, they did also contact the county to let them know that we've installed the bat boxes, how many, and so the county is supposed to at least take that into consideration for the chemicals.

Mr. Hornbeck: I've been in contact with the mosquito control, the women that runs it I guess, as a matter fact she wanted to come to one of the meetings and talk about the mosquito control process and the chemicals and spraying and all of that, and when she found out that we had put bat boxes in, she said oh, well there's no need to do that because now we're not going to spray.

A resident: Any why is that?

Mr. Hornbeck: Because the bats take care of it. They eat 3 times a week.

Mr. Shaw: And what they're going to do is they're going to come back and they said they'll come back about 4 or 5 months, you need a little bit of time for them to establish.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Showe: So that's all we have for that, if there are no other questions or discussion we can take those, or just a motion to adjourn would be in order.

On MOTION by Mr. Shaw seconded by Mr. Fox with all in favor, the Meeting was adjourned.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

***DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT***

**REQUEST FOR PROPOSALS
FOR
AMENITY CENTER MANAGEMENT SERVICES**

May __, 2017

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1. GENERAL INFORMATION FOR PROPOSERS

Notice is hereby given that the Dupree Lakes Community Development District (the “District”) will accept proposals from facility management companies interested in providing amenity center management services for the District’s facilities. These services are considered contractual services under Florida Law and are not required to be competitively bid on a lowest, most responsive bid basis. Instead, the District intends to select the proposal that is in the best interests of the District. In order to submit a proposal, each Proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, and otherwise meet any applicable requirements set forth by the District.

All proposals should include the following information, among other things described herein:

- A. Completed and executed proposal forms as set forth herein.
- B. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- C. A narrative description of the Proposer’s approach to providing the services for each of the tasks as described in the scope of services provided herein.
- D. Complete pricing showing the total cost of providing the services, broken down as set forth on the following price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these services shall be segregated between the actual funds being paid to the subcontractor and the mark up being charged by Proposer.

Firms desiring to provide a proposal should submit one (1) original and seven (7) hard copies of the required proposal no later than July 17, 2017 at 4:00 p.m. (EST), to the office of GMS-CF, 135 W. Central Blvd, Suite 320, Orlando, FL 32801. Proposals shall bear the name of the Proposer on the outside of the package and shall clearly identify the District. The District may choose not to evaluate any proposal not completed as specified or missing the required documents. By submitting a proposal, Proposers acknowledge this is an informal solicitation of proposals for contractual services and there is no right to protest the Board’s selection of the ultimate proposal.

Any firm submitting a proposal is strongly encouraged to attend the Meeting of the District’s Board of Supervisors to be held on July 17, 2017 at 6:00 p.m. at the Dupree Lakes CDD Board Meeting, at 6255 Dupree Lakes Blvd., Land O’ Lakes, FL 34639. The Board of Supervisors will be evaluating the proposals at this meeting and each Proposer will be allocated time to describe their company and proposal(s) and to answer questions.

If the Proposer desires to propose an alternate approach to operating and maintaining the District’s Facilities based on Proposer’s specialized knowledge and experience in this area, the Proposer is strongly encouraged to submit both a proposal responsive to the structure outlined herein and a separate, alternative proposal.

Jason Showe 6/1/2017 2:27 PM
Deleted: July 17

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal and for any reasons, stated or unstated, that the District deems to be in the best interest of the District, its residents and landowners. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. The District's Board of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

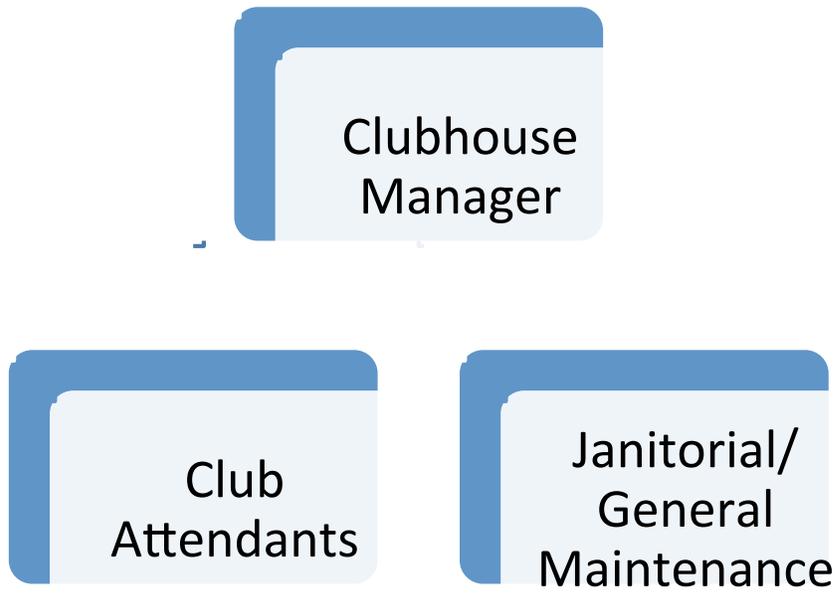
Any and all questions relative to this project shall be directed in writing by e-mail only to Jason Showe at jshowe@gmscfl.com.

Dupree Lakes Community Development District

2. GENERAL DESCRIPTION OF DISTRICT FACILITIES TO BE MANAGED

The Dupree Lakes Community Development District consists of approximately 460 acres of land located entirely within Pasco County, Florida. The District owns, operates and maintains various common areas, an amenity center, storm water management ponds and structures, swimming pool, tennis courts, volleyball courts, basketball courts, hardscaping, entry features, and landscaping and irrigation systems. The maintenance and management contracts currently in effect are public records and can be obtained by contacting: Luis Hernandez at Governmental Management Services, **5385 N. Nob Hill Rd, Sunrise, FL 33351, phone 954-721-8681**. Proposers should familiarize themselves with the District's lands and facilities prior to submitting a proposal.

DRAFT ORGANIZATIONAL CHART



3. SCOPE OF MANAGEMENT SERVICES NEEDED

Task 1. – Management and Staffing

The Districts request all proposals provide for the following management and staffing. If Proposers believe a different management and staffing structure would be more beneficial to the District, it shall be proposed as an alternate so that the District can evaluate both approaches.

A. **Clubhouse Manager.** The Clubhouse Manager shall:

- Manage the staff provided by Contractor and ensure mission completion;
- Responsible for the day to day operations and management of the Clubhouse, Pool and all amenities offered in Dupree Lakes;
- Ensure a presentable overall appearance of the Clubhouse and amenities of the Tennis courts, Basketball courts, Soccer Field, Volleyball court, walking path around Clubhouse, Kids Playground and parking lot.;
- Serve as the on-site representative of the District to the residents and guest in order to assure the response to problems or requests for service is handled as expeditiously as possible;
- Clubhouse Manager shall be a Certified Aquatics Facility Operator and shall have the responsibilities of overseeing all recreation complex staff and outside maintenance services, interactive with other outside entities as needed, and providing a variety to programs and activities;
- Oversee and ensure continuous and consistent communications for residents (including upcoming parties, CDD board meetings, HOA meetings, property issues, etc.) using social media and email by creating and electronically distributing newsletters, event invitations, emergency notifications as needed;
- Work with the District’s Management Company to ensure an appropriate and effective use of the budget and to provide monthly update of all project expenditures;
- Ensure Amenity Centers are kept in pristine condition for residents at all times, Responsible for daily upkeep of all Clubhouse grounds. Typical activities include: picking up trash inside the amenity center, picking up trash at the volleyball courts, tennis courts, trash bins, playgrounds, playfields, clean trash from the pool, sweep the pool deck, clean cobwebs from the lights, keep the office and meeting rooms orderly, etc.;
- Report any major issues or cost overruns promptly to the District Manager or the District Board Chair;

- Work with the District's Management Company to ensure all subcontracts and outside vendor maintenance contracts are executed as described (including but not limited to janitorial, security);
- Present professional "to the point" updates at each monthly District board meeting to include expenditures, key issues, suggestions for improvements, etc.;
- Train all staff to treat residents with respect;
- Have expansive knowledge with Microsoft Word, Excel and Power-Point;
- Supervise and schedule Facility Attendants and Maintenance Staff;
- Field resident questions and concerns regarding the amenity facilities;
- Utilize and monitor District security monitoring services, report any non-functional equipment
- Provide new resident orientation and administer the card access program for residents, guests and others using the District's amenity facilities and all Access Control Systems in accordance with District Rules, report any issues with the system in a timely fashion;
- Respond to and document detrimental incidents that occur at the amenity facilities;
- Administer all rules of the amenity facilities in accordance with the District's Rules of Procedure and Community/Amenities Guidelines;
- Manage the private events calendar for the Clubhouse, complete private event rental forms, security deposits and check in/out documents;
- Assess condition of District property resulting from neglect, vandalism, depreciation and notify District management to receive direction on getting estimates on the cost associated with its repair and or replacement;
- Work to ensure Dupree Lakes meets the quality maintenance standards set by the Board of Supervisors and District Management staff;
- Maintain preventive maintenance records, inventories, purchases and review of invoices;
- Respond to after-hours emergency calls;
- Maintain control of the District's maintenance items, tools and equipment including preventative maintenance records;

- Maintain and utilize clubhouse internet connectivity, overhead projection equipment and facility stereo equipment;
- Serve as the liaison with the Board of Supervisors and District Management staff;
- Provide quick response to necessary repairs, securing the facilities, ordering and stocking of supplies, rules and regulations monitoring of residents and guest using the facilities;
- Oversee all the amenities contractors such as pool service company, janitorial company, landscaping company. Report back to District management any issues such as services not being performed or equipment not working;
- Manage work orders;
- Prepare reports as needed to the District board;
- While being on site to provide management services, it is imperative that all staff be able to fully focus on the responsibilities and possible liabilities that may occur during the working hours of the clubhouse; therefore staff, shall not be engaged in watching or supervising their own children or those of others;
- And other tasks as required

B. Maintenance Staff. The Maintenance Staff reports directly to the Clubhouse Manager and shall:

- Treat all residents with respect;
- Pick up trash around the Amenity Center;
- Maintain Amenity Center and complete minor repairs to the clubhouses for plumbing, electrical, interior and exterior painting, fence paint touchup, clean gutters, etc.;
- Responsible for minor repairs and upkeep to all facilities including tennis courts, parking areas, playgrounds, basketball courts, monuments, park areas, clubhouses, volleyball areas, etc.;
- Repair equipment as able and promptly report the need for any repairs not able to be performed; monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor; touch-up painting as needed; control cobwebs and prevent other debris from accumulating on exterior walls; and replace interior lights and air conditioner filters as needed. (Contractor shall be reimbursed by the District for the purchase of replacement light bulbs and air conditioning filters upon presentation of support for such reimbursement to the District's satisfaction);

- Pressure wash all pool decks, Amenity Sidewalks, sports courts and clubhouses at least twice per year, or more often if needed;
- Report major repairs in a timely manner and ensure contracts are issued quickly and repairs made professionally. These must be approved by the Clubhouse Manager;
- Assess and advise the District of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to “normal wear and tear,” or other damage, and secure cost estimates for same;
- A prior contracting license and contracting and landscape maintenance experience is preferred.

C. Facility Attendants. The Facility Attendants shall report to the Amenity Manager and shall:

- Be responsible for daily upkeep at each amenity center. Typical activities include: picking up trash inside the amenity centers, picking up trash at the volleyball courts, tennis courts, trash bins, playgrounds, playfields, clean trash from the pool, sweep the pool deck, clean cobwebs from the lights, keep the office and conference rooms orderly, etc.;
- Monitor the tennis courts, basketball courts and playgrounds and conduct random access card checks daily to ensure non-patrons are not using the amenities;
- Clean the refrigerators after each party or event;
- Assist as needed during events and for cleanup afterwards;
- Treat residents with respect;
- Approach confrontational residents and report issues to the Clubhouse Manager or to the Pasco County Sheriff, as appropriate; and
- Notify the Clubhouse Manager of repairs as needed.
- While being on site to provide management services, it is imperative that all staff be able to fully focus on the responsibilities and possible liabilities that may occur during the working hours of the clubhouse; therefore staff, shall not be engaged in watching or supervising their own children or those of others;

Task 2. – Janitorial Services

- Contractor shall perform the following duties in order to maintain the cleanliness of the Amenity Facilities' indoor space and bathroom areas:
 - Maintain the general appearance of all indoor spaces by vacuuming carpet, dusting, cleaning all tiled areas and cleaning windows and bathrooms.
 - In addition to vacuuming, maintain carpeting by treating stained areas.
 - Window cleaning includes window ledges and blinds.
 - Bathroom cleaning includes – but is not limited to - all toilets, bases behind toilets, counters, mirrors and shower stalls. Soap dispensers shall be cleaned and filled when necessary. Paper product dispensers shall be restocked as needed (*costs of paper products and soap shall be included in the flat annual fee proposal.*)
 - Dusting includes window ledges and blinds, furniture, baseboards, countertops and lights.
 - Cleaning of tiled areas includes dust mopping, damp mopping and baseboards.
 - Storage closets shall be kept in an orderly condition. Equipment and cleaning supplies shall be properly labeled and stored.
 - Pool furniture should be wiped down no less than once a week.
 - Contractor shall furnish the necessary cleaning equipment and supplies for the provision of the janitorial services described herein. Should extraordinary cleaning services be required (as agreed to in writing by the District Board or District Manager), such as special treatment of carpet stains by an outside contractor, such special janitorial services and/or equipment/supplies shall be billable to the District.
 - Gather and empty all trash receptacles.

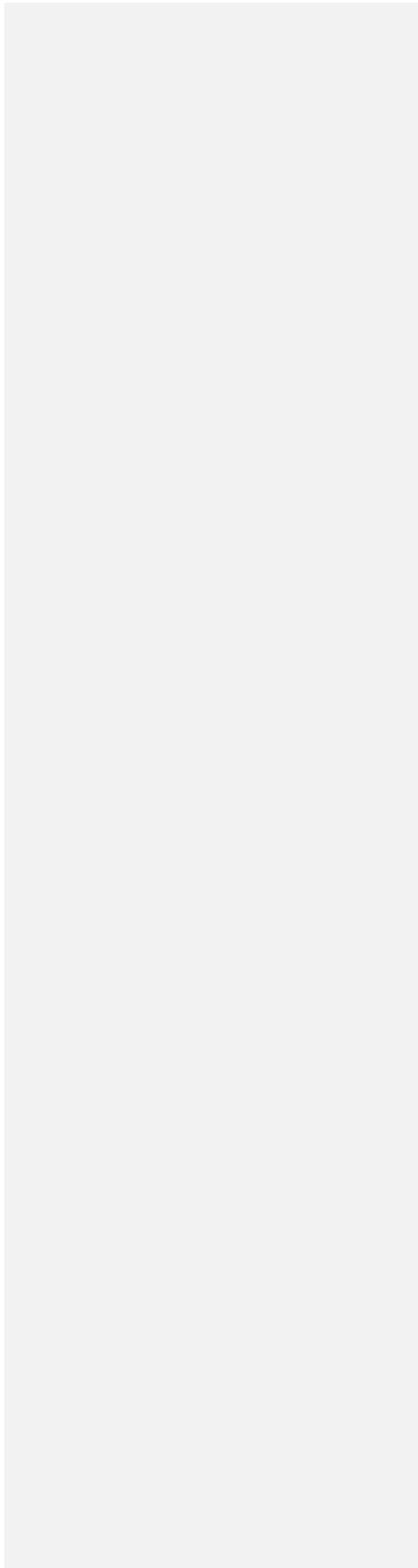
Daily Responsibilities of Manager OR Attendant:

- Greet residents, guest and potential residents as they enter the Clubhouse;
- Monitor the use and condition of the amenities throughout the day;
- Report and or fix any issues in the clubhouse or amenities;
- Resolve any issues requiring attention on behalf of the residents;
- Implement all policies, rules and regulations established by the District;
- Pool Area-Arrange pool furniture, adjust umbrellas and empty all waste receptacles;
- Clubhouse-Replace light bulbs, control cobwebs and change air conditioning filters;
- Parking Lot-Pick up litter and remove debris;
- Amenities-Review all amenities for wear or damage and report and or fix as needed.

What is Not Included in the RFP?

1. District Management and Accounting Services
2. Performance of Primary Landscape Maintenance Services
3. Performance of Primary Aquatic Maintenance Services
4. Performance of Primary Preventative Maintenance of Fitness Equipment
5. Engineering Services
6. Legal Services
7. Auditing Services

4. PROPOSAL FORMS



4.A.
AFFIDAVIT OF ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the Dupree Lakes Community Development District proposal for amenity center management and grounds maintenance management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information ninety (90) days from the opening of the proposals.

5. The Proposer acknowledges the receipt of the complete Request for Proposals as provided by the District and as described in the Table of Contents, as well as the receipt of the following _____ Addendum _____ Numbers: _____.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Dupree Lakes Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this _____ day of _____, 2017.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

4.B.
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Dupree Lakes Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders,

employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2017.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

4.C.
GENERAL PROPOSER INFORMATION

• *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability \$ _____
Automobile Liability \$ _____
Workers Compensation \$ _____
Expiration Date _____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

4.D.
PERSONNEL

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any Supervisory Personnel listed.*
- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

4.E.
EXPERIENCE

- *Has the Proposer performed work for a community development district or master planned residential community in excess of 300 acres previously? Yes ___ No ___
If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of amenity center management completed for each of the last five (5) years starting with the latest year and ending with the most current year:*

2016 = _____

2015 = _____

2014 = _____

- *Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Your Company's Scope of Services for Project: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any amenity center management contract within the past 3 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the*

Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

4.F.
PRICING

Task 1.

Proposed Fee for Management and Staffing
Clubhouse Manager (40 Hours Per Week)

Price Per Hour \$ _____
Price Per Week \$ _____
Annual Price (52 Weeks) \$ _____

Facility Attendant (10 Hours Per Week – Oct 1-March 30)

Price Per Hour \$ _____
Price Per Week \$ _____
Semiannual Price (26 Weeks) \$ _____

Facility Attendant (20 Hours Per Week – April 1 – Sept. 30)

Price Per Hour \$ _____
Price Per Week \$ _____
Semiannual Price (26 Weeks) \$ _____

Maintenance (12 Hours Per Week)

Price Per Hour \$ _____
Price Per Week \$ _____
Annual Price (52 Weeks) \$ _____

Task 2.

Janitorial (20 Hours Per Week)

Price Per Hour \$ _____
Price Per Week \$ _____
Annual Price (52 Weeks) \$ _____

If a subcontractor is proposed, please indicate:

- Amount to be Paid to Subcontractor \$ _____
- Mark up retained by Proposer \$ _____

Total Annual Cost \$ _____

NOTE: IF THE PROPOSER DESIRES TO PROPOSE AN ALTERNATE APPROACH TO OPERATING AND MAINTAINING THE DISTRICT'S FACILITIES, THE PROPOSER IS STRONGLY ENCOURAGED TO SUBMIT BOTH A PROPOSAL RESPONSIVE TO THE STRUCTURE OUTLINED HEREIN AND A SEPARATE, ALTERNATIVE PROPOSAL.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2017.

Proposer: _____

By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

5. FORM OF AGREEMENT

**AGREEMENT BETWEEN DUPREE LAKES COMMUNITY
DEVELOPMENT DISTRICT AND**

**FOR FISCAL YEARS 2018, 2019 AND 2020 AMENITY FACILITY MANAGEMENT
AND GROUNDS MAINTENANCE MANAGEMENT SERVICES**

This Agreement for Amenity Management Services (“Agreement”) is made and entered into this ___ day of _____, 2017, by and between:

Dupree Lakes Community Development District, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Pasco, Florida, whose address is **5385 N. Nob Hill Rd, Sunrise, FL 33351**, (hereinafter. “District”), and

_____, a Florida _____ with offices located at _____ (“Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District has constructed a recreation center that include swimming pool, and other recreation facilities (collectively, the “Amenity Center”); and

WHEREAS, the District intends to provide for the operation and/or maintenance of the Amenity Centers; and

WHEREAS, Contractor has a background in the management and maintenance of recreation facilities and is willing to provide such management and maintenance services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to manage and/or maintain the Amenity Center and common areas and to provide other services as described in this Agreement and included in the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, the “Services”).

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenity Center for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

3. **SCOPE OF SERVICES.**

A. **Management and Staffing Services.** Contractor shall provide Management and Staffing Services from October 1, 2017, through September 30, 2020, in accordance with Exhibit A. In order to provide these services, Contractor shall provide the staffing levels and positions as further described in Exhibit A.

B. **Janitorial Services.** Contractor shall provide janitorial services in accordance with Exhibit A, from October 1, 2017, through September 30, 2020.

4. **COMPENSATION.** Contractor shall be compensated for providing the Services described in Section 3 of this Agreement in accordance with the following terms:

A. **Management and Staffing Services.** Contractor shall provide the Management and Staffing Services described in Exhibit A for not to exceed _____ Dollars (\$_____.00) per year during the term of this Agreement; provided however, the District shall be entitled to a credit each month of \$_____ per hour for any hour required by this Agreement to be worked by an Facility Attendant and a credit each month of \$_____ per hour for any hour required by this Agreement to be worked by an Facility Monitor that is in fact not worked.

C. **Janitorial Services.** Contractor shall provide janitorial services at a rate not to exceed _____ Dollars (\$_____.00) per year during the term of this Agreement, including the annual cost of janitorial supplies and paper products.

Contractor shall invoice the District monthly for the services provided under this Agreement, except for lifeguard services, for which Contractor may invoice the District every two (2) weeks. Contractor shall provide, upon request, copies of employee time cards documenting the total hours worked. The District shall pay invoices within thirty (30) days of receipt.

5. **GENERAL PROVISIONS.**

A. Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff.

B. Contractor shall promptly respond to any and all emergencies or problems related to the Amenity Center and shall report to the District all known problems related to the Amenity Center.

C. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.

D. Contractor shall provide, at no additional cost to the District, company uniforms to all personnel providing the Services. Contractor shall also provide at its cost all office supplies necessary to perform the services under this Agreement, including such things as printer/copier ink and toner, paper, pens, clipboards, etc. Office supplies shall not include furniture, computers, copiers, cameras, alarm system components and facility access cards which will be paid for by the District.

E. Residents shall pay \$_____ per hour for temporary staffing services, such as after-hours private birthday parties and private facility rentals, due prior to the commencement of such services.

F. To the extent that any other terms provided in Exhibit A conflict with the terms of this Agreement, the terms of this Agreement shall control.

6. [RESERVED TO ADDRESS REVENUES GENERATED BY ACTIVITIES AND LESSONS.]

7. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenity Center placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

9. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. Contractor shall promptly and in no event within more than seventy-two (72) hours provide a written report as to

all accidents, injuries or claims for damage relating to the Amenity Center or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board of Supervisors ("Board") expressly directs Contractor otherwise, in writing.

10. TERMINATION. The District shall have the right to terminate this Agreement at any time upon written notice due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days' written notice without cause. The District shall have the right to elect to terminate only sections 3.B. and 4.B. regarding Janitorial Services (with all other sections of this Agreement remaining intact) at any time upon thirty (30) days' written notice. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination. Furthermore, upon termination, the District agrees not to employ or otherwise contract with Contractor's Facility Manager for one (1) year from the date of termination and/or expiration of this agreement.

11. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement the following insurance:

(i) Workers' Compensation Insurance in accordance with the laws of the State of Florida.

(ii) Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.

(iii) Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

(iv) Professional Liability Insurance with limits of \$1,000,000 (one million dollars).

B. The District and its staff, consultants, and supervisors shall be listed as certificate holders and additional insured parties on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

12. INDEMNIFICATION.

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Contractor will defend, indemnify, save and hold the District, and its supervisors, staff, and assigns (“District Indemnitees”) harmless from all loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Contractor’s officers, directors, subcontractors, agents, assigns or employees.

C. For purposes of this section, “acts or omissions” on the part of Contractor’s officers, directors, agents, assigns or employees includes, but is not limited to, the operation and management of the Amenity Center in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenity Center, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit license, certification, consent, or other approval.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 12 shall survive the termination or expiration of this Agreement.

13. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District’s right to protect its rights from interference by a third party to this Agreement.

14. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings.

15. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

17. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

18. NOTICES. All notices, requests, consents, and other communications under this Agreement (“Notice” or “Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to Contractor: _____

Attn: _____

B. If to District: Dupree Lakes Community
Development District
5385 N. Nob Hill Rd,
Sunrise, FL 33351
Attn: District Manager

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, 6th Floor |
Fort Lauderdale, FL 33301
Attn: Michael J. Pawelczyk, Esq.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. 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 District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. 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.

19. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or

any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

20. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

21. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

22. EFFECTIVE DATE. This Agreement shall be effective after execution by both the District and Contractor and shall remain in effect until 11:59 p.m. on September 30, 2018, unless terminated earlier in accordance with Section 10, above.

23. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to section 119.07(1)(a), Florida Statutes, Contractor shall permit such records to be inspected and copied by any person desiring to do so. Failure of Contractor to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

27. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

28. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: JSHOWE@GMSCFL.COM**

29. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

[REMAINDER OF PAGE LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**DUPREE LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary,
Board of Supervisors

Chairperson/Vice Chairperson,
Board of Supervisors

Print Name: _____

[INSERT CONTRACTOR NAME]

Witness

By: _____
Print: _____
Its: _____

Print Name of Witness

Exhibit A: Scope of Services

MULTI-WEBSITE DESIGN AND MAINTENANCE AGREEMENT

This Multi-Website Design and Maintenance Agreement (this “**Agreement**”) is entered into as of the 19th day of June, 2017, between the **Dupree Lakes Community Development District**, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “**District**”) and **Gonzalez-Fuentes Services, LLC**, a Florida limited liability company whose mailing address is 2653 Bruce B. Downs Blvd. #108-200, Wesley Chapel, FL 33544 (the “**Contractor**”).

Background Information:

The District desires to have one user experience for the community’s website. The District will pay for the design cost of the multi-website. The District desires services to maintain a multi-website that will be managed by the District. The Contractor designs and maintains the websites. The District desires to retain Contractor to provide the services described below.

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

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Term.** The initial term of this Agreement shall begin on the date of this Agreement and continue until September 30, 2017, unless sooner terminated in accordance with this Agreement. Thereafter, the Agreement shall automatically be extended for additional periods of one year each, consistent with the Fiscal Year of the District, unless sooner terminated in accordance with this Agreement.
3. **Termination.** The District may terminate this Agreement without cause and without any liability upon thirty (30) days written notice to the Contractor. Neither a termination fee payment will be required from the District nor a reimbursement of prepaid services not yet rendered will be required from the Contractor. The Contractor may terminate this Agreement without cause upon sixty (60) days written notice to the District; however, the Contractor shall refund the District any advanced payments or deposits for services not yet rendered.
4. **Scope of Services.** Contractor shall provide a multi-website solution for the District that will comply with the requirements of Section 189.069, Florida Statutes, and any other website requirements applicable to community development districts pursuant to Florida law. Contractor shall deliver a functional, responsive, working multi-website that can display content uploaded by the District. The deliverables include:
 - a. The website shall be accessible on modern versions of Firefox, Internet Explorer, Safari, and Chrome web browsers;
 - b. Outside of a basic “Designed By” link at the bottom of the browser, the website will be free of any commercial advertising or any other mechanism that permits

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Contractor from profiting from the website outside the compensation paid by the District;

- c. The website shall be secured and maintained, including, but not limited to, encrypted logins and credentials, proper backups, anti-virus software, anti-malware software, and anti-spyware software, and disaster recovery solutions;
- d. Compliance with Florida's public records law for the website (the ability to maintain, store, and transfer all communications, content, and records);
- e. Contractor will also provide for ongoing hosting, software updates, security, repair and support during entire term of this Agreement.

5. Ownership of Website Content. The multi-website content shall be the exclusive property of the District. The District grants Contractor a nonexclusive, nontransferable license to use, reproduce, modify, display, and publish the content solely in connection with Contractor's performance of the services and limited promotional uses of the website as authorized in this Agreement. If the District or Contractor terminates this Agreement pursuant to Section 3, the District will retain administrative access to all website (PDF & image) content files; additionally, Contractor agrees to facilitate the transfer and transition of all website (PDF & image) content files to another vendor or the District hereof. At the date of termination, District shall have ownership of the website and administrative access to all website content files and updates in perpetuity. Notwithstanding that which is provided above, District shall have no authority or ownership of the intellectual property of Contractor, which constitutes the design, programming codes, or programming utilized by Contractor to set up and create the website and may be encrypted by the Contractor in order to protect said intellectual property.

6. Compensation. The two costs associated with the multi-website are (#1) the (one-time) \$8,500 design & development cost and (#2) the (yearly) \$1,500 service costs (includes hosting, maintenance, & security cost).

- a. During the first year (or the start) of this Agreement, the District agrees to pay one-half the design & development cost of \$4,250 to Contractor prior to the start of the project as a retainer, then pay Contractor the balance of the design & development costs of \$4,250 upon completion of the operational multi-website.
- b. Upon completion of the operational multi-website approved by the District, the District also agrees to pay the service costs in advance in a prorated amount for the remainder of the District's Fiscal Year ending on September 30, 2017. Thereafter, the District agrees to pay Contractor \$1,500 annually, as invoiced by the Contractor (60) days prior to the start of year of the contract for the ongoing hosting, maintenance, & security cost for the following year. Service costs shall be due to Contractor within thirty (30) days of the invoice for the same being received by the District.

7. Point of Contact. The District has appointed Richard Thomson, a Member of the District Board of Supervisors as the initial "Point of Contact" to communicate with Contractor during the design and construction phase of the website to encourage a reasonable completion time, which "Point of Contact" has the authority to act on behalf of the District within the parameters of this Agreement. This "Point of Contact may be changed by the District upon written notice to Contractor.

Jason Showe 4/20/2017 1:50 PM
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8. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the parties. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without prior written approval. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services.

9. Promotion. Contractor retains the right to reproduce, publish, and display the multi-website in Contractor's portfolios and websites, in galleries, design periodicals and other media or exhibits for the purposes of recognition of creative excellence or professional advancement, and to be credited with authorship of the multi-website in connection with such uses.

10. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

i. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

ii. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

iii. Ensure that public records that 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 completion of the Agreement if the Contractor does not transfer the records to the District; and

iv. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: LHERNANDEZ@GMSSE.COM**

- 11. Third Party Beneficiaries.** This Agreement is solely for the benefit of the parties set forth in this Agreement, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party.
- 12. Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in Pasco County, Florida.
- 13. Enforcement of Agreement.** In the event it shall become necessary for any party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 14. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 15. Assignment.** This Agreement is not transferrable or assignable by any party without the written approval of all parties.
- 16. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

17. Entire Agreement. This Agreement contains the entire agreement and no party is to rely upon any oral representations made by any party, except as set forth in this Agreement. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

DRAFT

Gonzalez-Fuentes Services, LLC

By: _____
René Gonzalez
Manager

Date: _____

Dupree Lakes Community Development District

By: _____
Richard Thomson
Chair of the Board of Supervisors

Date: _____

DRAFT



Web Design Proposal

For: Dupree Lakes Community Development District



Introduction

- **Introduction**
- **Proposal Contents**
- **Your Website**
- **Our Development Process**
 - Initial Planning
 - Development
 - Testing
 - Deployment & Optimization
- **Pricing**
 - Additional Services
- **Project Terms**



Proposal Contents

Dupree Lakes Board,

On behalf of the entire team here at Governmental Management Services-Central Florida, LLC (GMS). I want to thank you for the opportunity to earn your business as your provider of web design services. GMS hosts, designs, and maintains over 100 CDD compliant websites that are well designed and user friendly.

At GMS, we believe in standing out. We stand out as a company by insisting on pushing the boundaries of performance, and by delivering work of the highest quality on-time and on-budget.

You'll find details regarding the functionality of your future website, our web design process and detailed project pricing.

Please visit the following CDD websites to see our standard website design:

<http://vieraeastcdd.com/>

<http://baytreecdd.com/>

<http://remingtoncdd.com/>

Thanks again for the opportunity, and I look forward to working for you!



Ariel Lovera
Vice President, GMS-CF, LLC

Your Website

We've developed a vision for your website that we feel will meet the statutory requirements.

Your website will include the following:

- Agendas
- Audits
- Budgets
- Meeting Minutes
- Other District Documents
- Contact Information

To ensure consistent reliability and scalability, we will host your website on our GMS webservers.



Our Development Process

We take a structured approach to web design. Our development process was created to ensure every project is delivered on-time and on-budget. Once your web design project kicks off, here's what to expect:

Initial Planning

The first order of business is to create a detailed set of design and technical specifications. These specifications serve as a roadmap for the rest of the web design process.

Development

This will include deploying your website, creating your custom theme and page designs, and setting up your website's analytics.

Testing

Once we have finished our work, we'll get to work testing your site's performance and reliability. We'll use various tools to benchmark your site for loading, responsiveness, and speed, while also ensuring that it works reliably on all web browsers.

Deployment & Optimization

Once we're sure that your site is ready to be released to the public, we'll deploy it on your public domain. Then, we'll shift into a monthly support process that will continue through the year. During that period, we'll create monthly backups of your site, update scripts and plugins to maintain security and reliability, and perform layout and content updates as needed to be in compliance with Florida Statutes.

Pricing

The table below details the costs associated with your web design project.

Name	Price	QTY	Subtotal
Setup Fee (One Time Fee)	\$1,500	1	\$1,500.00
Yearly Maintenance Fee (Billed monthly)	\$1,200	1	\$1,200.00

Initial Year Total \$2,700

Additional Services

Email hosting can be provided through Google and managed by GMS at \$5.00 per month per user.

Name	Price	QTY	Subtotal
Email Hosting Service (per user per month)	\$5	5	\$25

Project Terms

GMS will build a website for Dupree Lakes Community Development District according to the description laid out in this proposal. Any additional features, pages, or other changes to project requirements may affect the timeline and costs laid out in the tables above, and will require a separate change order. Additional IT service can be provided at \$100 per hour.

All works produced as a result of the above described web design project will become the sole intellectual property of Dupree Lakes Community Development District. GMS reserves the right to use visual representations of the final product as part of our project portfolio.

Pasco Sheriff's Office

APPLICATION FOR EXTRA DUTY DETAIL EMPLOYMENT

As provided for in Florida State Statute 30.2905

Requesting Secondary Employer (Name): _____

Street Address: _____

City: _____ State _____ Zip _____

Contact Person: _____

Telephone #: (____) _____ - _____ or (____) _____ - _____ Fax: (____) _____ - _____

Email: _____

Date(s) Needed: _____ to _____

Time(s) Needed: _____

Number of Deputies Requested: _____ Total Hours Requested for all Deputies for Extra-Duty Detail: _____

Fees:	♦ Regular Detail \$40.00 per hour	♦ Alcohol \$45.00 per hour
	♦ Holiday \$50.00 per hour	♦ Alcohol & Holiday \$55.00 per hour

Location of Extra Duty Detail:

Nature of Detail and Duties:

Special directions, and/or additional information:

If Worker's Compensation and Liability Insurance is provided, please enclose certificate of insurance with application.

Payment in full must be included with this application and remitted at least 5 days in advance of the requested detail.

Make Checks Payable to: Pasco Sheriff's Office Extra-Duty Detail
 Attn: Extra-Duty Program Coordinator
 8700 Citizen Drive
 New Port Richey, Florida 34654
 Telephone: (727) 844-7795
 Fax: (727) 844-7731
 E-mail: rtrani@pascosheriff.org

I have read and understand the terms and conditions contained on both sides of this application and have the legal authority to enter into the contract under Florida Law.

Printed Name: _____

Accepted By: _____
Chris Nocco, Sheriff or Designee

Signature: _____

Date: _____

Date: _____

Tracking Number: _____
Office Use Only

EXTRA DUTY DETAIL EMPLOYER RESPONSIBILITIES:

1. All public or private entities desiring to contract with the Sheriff for eligible members to perform security-related services, during their off-duty hours, must make a formal request by submitting a completed application along with payment in full at least 5 business days in advance of the requested extra-duty detail. (NOTE: S. 10 ART VII Florida Constitution does not allow a Sheriff to extend credit.) The completed application must contain the following information:

- a. Date, time, duration, type of event, and expected attendance;
- b. Number of members needed;
- c. The nature of duties to be performed;
- d. Whether the extra-duty employment request is a one-time job, or will be on a continuing basis;
- e. Members will receive a minimum of four hours pay for any extra-duty employment detail: and,
- f. A statement as to whether the secondary employer has worker's compensation insurance or liability insurance to cover the member while performing the duties associated with the extra-duty detail, along with proof of such insurance.

2. Cancellations must be made within 24 hours prior to the scheduled detail, during working business hours Monday thru Friday. The Sheriff's Office will reimburse any unused funds collected, less a minimal service charge. However, failure to notify the Coordinator or designee within the above required time frames will result in the secondary employer receiving reimbursement minus four hours hourly wage per member scheduled for the extra-duty detail and a minimal service charge.

3. All contracts that request services on a continual basis may be re-established, in writing, each January.

4. PROHIBITED EXTRA-DUTY DETAILS: Any secondary employment that is prohibited by law, has been determined to create a conflict of interest, interferes with official duties, or may cause an adverse reflection on the Office of the Sheriff will not be accepted. These include, but are not limited to: Bail bondsman; Store detective; Investigative work for attorneys, insurance firms, collection agencies, or security service companies. Certified members may be employed by establishments licensed under the beverage law to provide outdoor security-related services with the approval of the Sheriff. Such requests will be reviewed and approved on a case-by-case basis.

Note: Extra-duty detail contracts for large public events must conform to County Ordinance No. 10-29. The need for six or more members requires the employment of an extra-duty member of supervisory rank.

- 1. One sergeant will be required for each assignment requiring six to ten members.
- 2. Two sergeants will be required for groups of 11 to 20 members.
- 3. Three sergeants will be required for groups of 21 to 30 members.
- 4. One lieutenant will be required for three or more sergeants.

Charges: **Total Cost Per Hour = \$40.00/Deputy \$42.00/Sergeant \$46.00/Lieutenant**

NOTICE: The Sheriff's Office makes no guarantee that any extra-duty detail will be filled. The Sheriff assumes no responsibility beyond notifying eligible members of legitimate opportunities for extra-duty employment details, and informing prospective employers of the name(s) of members who have accepted a particular detail. Once a contract has been accepted, the Sheriff's Office reserves the right to cancel any extra-duty contract without notice or liability when necessary for community safety. In such case(s), any unused prepaid contracted funds will be reimbursed to the secondary employer.

This program operates in compliance with Florida State Statute 30.2905.



DUPREE LAKES

Amenity Center Management Report

Date of Meeting: June 19, 2017

Submitted by: Lorraine Roberts

Facility:

- The clubhouse was opened from 10:00-6:00pm on Memorial Day per Boards request.
- An eblast was sent out to tell residents that the CDD meeting will be at 7:00 pm

Special Events:

- We had free snow cones on Memorial Day at the pool from around 1:30-5:00 pm and they were a big hit.
- We are going to have a Summer Party on June 17th with a waterslide, food, and carnival games. We will also have a table here from World Championship Taekondo Center giving out balloons and information about their programs.
- On June 23 we are going to have a Food Truck event from 5:00-8:00pm. We will have a hot dog food truck and an Italian Ice dessert truck.
- We are continuing to give out popsicles to residents at the pool.

Amenity Management:

- I purchased a new garbage dome cover for one of the pool garbage containers. I wanted to get the Boards approval to replace all of the 5 of the outdoor garbage containers. (estimate and pictures attached.)
- Cornerstone Plumbing was here on 5/31/17 to do a plumbing repair in the mens restroom. (invoice attached)
- I had two Solar Screen companies out for estimates to compare to the estimates that I have for tinting for the clubhouse office window. Home Safety Solutions est was \$390. I would like to know how the Board would like to proceed.

Sat June 3-Rental grad party

Sun. June 4- Rental Pop-up shop

Sat. June 10- Rental Kids birthday

Sat. June 17- Summer Party

Mon. June 19 Cdd Meeting 7pm

Fri. June 23- Food Truck event

Sat. June 24- Rental Baby Shower



Call us 7 days a week
1.888.978.7759
Click to Chat

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5 Items - (\$499.75)

Shop Categories

Help

Welcome Log In
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(0)
Lists

Submit Query

Shopping Cart

Item	Item Number	Price	Quantity	Add-ons
 <p>Steel Dome Top for Mesh Trash Container - Black Sold By: globalindustrial.com Shipping: Ships same day.</p> <p>Delete Keep for Later</p>	T97241111BK	\$99.95	<input type="text" value="5"/>	Available add-ons

[Print Cart](#) | [Email Cart](#) | [Save Cart](#)

Subtotal (5 Items)
\$499.75

[Calculate shipping](#)

Zip Code: 34639

Ship Method: GROUND

Item : \$499.75

Shipping: \$73.92

Total does not include tax

Total: \$573.67



Please note: When using PayPal, the shipping address selected in PayPal will override the one selected on the Global Industrial website.



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Shipping charges are based upon weight, dimensions, distance traveled and type of shipping service you specify (ground, next day, second day).

All shipments are F.O.B. shipping point. Shipping method is determined by size and weight of each item. Items of differing size and weight may ship independently, by different methods, even if ordered together. Items that are too large or too heavy for UPS will be shipped motor freight. Someone must be present to accept truck deliveries. Standard truck delivery is to a facility with a dock designed to receive freight. Twenty-four hour notification, residential deliveries, lift gate, or inside deliveries are available each with an additional charge.

To view shipping charges, use the Shipping Calculator featured in the Shopping Cart. Unless otherwise stated, freight and shipping fees will be charged for shipments to anywhere in the contiguous United States, using a carrier of our choice. Other terms apply to Alaska, Hawaii, Puerto Rico, and export orders. Any extra charges incurred for additional services, such as customer's carrier or special handling by the carrier, must be paid by the consignee. Items backordered from an order qualifying for prepaid shipping charges will be shipped prepaid. Title and risk of loss pass to the customer upon tender of shipment to the carrier. Certain restrictions apply to Free Shipping promotions. These include use of our choice of carriers and shipping methods as well as other limitations.

Collect Shipments - We will gladly ship via your specified carrier however, we will not ship with certain carriers due to poor experience.

TRANSIT TIME: *

UPS Ground: 3 - 8 Business Days
UPS Second Day: 2 Business Days
UPS Next Day Air: 1 Business Day

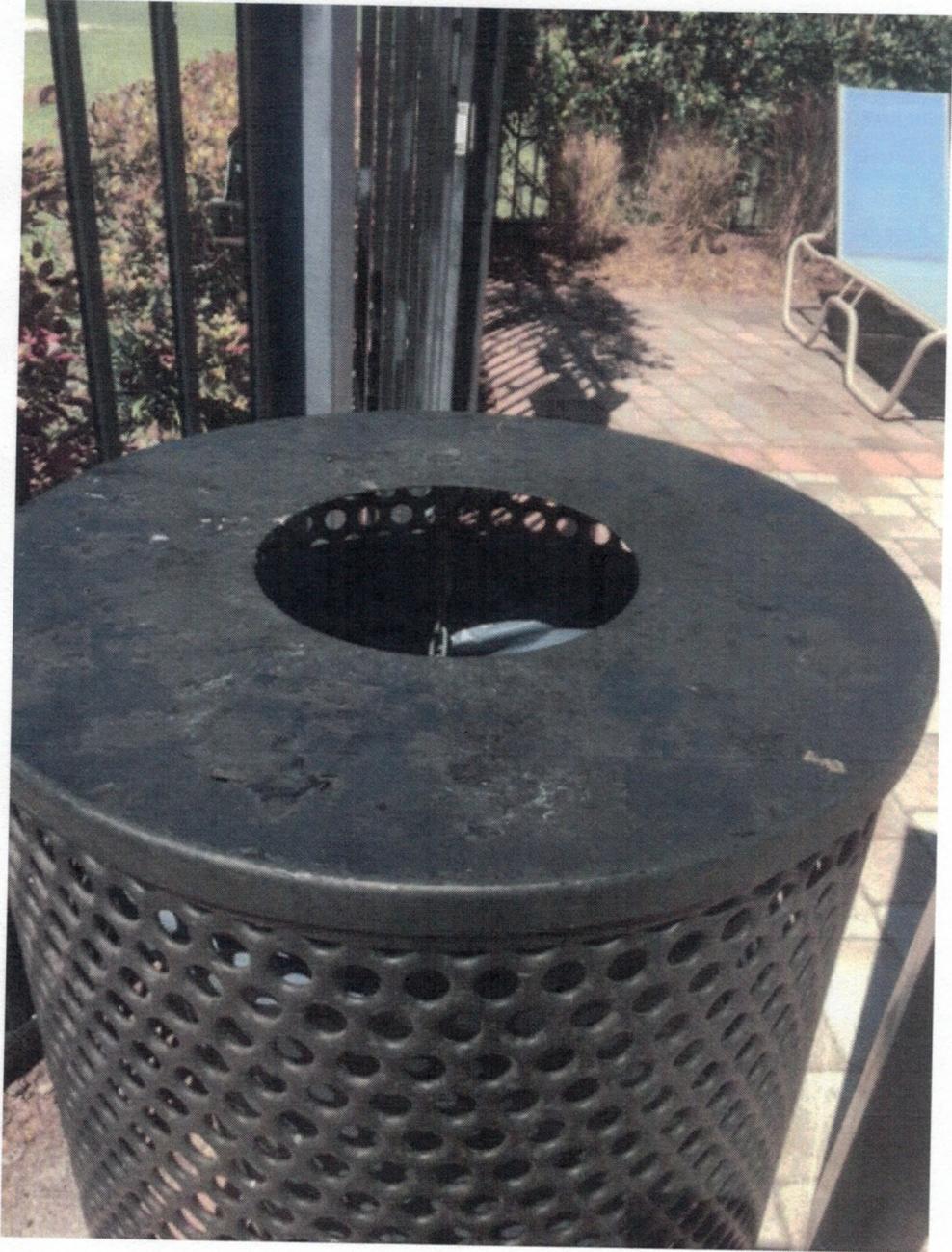
Recently Viewed Items



Steel Dome Top for Mesh Trash Container -

\$99.95

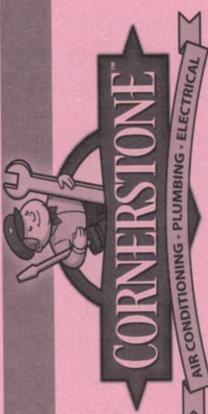
Qty: [Add](#)





PLUMBING INVOICE

7196



4946 Land O' Lakes Blvd. • Land O' Lakes, FL 34639
 813-949-4445 • 352-754-1440 • Toll Free 1-866-949-4445
 Licensed • Bonded • Insured
 #CAC1816647, #CFE1428982 & #EC0001103

Water Heater
 Brand _____
 Model # _____
 Serial # _____
 Age _____
 Type Gas / Elec. _____

Water Test
 Chlorine _____
 Hardness _____
 Iron _____

Date 5-31-17
 Tech Sen / Josh
 Call Type SRP
 Club Member Yes No

I hereby authorize you to proceed with diagnostics for minimum charge of \$ 49x

Name Dupree Lakes Community E-mail _____
 Address 6755 Dupree Lakes Blvd. Work Complete Yes No
 City, State, Zip Land Lakes FL 31639 Arrive _____ Depart _____
 Home Phone 813 995-9482 Reason for Today's Call Service

DESCRIPTION OF WORK PERFORMED

AS A TRAINED PROFESSIONAL I RECOMMEND

REBUILD SLOAN URINAL VALVE IN
 MENS ROOM, RIGHT SIDE
 UNIT CLOSEST TO SINK.

ITEM DESCRIPTION	STANDARD	CLUB
Diagnostic	49	
SLOAN VALVE REBUILD	455	
Warranty <input type="checkbox"/> 30 day <input type="checkbox"/> 60 day <input checked="" type="checkbox"/> 90 day <input type="checkbox"/> 2 year <input type="checkbox"/> Other		
PAID BY: <u>Bill Office</u> <input type="checkbox"/> Check # _____ <input type="checkbox"/> Visa <input type="checkbox"/> MC <input type="checkbox"/> Discover <input type="checkbox"/> AE Card No. _____ Name on Card _____ Security Code _____ Exp. _____ Auth. Code _____		
Club Membership Subtotal _____ Discounts _____ TOTAL _____ Deposit _____ BALANCE DUE <u>509</u>		

I decline the recommended work at this time x

As a Club Member, You Receive 10-20% Discount on Repairs



Savings on this invoice \$ _____. Club Membership has been explained to me and I ____ Accept ____ Decline

Buyer hereby declares that buyer holds the title to property where merchandise is being installed and has legal authority to order work outlined above. The seller retains title to all material and property listed herein until payments are made in full. Accounts not paid within 30 days of being invoiced are in default and a late payment charge computed at the periodic rate of 1.12% per month will be added. Buyer agrees to any reasonable attorney or collection fee incurred by seller in securing payment for this account.

AUTHORIZATION OF WORK
[Signature]
 I HEREBY ACKNOWLEDGE THE SATISFACTORY COMPLETION OF THE ABOVE DESCRIBED WORK.



Cell (727) 224-0514
Office (813) 814-2236
Fax (813) 814-2237
CGC1507622

**SAFETY SOLUTIONS
for Sale and Installation**

-2236 Fax: 813-814-2237

License: CGC1507622

HURRICANE & SUN PROTECTION SPECIALISTS

- STORM & SECURITY SHUTTERS
 - FORCE 12 HURRICANE SCREEN
 - **3M** SCOTCHSHIELD • LOOKOUT SHUTTERS
- matamme1@verizon.net • www.hurricanesos.com

Oldsmar, Florida 34677 (hereinafter "Home Safety"), agrees to sell to

CIVIC HOUSE of L.O.L 34639
3 ILV (City) (State) (Zip)

704 Stevens Ave.
Oldsmar, FL 34677

MIKE TAMME

ls/goods, installed, provided this Proposal is accepted by Buyer within 30

days from the date hereof.

A. **PRICE AND DESCRIPTION OF MATERIALS/GOODS:** In exchange for Home Safety's agreement to furnish Buyer with the following described materials/goods, Buyer agrees to pay the price set forth below:

PRODUCT(S) CHOICES		PRODUCT DESCRIPTION
<p><u>Hurricane Rated</u></p> <p>1. Screen EZ Fabric Shield Force 12 Other</p> <p>2. Shutter Panel Accordion Roll S.S. Screen Bahama Colonial</p> <p>3. Other</p>	<p><u>Sun or Security</u></p> <p>1. 3M Film Scotchint Scotchshield Other</p> <p>2. Solar Screen Fixed Roll Down Interior Exterior</p> <p>3. Awning Retractable Fixed</p> <p>4. Crimsafe</p>	<p>Film <u>90%</u></p> <p>Screen Color <u>BLACK</u></p> <p>Frame Color <u>WHITE</u></p> <p>Shutter Color _____</p> <p>Awning Fabric _____</p> <p>Frame Color _____</p> <p>Crimsafe _____</p>

Description/Instruction Phone: email

INSTALL SOLAR SCREEN ON FRONT WINDOW

PRICE
SALES TAX (if applicable)
TOTAL PRICE
DEPOSIT
BALANCE DUE UPON COMPLETION

390.00
DEPOSIT 100.00
200.00 THANX YOU

B. **DELIVERY LOCATION:** Buyer directs the Materials shall be delivered and installed per specifications at the following location:

(Address) (City) (State) (Zip)

C. **PAYMENT:** Buyer shall pay Home Safety as provided herein. If payment is made by Buyer's purchase order, Buyer agrees that should any terms of this Agreement conflict with the terms of Buyer's Purchase Order, the terms of this Agreement shall control. If Buyer fails to promptly pay Home Safety, Home Safety is relieved of all liability hereunder and Home Safety may pursue payment under all available laws.

D. **WARRANTY:** HOME SAFETY WARRANTS ITS WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR. BUYER IS HEREBY ASSIGNED THE MANUFACTURER'S STANDARD WARRANTY ON THE MATERIALS USED IN THE WORK. THE MANUFACTURER'S WARRANTIES ARE AVAILABLE UPON REQUEST TO THE MANUFACTURER OR UPON WRITTEN REQUEST TO HOME SAFETY. THE FOREGOING WARRANTY OR WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. FURTHERMORE, BUYER WAIVES ALL CLAIMS HE, SHE, OR IT MAY HAVE FOR LOSS OF INCOME, LOSS OF USE, OR ANY OTHER DAMAGES AS A RESULT OF ANY CLAIM AGAINST HOME SAFETY. THE BUYERS OR ANYONE CLAIMING DAMAGES AGAINST HOME SAFETY ARE EXPRESSLY LIMITED TO REPAIR OR REPLACEMENT COSTS OF THE INSTALLATION AND IN NO EVENT SHALL SAID DAMAGES EXCEED THE AMOUNT PAID TO HOME SAFETY UNDER THIS CONTRACT FOR THE LABOR UPON WHICH ANY CLAIM IS BASED.

E. **TERMS AND CONDITIONS:** Buyer has read and agrees to the terms and conditions set forth on the reverse side

Home Safety Solutions, Inc.

a Florida corporation

Date: 5/25/17

THANK YOU

ACCEPTANCE BY BUYER:

Date: _____



FILM SOLUTIONS, INC

(877) 575-3456

www.advancedfilmfl.com

NAME: Dupree Lakes Blvd 5517 EST: 1/1/11 REP: [Signature]

STR: 6255 Dupree #1 34639 CTY: FL ST: ZIP:

EMAIL: LDC FL 34639 ALT:

HOW DID THEY HEAR ABOUT US? LADDER/TOOLS NEEDED/MISC:

ROOM	PANES	WIDTH X HEIGHT	SQFT TOTAL	FILM TYPE	R	FP	VINYL/WOOD /ALUMINUM		NOTES
	256	X 13	10				/		
		X							
	139	X 56	15						
		X							
Arch.	1	X 36	5						
		X							
		X							
		X							
		X							
		X							
		X							
		X							
		X							
		X							
		X							

TOTAL SQ FT	30
TOTAL LINEAR FT/ADDITIONAL CHARGES	
FILM TYPE	Any
TOTAL CHARGES	\$ 300.00

Acceptance: This estimate-proposal shall constitute a contract only when signed by both parties. This estimate-proposal may be withdrawn at the option of the dealer if not accepted within a period of 90 days from the issuance date. Only full paid contracts will activate warranty coverage.

Payment in full at installation completion is understood and accepted as the payment term unless otherwise noted.

Customer Signature: _____ Dealer Signature: _____ Date: _____

Dupree Lakes Community Development District
135 W. Central Blvd. Orlando, Florida 32801

Memorandum

DATE: June 19, 2017
TO: Jason Showe **via email**
District Manager
FROM: Alan Scheerer
Field Services Manager
RE: Dupree Lakes CDD Monthly Managers Report – June 19, 2017

The following is a summary of activities related to the field operations of the Dupree Lakes Community Development District.

Amenity Center:

1. The Dupree Clubhouse is in pretty good shape.
2. Staff will be meeting with Lorraine each week regarding concerns at the clubhouse.

Swimming Pool/Splash Pad:

1. The pool and Splash Pad are operating properly.
2. The splash pad parts have been installed.
3. Staff has ordered new solenoids for the splash pad as requested by our pool contractor.

Lakes:

1. All ponds have been treated in accordance to our contract with Applied Aquatics.
2. Ponds are extremely low as of this report.

Landscaping:

1. Irrigation inspections are being performed and repairs are being made as needed.
2. I am meeting with Brightview each week to review the property.
3. The landscaper continues to address molehills and ants as needed.
4. Brightview has completed irrigation zone map.
5. The bamboo at the pool has been cleaned out and topped as requested.
6. Brightview will mow the clubhouse area earlier in the day to minimize landscape noise while residents are trying to enjoy the pool facility.

Other:

1. Porter services are going well. He is doing a good job.
2. The access button from the pavilion to the pool deck will be installed soon.
3. Roof repairs were completed on the pavilion.
4. There is a broken bollard light next to the clubhouse sidewalk. We have contacted the electrician to safe it off and make the necessary repairs. Were not sure how the bollard was damaged.
5. Street light that were identified as out were called in for repair.

Respectfully,

Alan Scheerer

Proposal for Extra Work at DuPree Lakes CDD

Property Name	DuPree Lakes CDD	Contact	Alan Scheerer
Property Address	6255 DuPree Lakes Blvd. Land O' Lakes , FL 34639	To	DuPree Lakes CDD
		Billing Address	c/o GMS Services 5385 N Nob Hill Rd Sunrise , FL 33351
Project Name	Cul-De-Sacs Enhancements		
Project Description	Bed Shaping, Sod Removal & Install		

Scope of Work

We propose to provide all necessary labor and materials for Landscape Enhancements, on all of the Cul-De-Sac Islands listed below, per property drive-thru with Steve Shaw. With the following specifications.

QTY	UoM/Size	Material/Description	Total
Tiger Flower:			\$1,876.00
1,400.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
11.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Everlasting Place:			\$2,566.00
2,400.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
8.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Dainty Bess:			\$1,676.00
1,400.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
7.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Desert Peace:			\$1,976.00
1,400.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
13.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Sweet William:			\$4,110.00
1.00	LUMP SUM	Removal/Disposal Juniper Perimeter (for sod)	
1,800.00	SQUARE FEET	St. Augustine Sod - Install	
11.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Cherokee Rose:			\$4,110.00
1.00	LUMP SUM	Removal/Disposal Juniper Perimeter (for sod)	

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

Proposal for Extra Work at DuPree Lakes CDD

1,800.00	SQUARE FEET	St. Augustine Sod - Install	
11.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Wood Violet:			\$2,902.00
2,800.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
8.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Angelonia:			\$2,902.00
2,800.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
8.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Shasta Daisy:			\$2,902.00
2,800.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
8.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	
Ditany:			\$3,407.00
1.00	LUMP SUM	Removal/Disposal Juniper at tips (for continuous sod)	
2,800.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
8.00	CUBIC YARD	Pine Bark Mulch - 1" Refresh	
1.00	LUMP SUM	Irrigation Flag/Check/Adjust	

For internal use only

SO# 6396001
JOB# 342200105
Service Line 130

Total Price \$28,427.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Manager
Signature _____	Title _____
Alan Scheerer	May 15, 2017
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "BrightView"

	Account Manager
Signature _____	Title _____
Jeffrey R. Myers	May 15, 2017
Printed Name _____	Date _____

Job #:	342200105	Proposed Price:	\$28,427.00
SO #	6396001		

Proposal for Extra Work at DuPree Lakes CDD

Property Name	DuPree Lakes CDD	Contact	Alan Scheerer
Property Address	6255 DuPree Lakes Blvd. Land O' Lakes , FL 34639	To	DuPree Lakes CDD
		Billing Address	c/o GMS Services 5385 N Nob Hill Rd Sunrise , FL 33351
Project Name	New Sod Replacement Areas		
Project Description	Sod Install, Per attached Aerial Images		

Scope of Work

We propose to provide all necessary labor and materials for removal and installation of St. Augustine Sod, as shown on the attached Aerials, along with the following specifications. Including Irrigation Flag and Check.

QTY	UoM/Size	Material/Description	Total
Area S of Everlasting Place:			\$1,764.00
2,100.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
Area S of Coriander Way:			\$.00
1,000.00	SQUARE FEET	St. Augustine Sod - Removal/Install (WARRANTY)	
Area at Gardens Entry:			\$5,040.00
6,000.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
Area S Queens Lace Way:			\$11,340.00
13,500.00	SQUARE FEET	St. Augustine Sod - Removal/Install	
OPTIONAL AREA:			\$5,040.00
6,000.00	SQUARE FEET	St. Augustine Sod - Removal/Install	

THIS IS NOT AN INVOICE

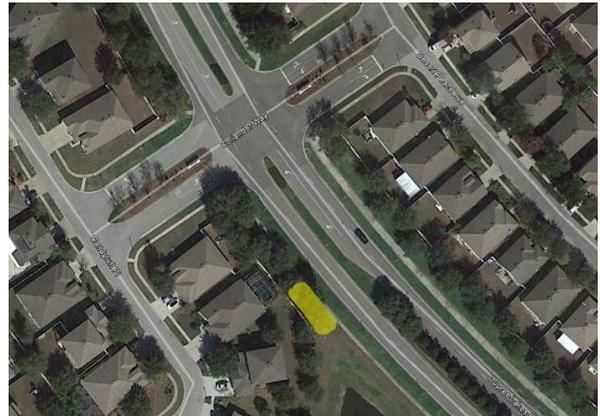
Proposal for Extra Work at DuPree Lakes CDD

Images

Area S of Everlasting PL



Area S of Coriander Way



Area at Gardens Entry



Area S of Queen Lace -And Optional Blue



For internal use only

SO# 6396051
JOB# 342200105
Service Line 130

Total Price \$23,184.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
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Customer

	Manager
Signature _____	Title _____
Alan Scheerer	May 15, 2017
Printed Name _____	Date _____
BrightView Landscape Services, Inc. "BrightView"	
	Account Manager
Signature _____	Title _____
Jeffrey R. Myers	May 15, 2017
Printed Name _____	Date _____

Job #: 342200105 Proposed Price: \$23,184.00
 SO # 6396051

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Estimate

Date	Estimate #
6/9/2017	195

Name / Address
Dupree Lakes CDD Alan Scheerer 6285 Dupree Lakes Blvd. Land O Lakes, FL

			Project
Description	Qty	Rate	Total
Provide concrete sidewalk extension to the playground area. Price based on 25 ft with a sloped finish at the end to allow easy access for strollers. Pricing includes all labor and materials.		1,500.00	1,500.00
Purchase and install 2 french drain systems to install in the playground area to allow drainage of standing water. Each system will be installed on the right side where the larger of the 2 playground equipment is located. A perforated sleeve covered drainage will be installed and attached to 2 drains at a gradual slope designed to empty outside of the playground area into the grass area above the retention pond removing excess water from the playground area.		750.00	750.00
Client Signature		Total	\$2,250.00

Florida Playstructures and Water Features Inc.

Consultants -- Sales -- Installation -- Service
Commercial/Residential -- Play Structures & Accessories
Designing Adventures *Building with Green Technology*
Certified General Contractor CGC1520229
Commercial Pool & Spa License CPC1457810
Electrical License EC13002736
NPCAI Certified Playground Installer #2015-1236
CSPI #31529-618
OSHA #36-601307899

1808 James Redman Parkway #178
Plant City, FL 33563

813-704-4395 Office
813-754-9703 Fax

www.floridaplaystructures.com



info@floridaplaystructures.com

May 12, 2017

Alan Scheerer
Governmental Management Services
135 W. Central Blvd. Suite 320
Orlando, FL 32801

ascheerer@gmscfl.com
Office: 1-407-841-5524
Cell: 1-407-398-2890

RE: Dupree Lakes Play Structure Repairs

SCOPE OF WORK

Remove and Replace Steps on both 2-5 and 5-12 Play Structures
Price Include Freight, Installation, and Disposal of Old Steps.

TOTAL ----- \$ 7,750.00

NOT INCLUDED IN THIS PROPOSAL:

Required Permitting, Site Preparation, Landscape, Sprinkler, or Re-Sod Repair

Owner to Provide Site Access, Power and Water to Site

Installation prices assume normal soil conditions and do not include rock excavation, unless noted. Does not include Dewatering if necessary for the Installation of Footers

Quote does not include permits, prevailing wages, performance bond, testing, soil preparation, storage, fencing or landscaping.

PAYMENT TERMS:

50% Due with signed contract; 30% Due when play structure is ready to ship; 20% Due when completed.

5/12/2017

We accept Visa, MasterCard, and Discover Cards.

This quotation is governed by the Terms & Conditions stated within and is good for 30 days **unless otherwise stated** and subject to our confirmation thereafter. To enter into agreement simply sign below and fax to 813-754-9703.

Customer Signature _____ Title _____ Date _____

By signing this agreement you are agreeing to the Terms & Conditions and authorizing this document to act as our purchase order.

CONTRACT AGREEMENT:

- 1) Average delivery of equipment runs 8-10 weeks
- 2) Estimated target window for project is: TBD
- 3) Colors: Posts _____; Deck _____; Plastics _____; Panels _____

THE SUCCESSFUL INSTALLATION OF THIS PROJECT REQUIRES THE FOLLOWING:

- 1) Clear area for use zone with adequate drainage and 2% slope maximum
- 2) Site must be accessible for heavy equipment - 2000 PSF
- 3) Water within 200' of designated playground site
- 4) An authorized person who will be with FPS&WF, Inc. on site and designate proper location and Orientation of Playground

NOTE: Customer is responsible for security of site before, during and after installation.

Signature - FPSWF, Inc. _____ Title _____ Date _____

**WE APPRECIATE THIS OPPORTUNITY TO MEET YOUR
PLAYGROUND NEEDS!**

Dupree Lakes CDD Action Items

Item #	Action Item	Assigned To:	Status	Comments
1	License and Maintenance Agreement with County	J. Showe	In Process	Awaiting Some Direction from Engineer Regarding Street Costs
2	Landscape Improvements	A. Scheerer	In Process	Reviewing Final Improvements
3	Conservation Area	A. Scheerer/J. Showe	In Process	Provided Plan to County 5/9/17
4	Splash Pad Improvements	A. Scheerer	In Process	Awaiting solenoid Installation

Brian E. Corley
Supervisor of Elections
Post Office Box 300
Dade City, FL 33526-0300



★★★ **FREEDOM**
Requires Responsibility
VOTE PASCO

May 9, 2017

RECEIVED MAY 15 2017

Ms Jennifer McConnell
5385 N Nob Hill Rd
Sunrise FL 33351

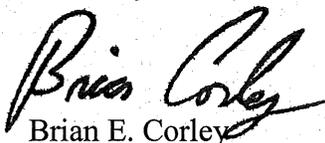
Dear Ms McConnell:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2017.

- Dupree Lakes Community Development District 1,302

As always, please call me if you have any questions or need additional information.

Sincerely,


Brian E. Corley

BEC/taa

East Pasco Government Center
Dade City
(352) 521-4302

Central Pasco Professional Center
Land O' Lakes
(813) 929-2788

West Pasco Government Center
New Port Richey
(727) 847-8162

pascovotes.com

Dupree Lakes
Community Development District

Check Run Summary - General Fund

May 31, 2017

Date	Check Numbers	Amount
<u>Wells Fargo</u>		
May 5, 2017	1008-1022	\$72,026.43
May 9, 2017	1023-1024	\$1,355.00
May 31, 2017	1025-1037	\$38,794.19
		\$ 112,175.62

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
5/05/17	00027	4/30/17	161536	201704	320-53800-46400		PLANT MANAGEMENT SVC	*	829.00	829.00 001008
5/05/17	00003	3/13/17	140947	201703	310-51300-31500		APPLIED AQUATIC MANAGEMENT, INC.	*	2,437.38	2,437.38 001009
5/05/17	00113	2/22/17	2856667	201702	320-53800-46200		BILLING, COCHRAN, LYLES, MAURO &	*	4,971.12	4,971.12 001010
		3/17/17	5280000	201703	320-53800-46600		DEC, JAN, FEB RETAINAGE	*	920.50	920.50 001011
		3/21/17	5281238	201703	320-53800-46600		IRRIGATION	*	880.00	880.00 001012
		3/27/17	5283604	201703	320-53800-46202		WIRE PATH	*	2,763.28	2,763.28 001013
		3/31/17	5287770	201703	320-53800-46204		INSTALLATION MIXANNUALS	*	600.00	600.00 001014
		4/10/17	5296192	201704	320-53800-46200		REMOVE DEAD TREE	*	14,913.38	14,913.38 001015
							LANDSCAPE MAINTENANCE	*		
5/05/17	00030	5/05/17	05052017	201705	300-20700-10000		BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	9,300.83	9,300.83 001016
							TAX COLLECTIONS	*		
5/05/17	00005	4/18/17	5-774-64	201704	310-51300-42000		DUPREE LAKES CDD	*	143.79	143.79 001017
							DELIVERIES THRU-4/18/17	*		
5/05/17	00001	5/01/17	66	201705	310-51300-34000		FEDEX	*	5,125.00	5,125.00 001018
							MANAGEMENT FEES	*		
		5/01/17	66	201705	310-51300-49500		WEBSITE ADMIN	*	41.67	41.67 001019
		5/01/17	66	201705	310-51300-51000		OFFICE SUPPLIES	*	20.00	20.00 001020
		5/01/17	66	201705	310-51300-42000		POSTAGE	*	10.33	10.33 001021
		5/01/17	66	201705	310-51300-42500		COPIES	*	148.50	148.50 001022
		5/01/17	67	201705	330-57200-34200		MAY 17 - PORTER SERVICES	*	1,391.67	1,391.67 001023
5/05/17	00094	4/10/17	15473	201704	310-51300-32200		GOVERNMENTAL MANAGEMENT SERVICES	*	600.00	600.00 001024
							ARBITRAGE SERIES 2015	*		
							GRAU AND ASSOCIATES	*		
							GRAU AND ASSOCIATES	*		

DUPR -DUPREE LAKES- MPHILLIPS

*** CHECK DATES 05/01/2017 - 05/31/2017 ***
 DUPREE LAKES - GENERAL FUND
 BANK B DUPREE LAKES - WF

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
5/05/17	00104	4/11/17	154	201704	320-53800-47000			PRESSURE WASHING	*	12,475.14	12,475.14
5/05/17	00006	4/17/17	04172017	201704	320-53800-43100			JAYMAN ENTERPRISES, LLC	*	609.58	609.58
5/05/17	00095	4/14/17	1189935	201704	310-51300-31100			PASCO COUNTY UTILITIES	*	1,038.00	609.58 001016
5/05/17	00008	3/03/17	3622	201703	330-57200-46100			STANTEC CONSULTING SERVICES, INC.	*	735.00	1,038.00 001017
5/05/17	00022	4/21/17	42193	201704	330-57200-46300			SWIMMING POOL SERVICE	*	45.00	735.00 001018
5/05/17	00037	4/26/17	42395	201704	330-57200-46300			SUNCOAST POOL SERVICE	*	350.00	45.00
5/05/17	00010	5/01/17	32475	201704	330-57200-34000			TROPICARE TERMITE AND PEST CONTROL	*	3,771.25	395.00 001019
5/05/17	00018	5/01/17	32475	201704	330-57200-34000			US BANK	*	4,274.27	3,771.25 001020
5/05/17	00010	5/01/17	0218359-6	201705	330-57200-43200			VESTA PROPERTY SERVICES, INC.	*	70.00	7,836.01 001021
5/09/17	00018	5/08/17	061717DU	201705	330-57200-49400			WASTE MANAGEMENT INC. OF FLORIDA	*	300.00	70.00 001022
5/09/17	00018	5/08/17	061717DU	201706	330-57200-49400			KIDZ FUN	*	1,055.00	300.00 001023
5/09/17	00018	5/08/17	061717DU	201706	330-57200-49400			KIDZ FUN	*	1,055.00	1,055.00 001024

DUPR -DUPREE LAKES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
5/31/17	00003	4/30/17	201704	310-51300-31500			BILLING, COCHRAN, LYLES, MAURO &	*	2,960.50	001025
5/31/17	00113	4/05/17	5296758	201704	320-53800-46600		IRRIGATION REPAIRS	*	1,109.00	
4/09/17	5300408	201704	320-53800-46600			REPLACE FAULTY VALVE	*	781.00		
4/19/17	5305359	201704	320-53800-46600			REPLACE CAV PIPE FITTING	*	230.00		
4/19/17	5305365	201704	330-57200-49000			REMOVE PILE OF PVC	*	100.00		
5/10/17	5321114	201705	320-53800-46200			LANDSCAPE MAINTENANCE	*	14,913.38		
5/31/17	00021	5/16/17	00196364	201705	330-57200-52000		BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	17,133.38	001026
5/31/17	00007	4/18/17	APR-17	201704	320-53800-43000		CLEANSWEEP SUPPLY CO., INC.	*	87.40	001027
4/18/17	APR-17	201704	320-53800-43001			ELECTRIC	*	1,168.90		
4/18/17	APR-17	201704	320-53800-43001			ELECTRIC	*	12,602.61		
5/31/17	00005	5/16/17	5-803-77	201705	310-51300-42000		DUKE ENERGY FLORIDA, INC.	*	144.88	13,771.51
5/16/17	DELIVERIES	THRU-5/16/17								
5/31/17	00081	6/30/17	51-BID-3	201706	330-57200-54000		FEDEX	*	280.00	144.88
6/30/17	51-BID-3	201706	330-57200-54000			POOL PERMIT #51-60-00634	*	145.00		
6/30/17	51-BID-3	201706	330-57200-54000			POOL PERMIT # 51-60-00633	*			
5/31/17	00103	5/04/17	813-995-	201705	330-57200-41000		FLORIDA DEPARTMENT OF HEALTH	*	437.75	425.00
5/04/17	SERVICE	THRU-6/3/17								
5/31/17	00094	5/02/17	15528	201705	310-51300-32200		FRONTIER	*	2,000.00	437.75
5/02/17	AUDIT	FYE 09/30/2016								
5/31/17	00006	5/16/17	05162017	201705	320-53800-43100		GRAU AND ASSOCIATES	*	746.18	2,000.00
5/16/17	MAY 17	- UTILITIES								
							PASCO COUNTY UTILITIES	*	746.18	746.18

DUPR -DUPREE LAKES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
5/31/17	00055	5/15/17	0131587	201705	320-53800-46300			REED ELECTRIC, LLC	*	500.46	500.46
								REED ELECTRIC, LLC	*	160.02	160.02
5/31/17	00107	5/19/17	476894	201705	310-51300-48000			TAMPA BAY TIMES	*	66.80	66.80
								TAMPA BAY TIMES	*	95.60	95.60
5/31/17	00022	5/15/17	43267	201705	330-57200-46300			TROPICARE TERMITE AND PEST CONTROL	*	45.00	45.00
								TROPICARE TERMITE AND PEST CONTROL	*	219.71	219.71
5/31/17	00118	3/31/17	32557	201703	330-57200-52000			VESTA PROPERTY SERVICES, INC.	*	219.71	219.71
								VESTA PROPERTY SERVICES, INC.	*	45.00	45.00

TOTAL FOR BANK B 112,175.62
 TOTAL FOR REGISTER 112,175.62

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
May 31, 2017

	Governmental Fund Types			Totals
	General	Debt Service	Capital Projects	(Memorandum Only) 2017
ASSETS:				
Cash - Wells Fargo	\$19,927	---	---	\$19,927
Cash - Region Money Market	\$6,849	---	---	\$6,849
Investments:				
State Board	\$575,624	---	---	\$575,624
State Board - Capital Reserve Series 2015	---	---	\$105,152	\$105,152
Reserve	---	\$157,250	---	\$157,250
Interest	---	\$34	---	\$34
Revenue	---	\$113,398	---	\$113,398
Sinking	---	\$0	---	\$0
Construction	---	---	\$89,142	\$89,142
Due from Debt Service Funds	\$503	---	---	\$503
Due from General Fund	---	\$692	---	\$692
TOTAL ASSETS	\$602,904	\$271,374	\$194,294	\$1,068,572
LIABILITIES:				
Accounts Payable	\$22,065	---	---	\$22,065
Due to Debt Service	\$692	---	---	\$692
Due to General Fund	---	\$503	---	\$503
FUND BALANCES:				
Restricted for Debt Service	---	\$270,871	---	\$270,871
Restricted for Capital Reserves	---	---	\$105,152	\$105,152
Restricted for Capital Projects	---	---	\$89,142	\$89,142
Unassigned Fund Balance	\$580,146	---	---	\$580,146
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$602,904	\$271,374	\$194,294	\$1,068,572

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/2017	ACTUAL THRU 5/31/2017	VARIANCE
REVENUES:				
Maintenance Assessments	\$792,866	\$792,866	\$793,481	\$614
Interest Income	\$0	\$0	\$3,070	\$3,070
Misc. Income - Rentals	\$0	\$0	\$3,790	\$3,790
TOTAL REVENUES	\$792,866	\$792,866	\$800,341	\$7,474

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$12,000	\$8,000	\$7,800	\$200
FICA Taxes	\$918	\$612	\$597	\$15
Engineering	\$7,500	\$5,000	\$4,165	\$835
Arbitrage	\$1,500	\$0	\$0	\$0
Assessment Roll	\$5,150	\$5,150	\$5,150	\$0
Attorney	\$30,000	\$20,000	\$15,260	\$4,740
Trustee Fees	\$5,000	\$5,000	\$3,771	\$1,229
Annual Audit	\$3,900	\$3,900	\$3,623	\$277
Management Fees	\$61,500	\$41,000	\$41,000	\$0
Telephone	\$500	\$333	\$109	\$224
Postage	\$2,000	\$1,333	\$1,570	(\$237)
Printing & Binding	\$2,250	\$1,500	\$1,035	\$465
Insurance	\$6,433	\$6,433	\$5,965	\$468
Legal Advertising	\$2,500	\$1,667	\$162	\$1,504
Other Current Charges	\$200	\$133	\$495	(\$362)
Website Compliance	\$500	\$333	\$333	(\$0)
Office Supplies	\$350	\$233	\$493	(\$260)
Property Taxes	\$1,000	\$1,000	\$1,493	(\$493)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$143,376	\$101,803	\$93,198	\$8,606

FIELD

Security	\$27,000	\$13,200	\$13,200	\$0
Electric	\$13,500	\$9,000	\$9,357	(\$357)
Street Lighting	\$155,500	\$103,667	\$102,631	\$1,036
Water	\$5,500	\$3,667	\$3,619	\$47
Solid Waste Assessment	\$1,000	\$1,000	\$893	\$107
Landscape Maintenance	\$200,000	\$133,333	\$132,563	\$770
Open Areas/Conservation Maintenance	\$5,000	\$3,333	\$850	\$2,483
Landscape Contingency	\$23,200	\$15,467	\$5,010	\$10,457
Infill-plants Replacement	\$10,000	\$0	\$0	\$0
Annuals	\$9,900	\$5,048	\$5,048	\$0
Mulching	\$20,000	\$0	\$0	\$0
Landscape Replacement	\$6,500	\$0	\$0	\$0
Irrigation Repairs & Maintenance	\$10,000	\$6,667	\$7,383	(\$716)
Entry & Walls Maintenance	\$12,000	\$8,000	\$0	\$8,000
Pressure Cleaning	\$12,000	\$12,500	\$12,500	\$0
Mitigation Monitoring	\$7,500	\$1,700	\$1,700	\$0
Aquatic Control	\$14,000	\$9,333	\$6,632	\$2,701
Lake Bank Maintenance	\$5,000	\$3,333	\$0	\$3,333
Well/Pump Repairs & Maintenance	\$1,500	\$1,000	\$0	\$1,000
Monuments/Streetlight/Decorative Light Maintenance	\$7,500	\$5,000	\$5,607	(\$607)
Sidewalk Repair & Maintenance	\$1,500	\$1,000	\$0	\$1,000
Holiday Decoration	\$4,000	\$2,667	\$0	\$2,667
Reserves	\$30,000	\$0	\$0	\$0
TOTAL FIELD EXPENDITURES	\$582,100	\$338,915	\$306,994	\$31,921

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/2017	ACTUAL THRU 5/31/2017	VARIANCE
CLUBHOUSE				
Facility Management	\$65,000	\$43,333	\$34,194	\$9,139
Facility Attendants	\$15,000	\$10,000	\$9,641	\$359
Facility Maintenance	\$20,000	\$19,357	\$19,357	\$0
Phone/Fax/Internet	\$5,000	\$3,333	\$3,403	(\$69)
Porter Services	\$16,700	\$11,133	\$11,133	(\$0)
Refuse Service	\$850	\$567	\$560	\$7
Property Insurance	\$12,570	\$12,570	\$13,664	(\$1,094)
Pool/Water Park Maintenance	\$22,000	\$14,667	\$5,955	\$8,712
Pool/Water Park/Fountain Repairs	\$6,000	\$4,000	\$5,525	(\$1,525)
Clubhouse Furniture Repairs/Replacement	\$1,000	\$667	\$0	\$667
Pool Furniture Repairs/Replacement	\$1,000	\$667	\$408	\$259
Athletic/Park/Court/Field Maintenance	\$5,000	\$3,333	\$2,806	\$527
Pest Control	\$890	\$593	\$710	(\$117)
Contingency	\$15,000	\$10,000	\$100	\$9,900
Employee Reimbursable	\$2,500	\$1,667	\$0	\$1,667
Special Events	\$15,000	\$10,000	\$6,304	\$3,696
Operating Supplies	\$12,500	\$8,333	\$1,874	\$6,459
Holiday Decorations	\$1,000	\$667	\$214	\$453
Clubhouse Wear and Tear	\$3,550	\$2,367	\$10	\$2,357
Dues/Licenses/Permits	\$425	\$283	\$0	\$283
Reserves	\$58,599	\$0	\$0	\$0
TOTAL CLUBHOUSE EXPENDITURES	\$279,584	\$157,537	\$115,857	\$41,680
DEFERRED COSTS				
Capital Outlay	\$0	\$0	\$1,950	(\$1,950)
TOTAL EXPENSES	\$1,005,060	\$598,256	\$517,999	\$80,256
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	(\$84,781)	(\$84,781)
TOTAL OTHER	\$0	\$0	(\$84,781)	(\$84,781)
EXCESS REVENUES (EXPENDITURES)	(\$212,193)		\$197,560	
FUND BALANCE - Beginning	\$212,193		\$382,586	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$580,146</u>	

DUPREE LAKES CDD
GENERAL FUND
FY 2017

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
REVENUES:													
Maintenance Assessment	\$0	\$28,447	\$730,031	\$5,120	\$7,348	\$4,901	\$16,414	\$1,221					\$793,481
Interest Income	\$242	\$200	\$212	\$239	\$324	\$632	\$618	\$602					\$3,070
Misc. Income - Rentals	\$320	\$250	\$600	\$200	\$450	\$710	\$1,050	\$210					\$3,790
TOTAL REVENUES	\$562	\$28,896	\$730,843	\$5,559	\$8,122	\$6,243	\$18,083	\$2,033	\$0	\$0	\$0	\$0	\$800,341
EXPENDITURES:													
Administrative:													
Supervisor Fees	\$1,000	\$0	\$1,400	\$1,400	\$1,000	\$1,000	\$1,000	\$1,000					\$7,800
FICA Taxes	\$77	\$0	\$107	\$107	\$77	\$77	\$77	\$77					\$597
Engineering	\$806	\$588	\$54	\$340	\$316	\$796	\$1,038	\$827					\$4,165
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Assessment Roll	\$5,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$5,150
Attorney	\$1,950	\$0	\$3,031	\$2,500	\$2,381	\$2,437	\$2,961	\$0					\$15,260
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$3,771	\$0					\$3,771
Annual Audit	\$0	\$0	\$0	\$23	\$0	\$0	\$600	\$3,000					\$3,623
Management Fees	\$5,125	\$5,125	\$5,125	\$5,125	\$5,125	\$5,125	\$5,125	\$5,125					\$41,000
Telephone	\$0	\$40	\$2	\$8	\$35	\$0	\$25	\$0					\$109
Postage	\$179	\$227	\$230	\$254	\$180	\$166	\$179	\$155					\$1,570
Printing & Binding	\$176	\$151	\$109	\$113	\$91	\$115	\$132	\$149					\$1,085
Insurance	\$5,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$5,965
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162					\$162
Other Current Charges	\$138	\$62	\$60	\$39	\$50	\$37	\$64	\$45					\$495
Website Compliance	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42					\$333
Office Supplies	\$23	\$23	\$23	\$0	\$366	\$20	\$20	\$20					\$493
Property Taxes	\$0	\$1,493	\$0	\$0	\$0	\$0	\$0	\$0					\$1,493
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$175
Total Administrative	\$20,804	\$7,749	\$10,183	\$9,950	\$9,662	\$9,215	\$15,033	\$10,601	\$0	\$0	\$0	\$0	\$95,198
Field:													
Security	\$6,600	\$0	\$6,600	\$0	\$0	\$0	\$0	\$0					\$13,200
Electric	\$1,181	\$1,112	\$1,249	\$1,122	\$1,079	\$1,189	\$1,169	\$1,256					\$9,357
Street Lighting	\$12,512	\$14,493	\$12,562	\$12,643	\$12,626	\$12,612	\$12,603	\$12,580					\$102,631
Water	\$388	\$472	\$453	\$446	\$0	\$505	\$610	\$746					\$3,619
Solid Waste Assessment	\$0	\$893	\$0	\$0	\$0	\$0	\$0	\$0					\$893
Landscape Maintenance	\$18,227	\$14,913	\$14,913	\$14,913	\$24,856	\$14,913	\$14,913	\$14,913					\$132,563
Open Areas/Conservation Maintenance	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$850
Landscape Contingency	\$1,865	\$0	\$0	\$0	\$2,545	\$600	\$0	\$0					\$5,010
Infill-plants Replacement	\$0	\$0	\$0	\$2,285	\$0	\$2,763	\$0	\$0					\$5,048
Annuals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Mulching	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Landscape Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Irrigation Repairs & Maintenance	\$0	\$1,751	\$200	\$301	\$510	\$1,801	\$2,120	\$700					\$7,383
Entry & Walls Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Pressure Cleaning	\$0	\$850	\$0	\$0	\$0	\$25	\$12,475	\$0					\$12,500
Mitigation Monitoring	\$829	\$829	\$829	\$829	\$829	\$829	\$829	\$829					\$6,632
Aquatic Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Lake Bank Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Well/Pump Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Monuments/Streetlight/Decorative Light Maintenance	\$230	\$2,651	\$1,148	\$418	\$500	\$0	\$0	\$660					\$5,607
Sidewalk Repair & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Holiday Decoration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Total Field	\$42,682	\$37,964	\$37,955	\$32,958	\$43,795	\$35,237	\$44,719	\$31,685	\$0	\$0	\$0	\$0	\$306,994

DUPREE LAKES CDD
GENERAL FUND
FY 2017

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
Club House:													
Facility Management	\$4,274	\$4,274	\$4,274	\$4,274	\$4,274	\$4,274	\$4,274	\$4,274	\$4,274				\$34,184
Facility Attendants	\$1,205	\$1,205	\$1,205	\$1,205	\$1,205	\$1,205	\$1,205	\$1,205	\$1,205				\$9,641
Facility Maintenance	\$2,357	\$2,357	\$2,357	\$2,357	\$2,357	\$2,357	\$2,357	\$2,357	\$2,357				\$19,357
Phone/Fax/Internet	\$422	\$422	\$422	\$422	\$422	\$426	\$430	\$438	\$438				\$3,403
Porter Services	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392	\$1,392				\$11,133
Refuse Service	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70				\$560
Property Insurance	\$11,971	\$0	\$0	\$0	\$0	\$0	\$0	\$1,693	\$0				\$13,664
Pool/Water Park Maintenance	\$735	\$735	\$735	\$735	\$735	\$810	\$735	\$735	\$735				\$5,955
Pool/Water Park/Fountain Repairs	\$0	\$0	\$0	\$4,075	\$0	\$0	\$0	\$1,450	\$0				\$5,525
Clubhouse Furniture Repairs/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Pool Furniture Repairs/Replacement	\$408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$408
Athletic/Park/Court/Field Maintenance	\$650	\$281	\$45	\$1,875	\$0	\$0	\$0	\$0	\$0				\$2,806
Pest Control	\$0	\$0	\$45	\$45	\$45	\$45	\$395	\$45	\$0				\$770
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0				\$100
Employee Reimbursables	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Special Events	\$909	\$138	\$2,500	\$1,057	\$300	\$1,100	\$0	\$300	\$0				\$6,304
Operating Supplies	\$9	\$396	\$0	\$809	\$114	\$372	\$87	\$87	\$0				\$1,874
Holiday Decorations	\$0	\$214	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$214
Clubhouse Wear and Tear	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$10
Dues/Licenses/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$1,950	\$0	\$0	\$0				\$1,950
Total Club House	\$24,446	\$11,539	\$12,999	\$18,315	\$10,913	\$14,000	\$10,944	\$14,650	\$0	\$0	\$0	\$0	\$117,807
Total Expenditures	\$87,933	\$57,252	\$61,137	\$61,223	\$64,369	\$58,453	\$70,696	\$56,956	\$0	\$0	\$0	\$0	\$517,999
Interfund Transfer In/(Out)	\$0	\$0	\$20,085	\$0	(\$104,866)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$84,781)
Excess Revenues (Expenditures)	(\$87,371)	(\$28,356)	\$689,792	(\$55,664)	(\$161,114)	(\$52,209)	(\$52,614)	(\$54,904)	\$0	\$0	\$0	\$0	\$197,560

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVES FUND
Statement of Revenues & Expenditures
For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/2017	ACTUAL THRU 5/31/2017	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$286	\$286
TOTAL REVENUES	\$0	\$0	\$286	\$286
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$104,866	\$104,866
TOTAL OTHER	\$0	\$0	\$104,866	\$104,866
EXCESS REVENUES (EXPENDITURES)	\$0		\$105,152	
FUND BALANCE - Beginning			\$0	
FUND BALANCE - Ending			\$105,152	

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2015 Refunding Bonds
Statement of Revenues & Expenditures
For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/2017	ACTUAL THRU 5/31/2017	VARIANCE
REVENUES:				
Assessments	\$449,282	\$449,282	\$449,606	\$325
Interest Income	\$0	\$0	\$1,202	\$1,202
TOTAL REVENUES	\$449,282	\$449,282	\$450,808	\$1,527
EXPENDITURES:				
Series 2015				
Interest Expense - 11/1	\$111,578	\$111,578	\$111,578	\$0
Interest Expense - 5/1	\$111,578	\$111,578	\$111,578	\$0
Principal Expense - 5/1	\$225,000	\$225,000	\$225,000	\$0
TOTAL EXPENDITURES	\$448,156	\$448,156	\$448,156	\$0
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	(\$20,085)	(\$20,085)
TOTAL OTHER	\$0	\$0	(\$20,085)	(\$20,085)
EXCESS REVENUES (EXPENDITURES)	\$1,125		(\$17,433)	
FUND BALANCE - Beginning	\$130,554		\$288,304	
FUND BALANCE - Ending	<u>\$131,679</u>		<u>\$270,871</u>	

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2015 REFUNDING BONDS
Statement of Revenues & Expenditures
For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/2017	ACTUAL THRU 5/31/2017	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$466	\$466
TOTAL REVENUES	\$0	\$0	\$466	\$466
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
Capital Outlay	\$0	\$0	\$165,771	(\$165,771)
TOTAL EXPENDITURES	\$0	\$0	\$165,771	(\$165,771)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$165,305)	
FUND BALANCE - Beginning			\$254,447	
FUND BALANCE - Ending			\$89,142	

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

<i>Bond Issue:</i>	<u>Series 2015 Capital Improvement Revenue and Refunding Bonds</u>
	\$6,835,000
<i>Interest Rate:</i>	3.00-3.625%
<i>Maturity Date:</i>	May 1, 2037
<i>Reserve Fund Requirement:</i>	50% of Max Annual. --> 70% of requirement funded with cash, 30% satisfied with Reserve Policy
<i>Bonds outstanding - 3/19/15</i>	\$6,835,000
<i>Less: 5/1/2016</i>	\$220,000
<i>Less: 5/1/2017</i>	\$225,000
<i>Current Bonds Outstanding:</i>	<u><u>\$6,390,000</u></u>

Dupree Lakes
Community Development District
Capital Improvement Revenue and Refunding Bonds Series 2015

1. Recap of Capital Project Fund Activity Through May 31, 2017

Opening Balance in Construction Account		\$1,157,493.03
Source of Funds:	Interest Earned	\$1,201.38
	Interfund Transfers In/(Out)	(\$1,640.66)
Use of Funds:		
Disbursements:		
	COI	(\$424,774.51)
	Landscape Maintenance	(\$505,452.92)
	Furniture	(\$38,233.80)
	Pool Maintenance	(\$11,787.00)
	Sod	(\$60,064.00)
	Clubhouse Repairs	(\$14,615.99)
	Bus Stop	(\$7,850.00)
	Professional Services	(\$5,133.68)
Adjusted Balance in Construction Account at May 31, 2017		<u><u>\$89,141.85</u></u>

2. Funds Available For Construction at May 31, 2017

Book Balance of Construction Fund at May 31, 2017	\$89,141.85
Construction Funds available at May 31, 2017	<u><u>\$89,141.85</u></u>

3. Investments - US Bank

May 31, 2017					
Construction Fund:	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
	Money Market	0.05%	Overnight	\$89,141.85	\$89,141.85
				ADJ: Outstanding Requisitions	\$0.00
				Balance at 5/31/2017	<u><u>\$89,141.85</u></u>

