

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**



**FEBRUARY 10, 2020
BOARD OF SUPERVISORS MEETING
AGENDA PACKET**



RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT

3820 Colonial Boulevard - Suite 101 • Fort Myers • FL 33966

Phone (239) 690-7100 • Fax (239) 214-6074

Board of Supervisors
Renaissance Community Development District

February 10, 2020

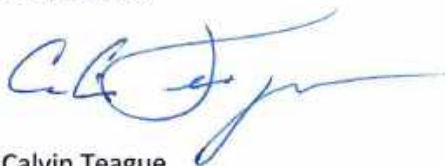
Dear Supervisors,

The regular meeting of the Renaissance Community Development District Board of Supervisors will be held on Monday, February 10, 2020 at 9 AM, at The Club at Renaissance on 12801 Renaissance Way, Fort Myers, FL. The agenda is included in Section 2 and some points of interest are as follows:

- As per usual, enclosed are the Meeting Minutes for December 9, 2019, the bimonthly Field Report for January, and the financials for December; please note the financials for January will be handed out at the meeting
- There will be proposals for Thalia spraying & removal, for lakes/fountains/aerators, and landscape improvements for Board consideration
- There will be an update from the District Manager on the website redevelopment project
- Included is the FY2021 budget schedule
- There will be discussion on the process for sending letters to the residents, on a Midge Fly reimbursement request from a resident, and further discussion on the lake bank erosion mitigation plans for lake 18

Any supporting documents not enclosed will be distributed at the meeting. The next meeting is scheduled for Monday, April 13, 2020. If there are any questions or requests prior to the meeting, feel free to contact me.

Respectfully,



Calvin Teague
District Manager

Renaissance Community Development District

Meeting Agenda

February 10, 2020 at 9 AM

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Audience Comments on Agenda Items
4. Approval of Minutes
 - A. Regular Meeting Minutes from December 9, 2019
5. Old Business
 - A. Berm Maintenance Contract Updates and Performance Review
 - B. Lake Bank Erosion Mitigation Plans Lake 18
 - C. Cabbage Palms Removal Update
 - D. Lake 18 Fish Stocking Update
6. New Business
 - A. Triana Landscape Plans for Shoreline
 - B. Letters to Residents Guideline Discussion
 - C. Midge Fly Reimbursement Request Letter
 - D. FY2021 Budget Schedule
7. District Manger
 - A. Financial Statements
 - i. Month Ending December 31, 2019
 - ii. Month Ending January 31, 2020
 - B. Website Redevelopment Update
 - C. Follow-up Items
8. Field Manager
 - A. Bimonthly January Field Report
 - B. Proposals/ Requests
 - i. Lake 10 Thalia Spraying & Removal Proposal
 - ii. Lakes, Fountains and Aerator Systems Proposals
 - iii. Landscaping Improvement Proposal
9. Attorney
 - A. Berm Maintenance Easements
10. Engineer
11. Supervisor Requests/Comments
12. Audience Comments
13. Adjournment

Next Meeting: April 13, 2020 at 9 AM

**DRAFT
MINUTES OF MEETING**

The following is a summary of the actions taken at the Renaissance Community Development District (CDD) Board of Supervisors meeting.

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Renaissance Community Development District was held Monday December 9, 2019 at 11:30 a.m. at The Club at Renaissance on 12801 Renaissance Way in Fort Myers, Florida.

Present and constituting a quorum were:

John Gnagey	Chairman
John Bartz	Vice Chairman
Doug Dickey	Assistant Secretary
Glen Hammer	Assistant Secretary
Richard Platt	Assistant Secretary

Also present were:

Cal Teague	District Manager
Mark McCleary	District Engineer
Chris Dudak	Assistant to the District Manager

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The Renaissance Community Development District meeting was called to order and the District Manager called the roll. All were present for today's meeting. Also present was District Engineer Mark McCleary and the District Manager's Assistant Chris Dudak.

SECOND ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented and accepted.

On MOTION by Supervisor Platt, seconded by Supervisor Hammer, with all in favor, the Agenda was approved as presented.
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THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next Order of Business followed.

FOURTH ORDER OF BUSINESS**Approval of Minutes****A. Regular Meeting Minutes from October 14, 2019**

The Meeting Minutes were presented and amended to change lines 162 and 163 from "However, it was decided that this is a natural seasonal occurrence and no action is to be taken." to instead say "Although this is a natural seasonal occurrence, treatments were conducted and larvae eating fish will be planted."

<p>On MOTION by Vice Chairman Bartz, seconded by Supervisor Platt, with all in favor, the Meeting Minutes from October 14, 2019 were approved as amended.</p>

FIFTH ORDER OF BUSINESS**Old Business****A. Berm Maintenance Contract**

The District Manager stated that there are two areas up for bid, one is Palomino Road maintenance and the other is the mowing of I-75. Juniper and Estate Landscaping and Lawn Management were the low bidders for these jobs. It was agreed that it would be best to give the contracts to one contractor. The Board asked the District Manager to talk to Juniper and discuss them lowering their bid in order to award them both contracts.

<p>On MOTION by Supervisor Hammer, seconded by Supervisor Platt, with all in favor, the Board awarded the contracts to Juniper contingent that the price is lowered to match the Estate Landscaping and Lawn Management bid.</p>
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The Board discussed that the cleanup on Palomino Road is going very slowly. The Cabbage Palm removal was also discussed as these have not yet been removed.

B. Lake Bank Erosion Mitigation Plans

The District Manager stated that three bids were received. One from MRI, one from Copeland Southern Enterprises and one from American Shoreline Restoration. After extensive discussion on this project and the different erosion repair methods, the Board agreed to postpone any further discussion until the next Board meeting. The District Manager will also arrange for the Board to visit various sites to view completed projects using each of the various proposed repair processes.

C. Cabbage Palms Removal Update

The Field Manager counted 682 Cabbage Palms that need to be removed. He is going to remove all of the smaller trees. Then he will do another count for reevaluation of the larger Cabbage Palms by the Board of Supervisors.

97
98 **D. Lake 18 Fish Stocking Update**
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100 The District Manager stated that 500 larvae eating fish are being installed in Lake 18
101 near the end of the month, to help with the Midge Fly problem.
102

103 **SIXTH ORDER OF BUSINESS**

New Business

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105 **A. Triana Landscape Plans for Shoreline**
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107 The District Manager reported that the Landscaping plans have not yet been received
108 from Triana.
109

110 **SEVENTH ORDER OF BUSINESS**

District Manager's Report

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112 **A. Financial Statements**
113

114 **i. Month Ending October 31, 2019**
115

116 The financials were presented, discussed briefly and accepted.
117

118 On MOTION by Vice Chairman Bartz,
119 seconded by Supervisor Dickey, with all in
120 favor, the financials for month ending
121 October 31, 2019 were accepted as
122 presented.

123
124 **ii. Month Ending November 30, 2019**
125

126 The financials were presented, discussed briefly and accepted.
127

128 On MOTION by Vice Chairman Bartz,
129 seconded by Supervisor Dickey, with all in
130 favor, the financials for month ending
131 November 30, 2019 were accepted as
132 presented.

133
134 **B. Website Redevelopment Update**
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136 The District Manager updated the Board on the status of the new website. March was
137 given as an estimated completion date for the website.
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EIGHTH ORDER OF BUSINESS**Field Manager****A. November Bimonthly Field Report**

The Field Manager's report was presented with questions and comments as follows:

- The lakes are looking better but the littoral plants and shoreline weeds aren't where they should be at yet. The Board discussed going out for proposals for lake maintenance and fountain maintenance as they are not satisfied with the service they are receiving.
- The District Manager stated that once the berm cleanup on I-75 and Palomino Road is complete then the Field Manager will do an inventory of fence damage.
- The District Manager stated that the front entrance irrigation line that keeps breaking appears to have bad glue joints and will be repaired.
- The Field Manager reported a leaning streetlight to FPL that needs to be repaired.

B. Proposals/Requests**i. Preserve Maintenance Proposals**

The District Manager stated that several estimates were received for both one-year contracts and two-year contracts. The Board decided to award Lake and Wetland Management a one-year contract with only one treatment. Next year they will decide whether they need to increase the treatments to twice a year.

On MOTION by Chairman Gnagey, seconded by Supervisor Dickey, with all in favor, the Board awarded the contract to Lake and Wetland Management for \$29,500 for one year with only one treatment.

NINTH ORDER OF BUSINESS**Attorney's Report****A. Berm Maintenance Easements**

The District Manager stated that the District Attorney has not had a response from Jeff Darough or Mr. Darough's attorney in this regard.

B. Pool Discharge into Lakes

The District Engineer stated that discharging swimming pools into the lakes should not be allowed due to the chlorine in swimming pools. After brief discussion, the Board decided that residents will not be allowed to drain swimming pools directly into the lakes.

TENTH ORDER OF BUSINESS**Engineer's Report**

There being none, the next Order of Business followed.

December 9, 2019

Renaissance CDD

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests/Comments**

Supervisor Bartz requested a breakdown of the bonds, specifically regarding which ones are callable and when.

Chairman Gnagey commented on the Alligator Flag on the Via Lago lake and requested that it be removed.

TWELFTH ORDER OF BUSINESS**Audience Comments**

Anthony Mastrolia asked if the Board would consider a reimbursement for his expenses spent on the Midge Fly problem. The Board requested he put together a formal request and submit it for the next Agenda for consideration.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

There being no further Orders of Business and,

<p>On MOTION by Supervisor Hammer, seconded by Supervisor Platt, with all in favor, the meeting was adjourned at 11:12 am.</p>
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Next Regular Meeting: February 10, 2020 at 9 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Renaissance CDD					
Lake 18 Erosion Repair Bid Summary					
		Bid Amounts			
Contractor	Date Submitted	236 LF High Priority Area	1,139 LF Medium Priority Area	Total Cost	Notes
Copeland Southern Enterprises	11/19/2019	\$15,075.00	\$61,175.00	\$76,250.00	
MRI	12/3/2019			\$65,000.00	Provided a total cost for the entire shoreline and didn't break down the two sections. Price includes replacing sod from the property line down to the lake, an addition to the \$54,000 of the proposal.
American Shoreline Resoration	12/3/2019	\$8,732.00	\$42,143.00	\$50,875.00	Only quoted to install the geo filter tubes and drain pipes. Price does not include sod for the additional shoreline up to the property line.
David Dorman - Landscaper	N/A			\$0.00	No bid received.
Extreme Divers	12/11/2019	\$54,440.00	\$169,915.00	\$224,355.00	Price includes replacing sod from the property line down to the lake.

Copeland Southern Enterprises, Inc.

1668 Many Road North Fort Myers, FL, 33903

PROFESSIONAL SERVICES AGREEMENT BETWEEN COPELAND SOUTHERN ENTERPRISES, INC. AND

Renaissance Community Development District

OWNER INFORMATION:

OWNER'S ADDRESS: 1922 Victoria Avenue, Unit B, Fort Myers, FL 33901

BILL TO THE ATTENTION OF: Christopher Pepin, Premier District Management

PROJECT NAME: Lake # 18 Drainage and Step Erosion Restoration @ Renaissance Community.

WORK DESCRIPTION: Restore 236 ft. / 1139 ft. of step erosion with Coconut Erosion Blanket on lake # 18 and install 6" ADS Double Wall Drainage and connect to the newly installed 12" Catch Basins @ the back of 20 Ft. LME by the HOA.

REMARKS: 1) Board will need to notify the residents and guest of the work being done to the rear of the buildings before work commences. 2) All Irrigation heads and valve boxes will need to be marked clearly by existing Irrigation Contractor before work commences. 3) CSEI will place a Sunshine call 1 ticket, 48 hours before work can commence. 4) Work is estimated to take 3 weeks to complete. 5) Note: Inspection of Lake bank upon 11/18/19 Has a Step Erosion Ranging from 9" to 36" on lake # 18.

DATE: 11/25/2019

OWNER INFORMATION:

TELEPHONE NO.: (239) 690-7100 Ext. 102

Fax No: (239)

E-MAIL: Cpepin@cddmanagement.com

PROJECT MANAGER: Scott Copeland
copelandsei@aol.com

FEE AND TYPE:

Time & Materials based upon the Rate Schedule in effect at the time service is rendered.

Estimated Fees: \$ _____

Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered:
\$ _____

Lump Sum Fixed Fee: \$.00

Total Fees: \$.00

Dear Christopher

Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for Lake # 18 Restoration and 6" DW ADS Drainage system installation for the above-referenced project:

SCOPE OF SERVICES (Limited to the following):

1. Safety will be set up around work areas to protect the public and workers and will be removed once the project has been completed.
2. Crews will close all open trenches and cleanup work areas daily before leaving job site.
3. Crews will install new 6" Double Wall ADS pipe up to the newly installed 12" Catch Basins set at the top of the 20 LME by the HOA. Pipes will be run out into lake # 18 and set 1.5 ft. below seasonal low water and anchored to the pond floor with a 4 foot steel anchor.
4. Crews will use Coconut Erosion Blanket to Reinforce and Repair the 1139 ft. and the 236 foot of step erosion with recovered material from Lake 18 bottom as seen in Exhibit # 1 with matching Sod installed on slopes and work areas as seen in Exhibit 2.
5. Crews will water Sod 3 times a week for 2 weeks once the Sod has been installed to insure proper rooting to the slope.

Price of this Proposal will be based upon the selected options below:

Option # 1 HOA 1139 ft. Coconut Lake Restoration with 6" DW ADS Drainage.....\$ 61,175.00 ☐

Option # 2 CDD 236 ft. Coconut Lake Restoration with 6" DW ADS Drainage\$ 15,075.00 ☐

Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of the job.

We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the attached contract and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, Please do not hesitate to call Scott Copeland at 239-995-3684 or Mobile # 239-707-6806. Fax 239-995-0058

OWNER AUTHORIZATION: I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: _____ Date: _____

Typed Name & Title: _____

Exhibit # 1, 6" Double Wall ADS Pipe Installation and Lake Bank Restoration Locations.

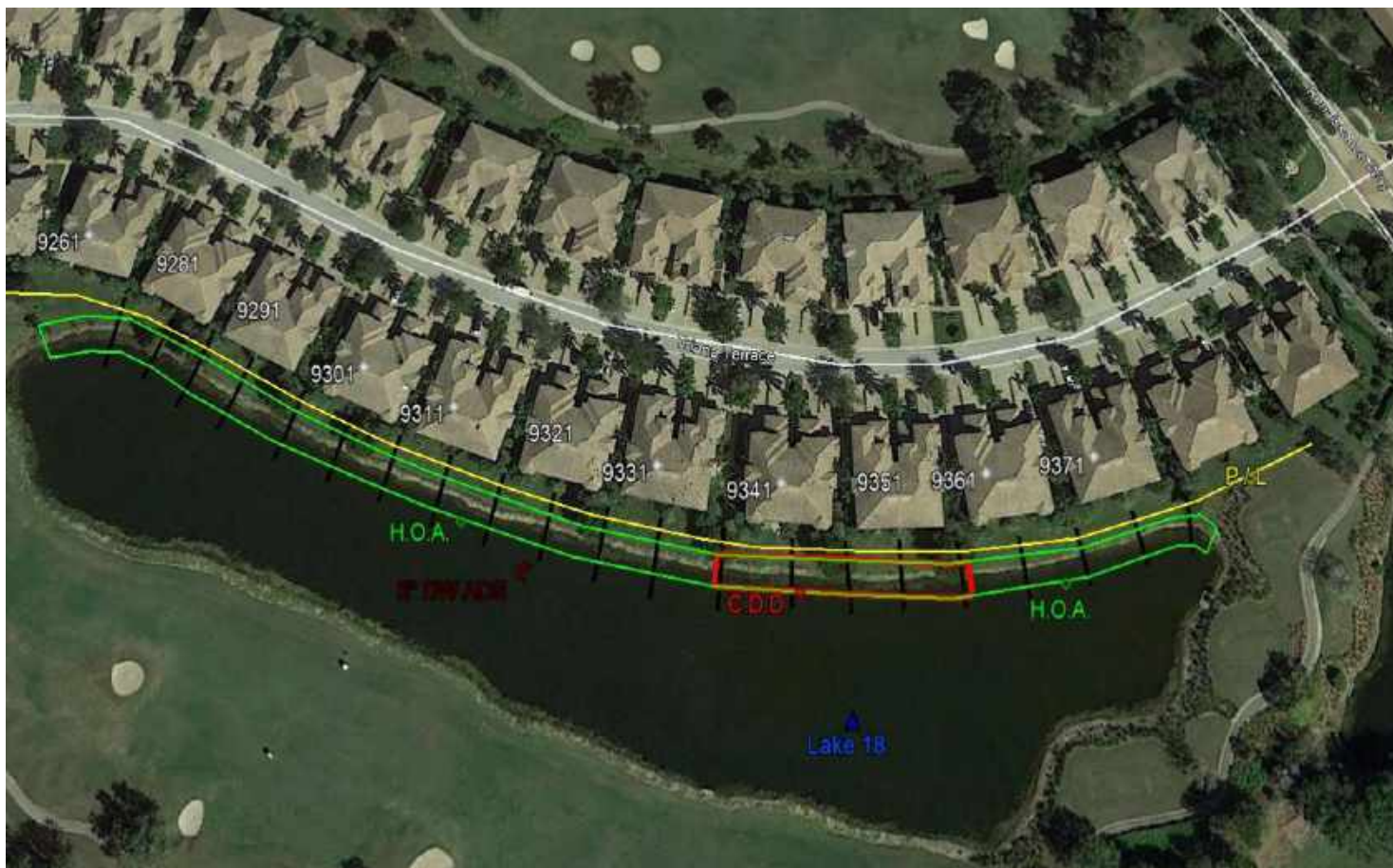
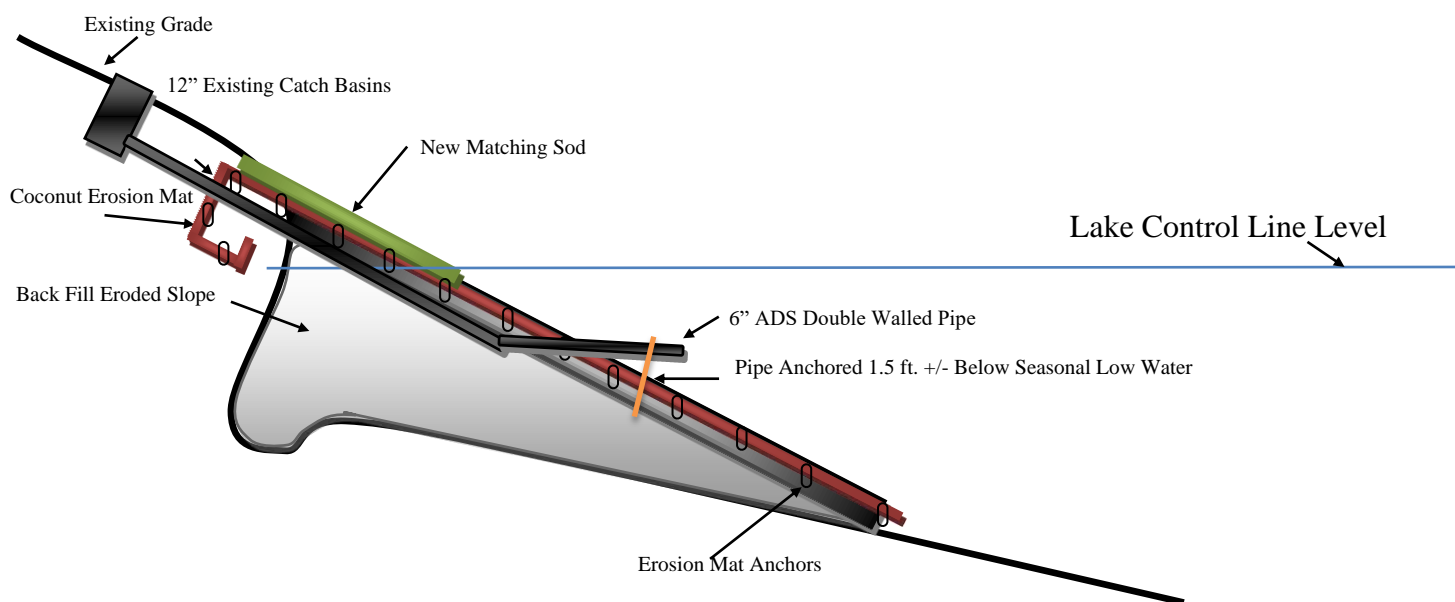


Exhibit # 2, Lake Restoration Work and Drainage Material





M.R.I Construction Inc.

Certified General Contractors - CGC 1507963

17891 Wetstone Rd
North Fort Myers, FL 33917
239-984-5241 Office
239-236-1234 Fax
mriunderground@gmail.com

Date

Proposal #

12/3/2019

64

Proposal

Customer

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Scope of Work

Lake Bank Restoration

Description

Cost

This proposal is for the total cost to restore approximately 1300 L/F feet of lake bank erosion for Renaissance CDD. 54,000.00
We will install twenty one (21) 20 foot sections of 6" ADS storm pipe that will tie in to each catch basin (to be installed by others) and will drain into the lake.
We will install an eco-mesh sediment filter and excavate sediment from the lakes in order to form and restore the lake bank base. We will grade all work areas then lay approximately 9,500 sq/ft of flortan sod with staples. This price includes all 6" ADS pipe, pins, staples, sod and materials, excavator and skid steer services, dump truck, labor and additional materials needed to complete this job.

Any work completed outside the scope of this proposal may result in additional charges. M.R.I. Construction cannot be held responsible for unforeseen circumstances or acts of mother nature.

Total Cost: \$54,000.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any wet well system due to sink holes, crevasses, or breeches in or around wet well. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature

Mike Radford
Mike Radford President

Acceptance of Proposal

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. I will agree to pay a 10% late fee of invoice amount if payment is not made within 30 days of invoice date. This proposal may be withdrawn if not accepted within 30 days.

Signature _____

Printed Name _____

Date of Acceptance _____

American Shoreline Restoration Inc.

4521 PGA Blvd. Suite 134 • Palm Beach Gardens, FL 33418
1 - 888 - 753 - 7633 • FAX (561) 622 - 4848 • Email: ba33418@yahoo.com

November 30, 2019

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Via email to: cpepin@communityfieldservices.com

RE: Lake 18 Shoreline Restoration

Bid / Agreement

American Shoreline Restoration (ASR) agrees to repair a total of 236 linear feet of eroded shoreline on Lake 18 at Renaissance CDD, as designated in red on the aerial map provided by Premier District Management / Community Field Services.

Repair includes installation of one layer of permanent geo-tube material constructed of "404 woven" monofilament polypropylene, with a layer of polyethylene for added UV protection. A "sacrificial" geo-tube layer will be installed to provide sufficient fill material used to create a 4:1 slope. A scour apron will be installed to stop below tube erosion during low water events, and protect against fish tunneling below the permanent geo-tube. The entire installation will conform to the South Florida Water Management District specifications for "non bulkhead / lake maintenance" repair.

Included in this Bid / Agreement will be the installation of 5, 6 inch drain pipes connected to the previously installed 12 X 12 inch water catch basins.

The project will gain an average of 3 to 4 feet of new land when completed. One diesel dredge boat will be assigned to the project.

The total linear foot for the project is 236. The cost per linear foot is \$37, for a total cost of \$8,732. A deposit is not required. The balance due of \$8,732 will be invoiced by email upon completion. Total cost includes the purchase and installation of St. Augustine "Floritam" sod. ASR will install and water the new sod with lake water for at least 3 days after installation.

ASR scope of work includes all material, equipment, supplies, labor, sod and sod installation expense necessary to restore the shoreline according to the descriptions and pictures depicted in the ASR brochure and this Bid / Agreement.

ASR warrants all geo-tube installations against defects in material and workmanship and will repair or replace, at our option, any such defects at no charge, for a period of fifteen (15) years after completion.

ASR will provide Certificates of Workers Compensation, General Liability and ASR vehicle policy limits with Renaissance CDD listed as additional insured prior to project commencement.

Start date for this project will be communicated to Christopher Pepin. Project run time is estimated to be 1 week.

SUBMITTED BY:

electronically signed -
William Anderson

William Anderson - President / Owner
American Shoreline Restoration

ACCEPTED ON _____ (date)
for Renaissance CDD

By: _____
Authorized Signature

Please email signed Bid / Agreement to ba33418@yahoo.com upon acceptance.

American Shoreline Restoration Inc.

4521 PGA Blvd. Suite 134 • Palm Beach Gardens, FL 33418
1 - 888 - 753 - 7633 • FAX (561) 622 - 4848 • Email: ba33418@yahoo.com

November 30, 2019

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Via email to: cpepin@communityfieldservices.com

RE: Lake 18 Shoreline Restoration

Bid / Agreement

American Shoreline Restoration (ASR) agrees to repair a total of 1,139 linear feet of eroded shoreline on Lake 18 at Renaissance CDD, as designated in blue and green on the condo side of the lake per the aerial map provided by Premier District Management / Community Field Services.

Repair includes installation of one layer of permanent geo-tube material constructed of "404 woven" monofilament polypropylene, with a layer of polyethylene for added UV protection. A "sacrificial" geo-tube layer will be installed to provide sufficient fill material used to create a 4:1 slope. A scour apron will be installed to stop below tube erosion during low water events, and protect against fish tunneling below the permanent geo-tube. The entire installation will conform to the South Florida Water Management District specifications for "non bulkhead / lake maintenance" repair.

Included in this Bid / Agreement will be the installation of 21, 6 inch drain pipes connected to the previously installed 12 X 12 inch water catch basins.

The project will gain an average of 3 to 4 feet of new land when completed. One diesel dredge boat will be assigned to the project.

The total linear foot for the project is 1,139. The cost per linear foot is \$37, for a total cost of \$42,143. A deposit is not required. The balance due of \$42,143 will be invoiced by email upon completion. Total cost includes the purchase and installation of St. Augustine "Floritam" sod. ASR will install and water the new sod with lake water for at least 3 days after installation.

(Renaissance CDD - ASR Bid / Agreement - page 1 of 2)

ASR scope of work includes all material, equipment, supplies, labor, sod and sod installation expense necessary to restore the shoreline according to the descriptions and pictures depicted in the ASR brochure and this Bid / Agreement.

ASR warrants all geo-tube installations against defects in material and workmanship and will repair or replace, at our option, any such defects at no charge, for a period of fifteen (15) years after completion.

ASR will provide Certificates of Workers Compensation, General Liability and ASR vehicle policy limits with Renaissance CDD listed as additional insured prior to project commencement.

Start date for this project will be communicated to Christopher Pepin. Project run time is estimated to be 3 weeks.

SUBMITTED BY:

electronically signed -
William Anderson

William Anderson - President / Owner
American Shoreline Restoration

ACCEPTED ON _____ (date)
for Renaissance CDD

By: _____
Authorized Signature

Please email signed Bid / Agreement to ba33418@yahoo.com upon acceptance.

**EXTREME GOLF COURSE UNDERWATER
SOLUTIONS, INC**
8301 Bayshore Rd
North Fort Myers, FL 33917 US
239-731-0272
extremedivers42@hotmail.com

Estimate



ADDRESS

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

ESTIMATE #	DATE
1039	12/11/2019

Renaissance Lake 18

STRAP: 22-45-25-11-00L18.0000

RENAISSANCE PB 72 PGS 18-30 TRACT L-18

Scope of work: restore the shoreline along Lake 1 residential side to the 4 to 1 slope
basic restoration approach (pump fill dirt from the lake OR bring in fill
dirt).

Breakdown / bid items	RED Line	Blue & Green Line
1. Restore 236 +_ LF shoreline (red line on map)	\$ 37,340	\$ -
2. Restore 1,139 +_ LF shoreline (blue & green lines on map)	\$ -	\$ 137,215
3. Furnish and install 6" drainpipe from CB and run into lake at 21 locations.	\$ 6,300	\$ 6,300
4. Replacement of sod from property line down to lake.	\$ 10,800	\$ 26,400
total	\$ 54,440	\$ 169,915

Estimate excludes permitting, irrigation & landscaping and littoral planting restoration.
Assume the use of the Golf Course Maintenance Compound as a staging area and access point
to Lake # 18 on cart path.

Terms of payment are TBD.

Anthony and Susan Mastrolia
9231 Triana Terrace, Unit 4
Fort Myers, FL 33912

January 23, 2019

Renaissance CDD Board
c/o District Manager, Cal Teague
Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Re: Midge Fly Infestation

Dear Mr. Teague;

The purpose of this letter is as follows:

1. To request that all possible action be taken by the CDD to eliminate the Midge Fly infestation we have been experiencing.
2. To find out what the next steps will be to eliminate the problem.
3. To request reimbursement for costs incurred by us as homeowners to alleviate the problem.

First, we would like to thank the District Manager. We appreciate the fact that he continues to address this Midge Fly problem.

While we of course recognize that Midge Flies are inherent to Florida, their presence and impact can be exacerbated when appropriate preventative measures are not taken and conditions that provide for a growth environment are allowed to exist. We believe that is the case here.

As background, we moved to Triana in April 2019. Immediately we found that our unit had a severe Fly infestation problem. The lanai screens, floor, furniture, sliding glass doors and several windows were, and still are, constantly covered with bugs. It has even progressed to the point where they manage to seep into the unit itself showing up on the floor and worse, the kitchen countertops.

Three exterminating companies, including one hired at our own expense, have attempted to address the problem. We even had several palm trees just outside our lanai cleaned, trimmed and "skinned". So far nothing has worked.

Finally, one of the pesticide companies identified the problem as Midge Flies emanating from stagnant water in the lake behind our unit on golf hole #2.

The probable cause of the problem was that the aerators in the lake were not working for a period of time resulting in stagnant water and a lack of oxygen in the lake. The result was a fish kill in July. These factors provided the perfect environment for Midge flies to proliferate.

We did learn that the aerators in the lake had been inoperable from the Spring through September and that beginning in May, numerous residents reported they were not working.

It would appear that the aerators were not being properly maintained. In June, after a new CDD Management company was hired, Solitude was finally put on a service maintenance contract. They reported that the compressors for the lake were not operating. It then took 3 months for the aerators to be brought back on line.

Over this entire period of months, the Midge Fly infestation has only gotten worse.

Upon advising the HOA of the situation, we were directed to the CDD as the agency responsible for the lakes. To date, we have met with representatives of the CDD and the lake management company, Solitude. Although certain steps have been taken it was determined that more is needed including stocking the lake with appropriate fish.

Most recently we have replaced the screens on our lanai with the 20 x 20 finer weave. It is obvious that the problem still exists since the new screens are covered with dead flies. The screens also cannot keep out the smaller bugs.

We respectfully request that we be reimbursed for the costs we have incurred to date attempting to eliminate the problem. The costs include the following.

Exterminating company costs - \$ 313.

Palm tree trimming – \$250.

Replacement of lanai furniture cushions damaged by embedded dead bugs - \$ to be determined

Replacement of lanai screens - \$500

We will also need to have all affected windows and screens cleaned once the problem is finally resolved.

As mentioned above, just as important as financial reimbursement, we ask that the CDD take every step needed to finally stop this problem. We understand that the lake has now been stocked with fish. Hopefully this will produce a positive result. We ask that if any other measures are recommended by Solitude that they be implemented as well.

Thank you.

Anthony Mastrolia

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 BUDGET SCHEDULE

February 10, 2020 - Budget Schedule will be discussed and goals requested. Any Special Workshops will also be considered.

April 13, 2020 - Draft Budget will be distributed, and any special workshops established. Working on any changes needed for the Budget.

June 8, 2020 - Tentative Budget approved and Public Hearing set. The Proposed Budget must be approved before June 15th. The Budget Public Hearing must be at least 60 days after the approval of the Proposed Budget. After the Proposed Budget is approved, it can be adjusted at the Public Hearing. However, the assessment rate can't be increased, only lowered. If increased, we will need to do a mailed notice to every property owner in the community explaining the increase and that there will be a Public Hearing to discuss the need for the increase.

August 10, 2020 - This is the date we are proposing for adoption of the Budget. The Public Hearing will be held and after comments from the community, the Board will consider adoption of your Financial Planning Document for Fiscal Year 2020. If needed, the adoption can be later but must be before September 10th.

**RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT**

Financial Report

December 31, 2019

unaudited

Prepared by:
Premier District Management

Renaissance Community Development District

Balance Sheet December 31, 2019

	<u>GENERAL FUND</u>	<u>SERIES 2012 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
001.101000.0000 Checking - CenterState	46,336.84	0.00	46,336.84
001.101005.0000 Checking - Valley	599,481.47	0.00	599,481.47
001.131202.0000 Due to/from 001/202	(419,408.06)	0.00	(419,408.06)
202.131001.0000 Due to/from 001/202	0.00	419,408.06	419,408.06
001.151010.0000 Money Market - CenterState	464,381.25	0.00	464,381.25
202.151300.0000 Interest Fund	0.00	146,735.23	146,735.23
202.151600.0000 Reserve Fund	0.00	166,323.75	166,323.75
202.151700.0000 Revenue Fund	0.00	13,199.51	13,199.51
001.155000.0000 Prepaid Items	5,931.76	0.00	5,931.76
001.156100.0000 Deposits	989.00	0.00	989.00
TOTAL ASSETS	697,712.26	745,666.55	1,443,378.81
<u>LIABILITIES AND FUND BALANCES</u>			
<u>LIABILITIES</u>			
TOTAL LIABILITIES	0.00	0.00	0.00
<u>FUND BALANCES</u>			
<u>Nonspendable</u>			
001.155000.0000 Prepaid Items	5,931.76	0.00	5,931.76
001.156100.0000 Deposits	989.00	0.00	989.00
<u>Restricted</u>			
Debt Service	0.00	745,666.55	745,666.55
<u>Assigned</u>			
001.283010.0000 Reserves - Operating	200,000.00	0.00	200,000.00
001.283410.0000 Reserves - Capital Outlay	100,000.00	0.00	100,000.00
001.283500.0000 Reserves - Future Debt Payments	150,000.00	0.00	150,000.00
<u>Unassigned</u>			
Unassigned	240,791.50	0.00	240,791.50
TOTAL FUND BALANCES	697,712.26	745,666.55	1,443,378.81
TOTAL LIABILITIES AND FUND BALANCES	697,712.26	745,666.55	1,443,378.81

Renaissance Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ending December 31, 2019

General Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>DEC 31, 2019 ACTUAL</u>
Revenues						
001.361001.0000 Interest Income	0	0	928	928	0	585
001.363010.0000 Assessments - Tax Collector	274,347	233,195	217,507	(15,688)	(79)	142,535
001.363090.0000 Assessments - Discounts	0	0	(8,666)	(8,666)	0	(5,652)
001.381000.0000 Interfund Transfers - In	150,000	37,500	0	(37,500)	0	0
Total Revenues	424,347	270,695	209,769	(60,926)	(49)	137,468
Expenses						
Administrative						
001.531002.0000 Arbitrage Reporting	650	163	0	163	0	0
001.531012.0000 Dissemination Agent	5,000	1,250	0	1,250	0	0
001.531013.0000 Engineering	3,500	875	4,978	(4,102)	142	2,000
001.531023.0000 Legal Services	12,000	3,000	3,000	0	25	1,000
001.531027.0000 District Management Services	48,825	12,206	12,450	(244)	26	4,150
001.531038.0000 Assessment Administration	13,388	3,347	1,825	1,522	14	608
001.531042.0000 Tax Collector Fees	552	138	0	138	0	0
001.531045.0000 Trustee Fees	4,149	1,037	4,148	(3,111)	100	0
001.531049.0000 Regulatory & Compliance Fees	0	0	1,200	(1,200)	0	0
001.532001.0000 Trust Accounting Services	3,675	919	625	294	17	208
001.532002.0000 Auditing	4,500	1,125	0	1,125	0	0
001.545002.0000 Insurance - General Liability	8,477	2,119	1,977	142	23	659
001.548002.0000 Legal Advertising	1,500	375	443	(68)	30	0
001.549001.0000 Miscellaneous Services	5,100	1,275	0	1,275	0	0
001.549070.0000 Assessments - Collection Fees	0	0	196	(196)	0	98
001.549915.0000 Website Hosting & Maintenance	4,265	1,066	636	430	15	205
001.554007.0000 Fees & Permits	175	44	175	(131)	100	0
Total Administrative	115,756	28,939	31,653	(2,713)	27	8,928
Conservation & Resource Management						
001.534075.0000 Wetland Monitoring	12,000	3,000	0	3,000	0	0
001.534076.0000 Contracts - Preserves	15,700	3,925	0	3,925	0	0
001.546123.0000 R&M - Preserves	0	0	506	(506)	0	0
Total Conservation & Resource Management	27,700	6,925	506	6,419	2	0
Operations & Maintenance						
001.531016.0000 Field Management	0	0	2,625	(2,625)	0	875
001.534050.0000 Contracts - Berm Mowing	16,500	4,125	3,000	1,125	18	0
001.546070.0000 R&M - Renewal & Replacement	36,000	9,000	0	9,000	0	0
001.546074.0000 R&M - Grounds	0	0	14,110	(14,110)	0	9,260
001.546150.0000 R&M - Outside Maintenance	13,000	3,250	0	3,250	0	0
001.549900.0000 Misc - Contingency	11,163	2,791	0	2,791	0	0
Total Operations & Maintenance	76,663	19,166	19,735	(569)	26	10,135
Irrigation Services						
001.543050.0000 Electricity - Irrigation	0	0	1,380	(1,380)	0	498
Total Irrigation Services	0	0	1,380	(1,380)	0	498

Renaissance Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ending December 31, 2019

General Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>DEC 31, 2019 ACTUAL</u>
<u>Lakes & Ponds</u>						
001.534084.0000 Contracts - Lakes	39,228	9,807	16,345	(6,538)	42	3,269
001.534129.0000 Contracts - Aerator Maintenance	0	0	875	(875)	0	875
001.543020.0000 Electricity - Aerators	0	0	1,510	(1,510)	0	318
001.543043.0000 Electricity - Fountains	0	0	1,100	(1,100)	0	531
001.546003.0000 R&M - Aeration	5,000	1,250	1,302	(52)	26	0
001.546032.0000 R&M - Fountains	10,000	2,500	5,689	(3,189)	57	0
001.546042.0000 R&M - Lake	0	0	1,451	(1,451)	0	0
Total Lakes & Ponds	54,228	13,557	28,272	(14,715)	52	4,993
<u>Capital Expenditures & Projects</u>						
001.564042.0000 Capital Outlay - Landscape	150,000	37,500	0	37,500	0	0
Total Capital Expenditures & Projects	150,000	37,500	0	37,500	0	0
<u>Other Sources / Uses</u>						
Total Expenses	424,347	106,087	81,546	24,542	19	24,554
Excess Revenue Over (Under) Expenditures	0	164,608	128,223	(85,468)	0	112,914

Renaissance Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ending December 31, 2019

Debt Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>DEC 31, 2019 ACTUAL</u>
<u>Revenues</u>						
202.361001.0000 Interest Income	0	0	1,598	1,598	0	342
202.363010.0000 Assessments - Tax Collector	554,952	471,709	406,974	(64,735)	(73)	266,695
202.363090.0000 Assessments - Discounts	0	0	(16,215)	(16,215)	0	(10,576)
Total Revenues	554,952	471,709	392,357	(79,352)	(71)	256,461
<u>Expenses</u>						
<u>Debt Service</u>						
202.571001.0000 Principal Debt Retirement	265,000	0	0	0	0	0
202.572001.0000 Interest Expense	293,162	146,581	146,581	0	50	0
Total Debt Service	558,162	146,581	146,581	0	26	0
<u>Other Sources / Uses</u>						
Total Other Sources / Uses	0	0	0	0	0	0
Total Expenses	558,162	146,581	146,581	0	26	0
Excess Revenue Over (Under) Expenditures	(3,210)	325,128	245,776	(79,352)	7,657	256,461

RENAISSANCE
COMMUNITY DEVELOPMENT DISTRICT

Non-Ad Valorem Special Assessments
(Lee County Tax Collector - Monthly Collection Distributions)
Fiscal Year Ending September 30, 2020

GROSS ASSESSMENTS LEVIED

\$ 296,605 \$ 554,952
34.83% 65.17%

						ALLOCATION	
Distribution	#	Gross Amount Received	Discounts / Penalties	Collection Cost	Net Amount Received	General Fund	Debt Fund
October		-	-	-	-	-	-
November	01	11,447.36	(501.29)	-	10,946.07	3,987.12	7,460.24
	02	203,803.37	(8,151.99)	(281.30)	195,370.08	70,984.71	132,818.66
December	03	329,249.46	(13,169.71)	(281.30)	315,798.45	114,677.59	214,571.87
	04	79,980.68	(3,058.47)		76,922.21	27,857.27	52,123.41
January					-	-	-
February					-	-	-
March					-	-	-
April					-	-	-
May					-	-	-
June					-	-	-
July					-	-	-
August					-	-	-
September					-	-	-
TOTAL		624,480.87	(24,881.46)	(562.60)	599,036.81	217,506.69	406,974.18
BALANCE REMAINING						\$ 79,098	\$ 147,978

TOTAL ASSESSMENTS	\$	851,557	PERCENT COLLECTED	73.33%
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RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

Cash and Investment Report

December 31, 2019

Account Name	Bank Name	Yield	Balance
<u>General Fund</u>			
Operating Checking	CenterState	0.25%	56,626.07
Money Market Account	CenterState	0.35%	464,381.25
Operating Checking	Valley Bank	1.33%	599,481.47
Money Market Account	Valley Bank	1.50%	-
	Subtotal		<u>1,120,488.79</u>
<u>Debt Service Fund</u>			
Series 2012 6000 - Interest Fund	US Bank	1.21%	146,735.23
Series 2012 6001 - Revenue Fund	US Bank	1.21%	13,199.51
Series 2012 6004 - Reserve Fund	US Bank	1.21%	166,323.75
	Subtotal		<u>326,258.49</u>
	TOTAL		<u>\$ 1,446,747.28</u>

**Renaissance Community Development District
Reconciliation - CenterState OP 0216**

Run: 1/07/2020 @ 12:07 PM

Page: 1

Closing Balance from Previous Statement.....	12/01/2019	29,916.65
0 Deposits and Other Additions Totaling.....		0.00
20 Checks and Other Withdrawals Totaling.....		33,297.45
1 Adjustments Totaling.....		60,000.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	12/31/2019	6.87
Closing Balance for this Statement.....	12/31/2019	56,626.07
Difference.....		0.00

Cash Balance from General Ledger.....	12/31/2019	46,336.84
Open Activity from Bank Register.....		(9,365.00)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		55,701.84

Date	Check	To	Check Description	Amount
✓ 11/19/2019	0002531	The Club at Renaissance	Berm Lawn Mowing (October 2019)	3,000.00
✓ 11/27/2019	0002532	Florida Department of Economic Opportunity	Annual Special District Fee - FY 2020	175.00
✓ 11/27/2019	0002533	Solitude Lake Management	Invoices PI-A00304582, PI-A00309692, PI-A00319295, PI-A00322889	11,435.87
✓ 11/27/2019	0002534	US Bank	Trustee Administration Fees - 10/01/2019-09/30/2020	4,148.38
✓ 11/27/2019	0002535	Venturesin.com, Inc.	Website Hosting & Email	105.00
✓ 12/09/2019	0002537	Knott Ebelini Hart	Retainer - December 2019	1,000.00
✓ 12/20/2019	0002538	Community Engineering Services	Invoices 20190112, 20190210	2,000.00
✓ 12/20/2019	0002540	Premier District Management	District Management & Field Services - December 2019	5,941.60
✓ 12/20/2019	0002541	Solitude Lake Management	Lake & Pond Management Services 12/01/19 to 12/31/19	4,144.00
			Aerator Maintenance Services 12/01/19 to 02/29/19	
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	229.50
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	212.71
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	44.87
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	186.08
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	30.93
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	58.44
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	31.62
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	11.31
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	247.36
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019-12/11/2019	283.47
✓ 12/24/2019	EFT	FPL	Electricity 11/11/2019 - 12/11/2019	11.31
Total Checks:				33,297.45

Date	Reference	Adjustment Description	Amount
✓ 12/20/2019	TXFR	Transfer from MM 2077 to OP 0216 account	60,000.00
✓ 12/31/2019		Interest Earned	6.87
Total Adjustments:			60,006.87

Renaissance Community Development District
Check Register from 12/01/2019 to 12/31/2019
CenterState OP 0216

Page: 1

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0002536	12/05/2019	[VENTURESIN] Venturesin.com, Inc. (CommunityXS Application Hosting - Professional Email)	105.00
0002537	12/09/2019	[KNOTT] Knott Ebelini Hart (Retainer - December 2019)	1,000.00
0002538	12/20/2019	[COMMUNITY ENGINEERING] Community Engineering Services (Invoices 20190112, 20190210)	2,000.00
0002539	12/20/2019	[JVM LANDSCAPING] JVM Landscaping (Initial Clean up of I-75 Wall and Palomino Fence)	9,260.00
0002540	12/20/2019	[PREMIER] Premier District Management (District Management & Field Services - December 2019)	5,941.60
0002541	12/20/2019	[SOLITUDE LAKE MGMT] Solitude Lake Management (Lake & Pond Management Services 12/01/19 to 12/31/19 Aerator Maintenance Services	4,144.00
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	229.50
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	212.71
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	44.87
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	186.08
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	30.93
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	58.44
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	31.62
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	11.31
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	247.36
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019-12/11/2019)	283.47
EFT	12/24/2019	[FPL] FPL (Electricity 11/11/2019 - 12/11/2019)	11.31
<u>Total Checks:</u>			<u>23,798.20</u>

Run: 1/07/2020 @ 11:34 AM

Renaissance Community Development District Reconciliation - CenterState MM 2077

Page: 1

Closing Balance from Previous Statement.....	12/01/2019	524,232.32
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
1 Adjustments Totaling.....		-60,000.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	12/31/2019	148.93
Closing Balance for this Statement.....	12/31/2019	464,381.25
Difference.....		0.00

Cash Balance from General Ledger.....	12/31/2019	464,381.25
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		464,381.25

Date	Reference	Adjustment Description	Amount
✓ 12/20/2019	TXFR		-60,000.00
✓ 12/31/2019		Interest Earned	148.93
Total Adjustments:			-59,851.07

Run: 1/07/2020 @ 11:41 AM

Renaissance Community Development District Reconciliation - Valley OP - 4174

Page: 1

Closing Balance from Previous Statement.....	11/29/2019	206,332.05
2 Deposits and Other Additions Totaling.....		392,720.66
0 Checks and Other Withdrawals Totaling.....		0.00
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	12/31/2019	428.76
Closing Balance for this Statement.....	12/31/2019	599,481.47
Difference.....		0.00

Cash Balance from General Ledger.....	12/31/2019	599,481.47
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		599,481.47

Date	Reference	Deposit Description	Amount
✓ 12/16/2019	DEP	Direct Deposit - Tax Collector	315,798.45
✓ 12/30/2019	DEP	Direct Deposit - Tax Collector	76,922.21
Total Deposits:			392,720.66

Date	Reference	Adjustment Description	Amount
✓ 12/31/2019		Interest Earned	428.76
Total Adjustments:			428.76

**Renaissance Community Development District
Reconciliation - US Bank - 6000 Interest**

Run: 1/07/2020 @ 12:00 PM

Page: 1

Closing Balance from Previous Statement.....	11/30/2019	146,581.25	
0 Deposits and Other Additions Totaling.....		0.00	
0 Checks and Other Withdrawals Totaling.....		0.00	
0 Adjustments Totaling.....		0.00	
0 Voids Totaling.....		0.00	
Service Charge.....		0.00	
Interest Earned.....	12/02/2019	153.98	
Closing Balance for this Statement.....	12/31/2019	146,735.23	
Difference.....		0.00	
Cash Balance from General Ledger.....	12/31/2019	146,735.23	
Open Activity from Bank Register.....		0.00	
Adjustment for Service Charges and Interest.....		0.00	
General Ledger Reconciliation to Statement.....		146,735.23	
Date	Reference	Adjustment Description	Amount
✓ 12/02/2019		Interest Earned	153.98
Total Adjustments:			153.98

Run: 1/07/2020 @ 12:04 PM

Renaissance Community Development District Reconciliation - US Bank - 6001 Revenue

Page: 1

Closing Balance from Previous Statement.....	11/30/2019	13,011.19
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
1 Adjustments Totaling.....		174.72
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	12/02/2019	13.60
Closing Balance for this Statement.....	12/31/2019	13,199.51
Difference.....		0.00

Cash Balance from General Ledger.....	12/31/2019	13,199.51
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		13,199.51

Date	Reference	Adjustment Description	Amount
✓ 12/02/2019		Interest Earned	13.60
✓ 12/03/2019	TXFR	Transfer from Reserve (6004) to Revenue (6001) account	174.72
Total Adjustments:			<u>188.32</u>

**Renaissance Community Development District
Reconciliation - US Bank - 6004 Reserve**

Run: 1/07/2020 @ 12:06 PM

Page: 1

Closing Balance from Previous Statement.....	11/30/2019	166,323.75
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
1 Adjustments Totaling.....		-174.72
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	12/02/2019	174.72
Closing Balance for this Statement.....	12/31/2019	166,323.75
Difference.....		0.00

Cash Balance from General Ledger.....	12/31/2019	166,323.75
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		166,323.75

Date	Reference	Adjustment Description	Amount
✓ 12/02/2019		Interest Earned	174.72
✓ 12/03/2019	TXFR		-174.72
Total Adjustments:			0.00



Renaissance CDD

FIELD MANAGEMENT REPORT FOR JANUARY 2020

Renaissance CDD

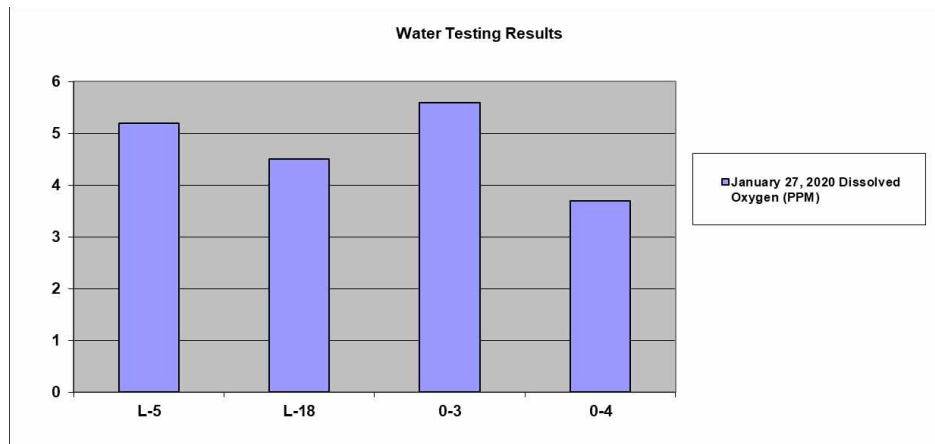
Community Field Services – Field Management Report Site Inspection on 01/27/20

1. Lake Management:

- a. Lake Maintenance:** Below is the rating sheet for all the lakes within your community this month. Each lake is graded based on the amount of algae, shorelines weeds and submerged weeds that are currently present. Most of the lakes ranked between Room for Improvement & Low Satisfactory during this month's inspection. Solitude will be informed of the issues mentioned below.

RENAISSANCE							
LAKE RATING SHEET FOR FIELD REPORT							
January 27th 2020							
Lake Ratings				Individual Lake Ratings			
1 = Unsatisfactory				3 = Unsatisfactory			
2 = Room for Improvement				4-6 = Room for Improvement			
3 = Satisfactory				7-9 = Satisfactory			
Lake #							
Lake #	Algae	Shoreline Weeds	Submerged Weeds	Total Individual Score	Aerators	Fountains	Comments
L-1	2	2	3	7	Operating	N/A	Trash
L-2	2	2	3	7	Down	Operating	No compressor present. Trash
L-3	2	1	3	6	Down	N/A	Heavy Treatments observed. Compressor on but no pressure
L-4	3	2	3	8	N/A	N/A	
L-5	3	2	3	8	Operating	N/A	
L-6	3	2	3	8	Down	N/A	Only Cooling fan running.
L-7	3	2	3	8	Operating	N/A	Coconuts in Lake / Air Station on Bank / Trash
L-8	2	2	3	7	Operating	N/A	Trash
L-9	2	2	3	7	Operating	N/A	Weak boil from air station on south end
L-10	2	2	3	7	N/A	Operating	Coconuts / N. Fountain lights on
L-11	2	2	3	7	Operating	N/A	
L-12	3	2	3	8	Operating	N/A	
L-13	2	2	3	7	N/A	Operating	Trash
					N/A	N/A	
L-15	2	2	3	7	N/A	N/A	Trash
L-16	2	2	3	7	Down	Operating	No compressor present
L-17	2	1	3	6	Operating	N/A	Trash
L-18	2	2	3	7	Operating	N/A	Trash
L-19	3	2	3	8	N/A	N/A	
L-20	2	2	3	7	N/A	N/A	
O-1	2	2	3	7	N/A	N/A	Pepper trees along preserve edge
O-2	1	1	3	5	N/A	N/A	Heavy Treatments observed. Coconuts
O-3	3	2	3	8	N/A	Operating	Trash
O-4	3	1	3	7	N/A	N/A	

- b. Dissolved Oxygen (DO) Tests:** All the lakes that were tested by Solitude this month are doing well. Environmental factors such as temperature, wind, sun or clouds can affect the dissolved oxygen levels. Aerators-diffusers are in the following lakes: L-5 & L-18. Next test is scheduled for July 2020. DO Chart on the following page.



c. Littoral Plants:

- i. Healthy golden canna growth was observed along Lake L-16 this month. Canna is a great littoral plant for erosion control.
- ii. Spike rush and pickerelweed has filled in across Lake L-13 at the cart bridge. We typically like to see open waterways so there's no water flow restrictions; we'll ask Solitude to spray out some of the plants.

Golden Canna



Spike Rush filled in across L-13



- iii. Solitude has provided a proposal to spray out and manually remove the alligator flag that is taking over the shoreline along the north side of Lake 10. The proposal will be reviewed and discussed at the next Board meeting.

d. Shoreline Weeds: Weeds observed this month included:

- i. Torpedo Grass in: (Most lakes showed signs of treatment)

Low presence in Lakes: 1-9, 11, 13, 15, 16, 18, 20, 0-1, 0-3 & 0-4.

Medium presence in Lakes: None.

High presence in Lakes: None.

- ii. Alligator weed in Lakes: 3. High presence. Some treatment observed.



- iii. Climbing Hemp Vine in Lakes: 13, 15 & 17. Low presence.

- iv. Cattails in Lakes: O-1 & O-4. Low presence.

- v. Spatterdock / Lily Pads in: (All lakes showed heavy signs of treatment. Leaves are wilting and are starting to turn brown. Solitude needs to keep up on these treatment efforts. The presence of spatterdock is currently in the following lakes.

Low presence in Lakes: 5, 6, 7, 11, 12, 15, 16, 17, 19 & O-3.

Medium presence in Lakes: 9, 10, 13 & O-1.

High presence in Lakes: O-2 & O-4.

Treated Spatterdock



- e. **Submerged Weeds:** No concerns observed this month.
- f. **Algae:** Algae issues observed this month included the following:
- i. Planktonic algae: None observed.
 - ii. Filamentous algae: (All algae observed was within the littoral shelves)
 - 1. Low density in Lakes: 1, 2, 8-11, 13, 15-17 & O-1

2. Medium density in Lakes: 3, 18 & 0-2.
3. High density in Lakes: None observed.

Filamentous Algae



- g. Fish:** Lake 18 received 500 Redear Sunfish on 1/17/20. These fish eat midge fly larva which has been becoming an issue around that lake.



h. Trash:

- i.** Multiple plastic bags were observed floating in the lakes this month. Hot spots included Lakes: 1, 2, 7, 8, 13, 15, 17, 18 & 0-3. We suggest a trash clean-up be completed.



- ii. The homeowner at 9534 Via Lago Way has been placing broken cinder blocks and rip rap into the lake behind his home. The Board may want a letter sent to this homeowner requesting that they stop placing these materials in the lake. The Board may also request that the homeowner remove these materials.



- i. **Lake Aeration:** The following issues were observed during this inspection. Solitude will be informed of any maintenance issues.
 - i. Lake 2: Compressor missing & cabinet fan needs to be replaced. 2 air stations for this lake.
 - ii. Lake 3: Compressor is running but no air/pressure is being generated for the air stations. Solitude will be notified.
 - iii. Lake 6: GFI outlet was tripped during this inspection and was reset. When power was restored only the cooling fan turned on. Solitude will be notified.
 - iv. Lake 7: Compressor very loud. A broken air station was also observed along the southern bank. Solitude will be notified.

Lake 3 – No Pressure



Lake 7 – Broken Air Station



- v. Lake 9: Very weak boil observed from the south air station. Solitude will be notified.
- vi. Lake 16: Compressor missing & cabinet fan needs to be replaced. 2 air stations for this lake. Cabinet door also missing.

- j. Lake Fountains:** The following issues were observed during this inspection. Solitude will be informed of these issues.

- i. Lake 10 North:** The fountain lights were on during the day. The photocell still appears to be in good shape, but we'll have Solitude check it out.



k. Shoreline Landscaping / Grass Clippings:

- i.** Many coconuts were observed in Lakes 7, 10, 0-2 & 0-3. The Board may want to have them picked up.



- ii.** Cabbage Palm Removal Update: The club asked that we postpone this project until when the golf course closes in April. We've coordinated with Nick Cristaldi and have a tentative start date of April 20th.

- l. Bulkheads / Rip Rap:** Besides for moderate weed growth no other concerns were observed.

- m. Lake Bank Erosion:** The headwalls on Lakes 11 & 15 have small washouts forming on the ends of them. These areas have been added to the erosion repair log as low priority.



2. Preserves & Tracts N-1 Thru N-8:

- a. Preserve Maintenance: Lake & Wetlands Management is scheduled to conduct the annual maintenance of Preserves C-1 thru C-5 and Preserve Track C-4 (Reflection Isles) during the month of March 2020.
- b. Climbing Cassia which is a Category 1 exotic remains present in Tracts N-2, N-3, N-4, N-6, C-4 & C-5. The Cassia will be treated and cut down in Preserves C-4 & C-5 while Lake & Wetlands is conducting their maintenance event in March.



- c. Brazilian Pepper which is a Category 1 exotic remains present in CDD Tracts C-2, C-4, C-5, N-2, N-4, N-6, N-7 & 0-4. The pepper in Preserve Tracts C-2, C-4 & C-5 will be treated in March by Lake & Wetlands.

Red Lines = Brazilian Pepper Locations / Yellow Lines = Cassia Locations



- d. Conservation Track at Reflection Isles: No new concerns observed in this area. Access to the conservation area is extremely difficult as you can only get to it by foot.
- e. Morning Glory which is a Category 2 exotic remains present on the west side of Conservation Area C-4. The vines will be treated during the March preserve maintenance event.

- f. Track N-8: This area is almost due to have its semi-annual brush clean-up completed. Some of the soil is still soft so we suggest having this task completed in late March or early April 2020.



3. CDD Perimeter Fences:

- a. Palomino Landscaping Maintenance: Juniper Landscaping started the landscape maintenance this month. Grass cutting is going well however it doesn't appear that they started cutting back the new cabbage palm growth as there is a lot of new growth observed this month. We'll remind the account manager of this task.



- b. There is a lot of trash on the CDD berm along Palomino Drive which should be removed for the landscapers. Our maintenance staff could complete this task if the Board would like the areas cleaned up?



- c. There are two oak trees along Palomino that are severely leaning over and should be cut down. There is also a third tree also along Palomino that is dead and should be removed. All three trees have been marked with pink paint and we've requested a removal proposal from Juniper.

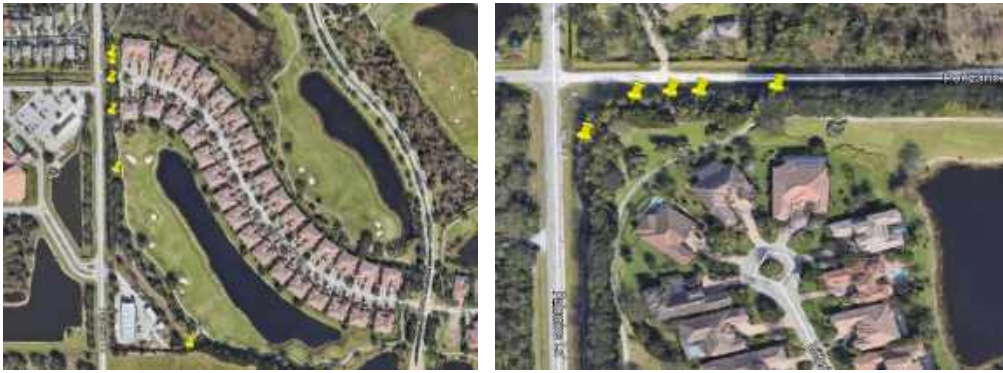


- d. We found four large washouts along the Palomino berm that should be filled in. We've asked Juniper for a proposal to fill them in.



- e. Damaged Fence: All damaged fence locations along Palomino Lane & Penzance Blvd. have been logged with pink ribbon. We'll have a fence contractor provide an estimate to complete the repairs. Damaged fence locations are shown on the maps on the next page.





- f. Climbing Cassia & Balsam Apple were observed again heavily growing within the interior landscape berm along the northern perimeter fence adjacent to Lake 6.

4. CDD Perimeter Wall:

- a. I-75 Landscape Maintenance: Juniper has started the mowing of this area however they haven't mowed the hill portion along I-75 yet. We touched base with the project manager and he informed us that the hill is scheduled to be cut on Monday February 3rd.



- b. Two trees on the southern portion of the I-75 berm are dying and should be cut down.



- c. The Board may want to consider having the interior side of the perimeter wall pressure cleaned sometime this year while the golf course is closed. If the Board is interested, we can obtain estimates for this potential project.



5. Front Entrance Landscaping:

- a. Last month we asked Juniper Landscaping to provide an estimate to replace the damaged muhly grass (where the previous landscape company would take their breaks). The proposal will be reviewed at the next Board meeting.
- b. Another irrigation blowout was observed on the berm which Juniper Landscaping has already repaired however they haven't filled in the berm yet. We'll find out when that task will be completed.

West End Muhly Grass



Irrigation Blowout



6. Storm Water Drainage System:

- a. **Water Control Structures (WCS):** No new concerns were observed this month.
- b. **Overflow Weirs:** No concerns observed this month. All weirs found were free of debris.

c. **Catch Basins:** Major issues that we came across are listed below.

- i. The catch basin behind 12881 Terabella Way had a moderate amount of floating trash in it. We suggest having it cleaned out.



d. **Roadway Inlets:** Basins that were visually looked at only, had minimal trash in them. No concerns to address.

- e. **Headwalls:** The headwall / drain inlet on the north end of Lake L-10 behind 9506 Via Lago Way is 95% filled with silt. The dirt around the headwall should be excavated.



f. **Drainage Pipe Inlets:** No concerns observed; all pipes submerged.

g. **Culverts:** No concerns observed.

h. **Drainage Swales / Dry Detention Ponds:** No concerns observed.

i. **Illicit Discharges:** No issues observed.

j. **Spill Prevention:** No issues observed.

k. **Maintenance Yard Inspection:** No issues observed.

7. Non CDD Issues / Concerns Observed:

- a. The streetlight just past the guard house is still leaning over and needs to be looked at by LCEC. The pole number is 5-6311-1455.
- b. The streetlight at the end of Renaissance Way near the rear gate was observed on during the day. The photocell may need to be replaced. The pole number is 5-3212-8601.



8. Residential Complaints / Concerns / Work Order Requests: Resident concerns or complaints for FY 2020:

Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
10/12/2019	Sam Martin	Triana	Reported a heavy presence of torpedo grass along Lake 18.	Reported the issue to Solitude on 10/14/19 and they had a technician onsite on 10/15/19 treating the grass. We also inspected the shoreline and observed a low presence of torpedo grass.	Monitor treatments.
10/22/2019	Mrs. Caccamise	Via Lago	Reported that the spatterdock in Lake 10 needs to be treated again. Reported that the fountain lights are flashing at night.	Reported both issues to Solitude on 10/22/19.	Was informed on 10/24 that they will have someone onsite on 10/28 to look at the fountain issue.
11/13/2019	John Huether	Unknown	Reported concerns regarding the lily pads within the lakes and wanted to know if they are being treated on a regular basis.	Informed John that Solitude treats the lakes 48 times per year and that all concerns observed during our 11/13/19 site inspection will be sent to Solitude.	Monitor lake conditions.
11/20/2019	Glenn Hammer	N/A	Reported broken irrigation pipe within the new plant bed on the exterior berm - front entrance	Reported the issue to Nick and asked if the onsite crew can repair the line, fill the washout and put down new pine straw.	Washout was repaired.
11/21/2019	Ellie Caccamise	N/A	Reported that the fountain in Lake 10 North has stopped working.	Solitude found that the fountain is running at high amps and a capacitor needs to be replaced.	Capacitor was replaced and the fountain came back online.

9. Fish/Wildlife Observations:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Bream | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gambusia |
| <input checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Herons | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gallinules |
| <input type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork | <input type="checkbox"/> Otter | <input type="checkbox"/> Alligators | <input type="checkbox"/> Snakes |
| <input type="checkbox"/> Turtles | <input checked="" type="checkbox"/> Other Species: <u>Ducks</u> | | |

10. Follow Up Task List:

- a. Inform Solitude of any lake management concerns.
- b. Inform Solitude of any aerator maintenance issues.
- c. Inform Juniper of all landscaping concerns.

11. Maintenance Task List for the Board to Consider:

- a. 9/23/19: Prune or remove all the cabbage palms growing on the lake banks. Task pending until April when the course is closed.
- b. 11/13/19: Remove the large tree branch from Lake 2. Remove the dead palm tree laying on the Lake 19 bank behind 12860 Terabella Way. Task pending until April when the course is closed.
- c. 11/13/19: Prune the cypress tree next to the fountain control panel on Lake 13. Prune the shrubs around the fountain control panel for Lake 0-3. Task pending until April when the course is closed.
- d. 11/13/19: Remove the vegetation debris off the catch basin on the SE corner of Lake 19. Task pending until April when the course is closed.
- e. 1/28/20: Conduct a clean-up around the lakes for trash and coconuts.
- f. 1/28/20: Conduct a vegetation clean-up within Track N-8 (behind Terabella Way).
- g. 1/28/20: Conduct a trash clean-up along the Palomino berm.

SERVICES QUOTATION

PROPERTY NAME: Renaissance CDD

CONTRACT DATE: 12/20/19

SUBMITTED TO: Chris Pepin #239-284-6662 cpepin@communityfieldservices.com

SUBMITTED BY: Jeff Moding

SPECIFICATIONS: Thalia spraying & Removal from Lake #10

Services:

1. Solitude staff will Spray the Thalia on Lake # 10 with systemic herbicides.
2. 10 Days later Solitude will return and cut and remove and dispose of material.
3. NOTE: Thalia along the preserve will remain in place.

General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor is certified in Stormwater BMP (Best Management Practice) Inspection and Maintenance, and is a Certified Compliance Inspector of Water (CCIS).

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7. Contractor is a National Stormwater Center Certified Stormwater Inspector.
8. All fountain and aerator work will be performed by factory certified electrical and mechanical service and repair technicians.
9. All electrical work performed as part of the above fountain and aerator maintenance service will be done in accordance with all state and local codes, by a person licensed to perform such work.
10. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
11. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
12. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
13. Contractor will maintain general liability and workman's compensation insurance.
14. The customer agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the customer.
15. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SOLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

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PRICE: \$1700.00

PAYMENT TERMS:

1. 30 Days Net
2. **Remit Payment To: 1320 Brookwood Drive, Suite H, Little Rock, AR 72202**

APPROVED:

(Authorized Signature) Renaissance CDD

(Print Name and Title) _____
(Date)

SOLitude Lake Management®



Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Renaissance CDD					
Lake, Fountain & Aerator Maintenance Bids					
		Annual Bid Amounts			
Contractor	Date Submitted	Lake Maintenance Cost	Fountain Maintenance Cost	Aerator Maintenance Cost	Total Maintenance Cost from each Contractor
Lake & Wetlands	1/24/2020	\$33,000.00	N/A	N/A	\$33,000.00
Florida Fountains & Aeration	1/27/2020	N/A	\$3,000.00	\$2,190.00	\$5,190.00
Lake Doctors	1/27/2020	\$33,780.00	\$1,050.00	\$2,500.00	\$37,330.00
Clarke	1/24/2020	\$55,140.00	\$9,056.00	\$4,492.00	\$68,688.00
Dragon Fly Pond Works	1/27/2020	\$48,240.00	\$1,080.00	\$3,600.00	\$52,920.00
Solitude - Current Costs		\$39,228.00	\$1,620.00	\$3,500.00	\$44,348.00



Renaissance Community Development District

Custom lake management proposal

January 24, 2020 • Fort Myers • Lee County • Florida

Prepared for:

c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966



Prepared by:

Gonzalo Ayres

Lake and Wetland Management – West Coast, Inc.

Fort Myers Office

3721 Jetport Commerce Pkwy., Suite #5
Fort Myers, Florida 33913
(239) 313-6947 Office

Daytona Office

1757 N. Nova Road, Unit 116B
Daytona Beach, Florida 32127
(386) 366-5709 Office

Tampa Office

11993 44th Street North
Clearwater, Florida
(727) 480-8151 Office

Boynton Beach Office

218 87th Place South
Boynton Beach, FL 33472
(561) 735-3732 Office

Lake and Wetland Management – West Coast, Inc. • 13721 Jetport Commerce Pkwy., Suite 5, Fort Myers, FL 33913
(239) 313-6947 • westcoast@lakeandwetland.com • www.lakeandwetland.com



January 24, 2020

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, Florida 33966

We greatly appreciate the opportunity to bid on this project for you! Attached is the Agreement for care of the lakes at Renaissance CDD (12801 Renaissance Way, Fort Myers, FL 33912).

Lake and Wetland Management is a full-service environmental resource management team, offering a wide a variety of services, including;

- Lake management including algae, border grass and aquatic weed control,
- Mitigation wetland preserve management including invasive plant control,
- Power House fountain and aeration system sales and service,
- Shoresox earth-friendly erosion control system,
- Native plant installation through our locally-owned nursery,
- Environmental and wetland monitoring for agency compliance.

Our team leads the industry and has an exemplary reputation with many government agencies, builders, developers, property managers and homeowner associations. Our State-certified, trained biologists have been providing environmental services for many of Florida's waterways and natural areas since 1992.

Lake and Wetland Management is fully insured, carrying full coverage to protect our customers, including workman's compensation, liability and property damage.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

LAKE AND WETLAND MANAGEMENT – WEST COAST, INC.

Gonzalo Ayres



PRESERVE MANAGEMENT AGREEMENT

This Agreement is made between *Lake and Wetland Management-West Coast, Inc.*, and:

January 24, 2020

Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, Florida 33966

cpepin@communityfieldservices.com
(239) 284-6662

Both Renaissance CDD (**CUSTOMER**) and *Lake and Wetland Management (LWM)* agree to these terms and conditions for Special Service Agreement:

Description of Service

A. **Lake management** service including algae, border grass, and invasive exotic plant control for twenty-four (24) waterways and canals.

1. LWM shall provide all supervision, labor, herbicide, equipment, materials and incidentals necessary for the maintenance treatment.
2. LWM will visit the site four times monthly with treatments as necessary to control undesirable growth. A minimum of forty-eight (48) visits will be performed annually.
3. All Florida Exotic Pest Plant Council (FLEPPC) listed invasive exotic species will be treated in place with EPA-certified herbicides. No vegetation or algae will be removed from the waterway.
4. Native vegetation will be left for the benefit of fish and wildlife, unless otherwise requested.
5. Waterways will be tested, upon request, for pH, temperature and dissolved oxygen during regularly scheduled service.
6. Casual debris, defined as cups, plastic and other man-made materials, will be removed during scheduled service visits. Large or dumped items, coconuts, palm fronds and other landscape debris are not included.
7. A comprehensive service report will be submitted detailing work performed upon completion of each service visit.

Investment Schedule

- A. LWM agrees to perform the **lake management** service stated above on a **monthly** basis for the total sum of **\$2,750.00** per month

Conditions:

1. Ownership of property is implied by **CUSTOMER** with acceptance of this Agreement. In the event that **CUSTOMER** does not expressly own the areas where the above stated services are to be provided, **CUSTOMER** represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, **CUSTOMER** agrees to hold harmless **LWM** for the consequences of such services.

2. **LWM** shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. **CUSTOMER** further states that neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.

3. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past due balances.

4. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.

5. This proposal shall be valid for 30 days. Either party may cancel this contract with 30-day written notice. This Agreement automatically renews upon anniversary of execution date, unless notice is given by either party with at least 30 days written notice.

6. If **LWM** is required to enroll in any third-party compliance programs, invoicing or payment plans that assess fees in order to perform work for **CUSTOMER**, those charges will be invoiced back to **CUSTOMER** as invoiced to **LWM**.

7. **LWM** will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.

8. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both **LWM** and the **CUSTOMER**.

Customer acceptance – The above prices, specifications and conditions are hereby accepted.

Gonzalo Ayres

Gonzalo Ayres
Lake and Wetland Management -
West Coast, Inc.

Authorized Signature
Renaissance CDD

Date

Florida Fountains & Equipment, LLC.

17252 Alico Center Rd, Ste 2
Fort Myers, FL 33967

(239) 567-3030

admin@flfountains.com

Proposal

Date	Proposal #
1/27/2020	2020-11102

Prepared For:

Renaissance CDD
Chris Pepin
c/o Premier District Management
3820 Colonial Blvd., Ste 101
Ft Myers, FL 33966

239-284-6662

cpepin@communityfieldservic...

**Project**

RenaissanceFountains

Description	Qty	Rate	Total
FOUNTAIN CLEANING AGREEMENT Examine control panel Inspect all relays and contactors Inspect time clocks/photo cells to make sure they are functioning properly Meggar test motor and light cables (check cables for moisture) Clean (pressure wash) fountain, nozzle, screen and light fixtures Cleaning to be done: 2 times per year Cleaning costs shall be: \$250 per fountain (to be billed after each service)= \$1,500.00 per visit and \$3,000.00 annually Customer: Renaissance CDD Number of Fountains to be serviced: 6 NOTE: This agreement does not include any services beyond fountain cleanings. Additional proposals will be issued for replacement parts and/or any other repairs that may be deemed necessary. NOTE: Light replacements are \$299.00 + \$15.00 for heat shrink splice kits per fixture. Labor costs will be waived if light replacements are performed during scheduled cleanings. Labor= \$129.00/hr NOTE: This agreement may be canceled at any time by either party with written notice of 30 days prior to cancellation date. Please email approval back to Sean at office@flfountains.com Approval Signature _____ Date _____	12	250.00	3,000.00
We look forward to working with you!	Subtotal		\$3,000.00
	Sales Tax (6.5%)		\$0.00
	Total		\$3,000.00

Florida Fountains & Equipment, LLC.

17252 Alico Center Rd, Ste 2
Fort Myers, FL 33967

(239) 567-3030

admin@fffountains.com

Proposal

Date	Proposal #
1/27/2020	2020-11103

Prepared For:

Renaissance CDD
Chris Pepin
c/o Premier District Management
3820 Colonial Blvd., Ste 101
Ft Myers, FL 33966

239-284-6662

cpepin@communityfieldservic...

**Project**

RenaissanceAeration

Description	Qty	Rate	Total
<p>AERATION MAINTENANCE AGREEMENT</p> <p>Adjust air manifold and pressure relief valves for optimal performance Replace external air filters on each visit Replace internal air filters (if applicable) on every other visit Check and adjust CFM and PSI by calibrating pressure relief valve</p> <p>Clean cabinet interior Inspect and lubricate cooling fan Lubricate cabinet hinges and barrel lock Test and GFY circuitry Remove excess grass and weed growth around cabinet Application of fire ant bait around enclosure when needed</p> <p>Inspect valve box (if present) and exercise all valves within the box Remove excess grass and weed growth around and on box cover Flex clean and adjust each diffuser assembly Inspect and repair airline supply tubing and fittings</p> <p>Cleaning and Maintenance to be done: 2 times per year</p> <p>Cleaning and Maintenance costs shall be: \$2,190.00 annually, \$1,095.00 after every visit</p> <p>Customer: Renaissance CDD</p> <p>Number of Aeration Systems to be serviced: 12</p> <p>NOTE: This agreement does not include any services beyond aeration maintenance and cleanings. Additional proposals will be issued for replacement parts and/or any other repairs that may be deemed necessary that are not under warranty.</p> <p>NOTE: This agreement may be canceled at any time by either party with written notice of 30 days prior to cancellation date.</p>	24	91.25	2,190.00
We look forward to working with you!	Subtotal		
	Sales Tax (6.5%)		
	Total		

Florida Fountains & Equipment, LLC.

17252 Alico Center Rd, Ste 2
Fort Myers, FL 33967

(239) 567-3030

admin@flfountains.com

Proposal

Date	Proposal #
1/27/2020	2020-11103

Prepared For:

Renaissance CDD
Chris Pepin
c/o Premier District Management
3820 Colonial Blvd., Ste 101
Ft Myers, FL 33966

239-284-6662

cpepin@communityfieldservic...

**Project**

RenaissanceAeration

Description	Qty	Rate	Total
<p>Please email approval back to Sean at office@flfountains.com</p> <p>Approval Signature_____</p> <p>Date_____</p>			
We look forward to working with you!	Subtotal		\$2,190.00
	Sales Tax (6.5%)		\$0.00
	Total		\$2,190.00



Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Water Management Agreement RENAISSANCE C.D.D

DML/ FM/

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (*Community/Business/Individual*) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twenty-Four (24) water ways associated with **Renaissance CDD**, Fort Myers, Florida.

Includes a minimum of Forty-Eight (48) inspections and/or treatments, for control and prevention of noxious aquatic weeds and algae. Includes PH, Temperature, Dissolved Oxygen testing as needed. Aquatic consultation upon request.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$	2,815.00/Monthly
2.	Shoreline Grass and Brush Control Program	\$	INCLUDED
3.	Water testing (as needed)	\$	INCLUDED
4.	Free Callback Service	\$	INCLUDED
5.	Monthly Written Service Reports	\$	INCLUDED
6.	Additional Treatments, if required	\$	INCLUDED
7.	Total of Services Accepted	\$	2,815.00/Monthly

\$2,815.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$2,815.00** including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **February 23rd, 2020**.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed 
Dennis M. Lewis, Regional Manager

Signed _____ Dated _____
Name _____

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees.



Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Water Management Agreement Renaissance C.D.D Bi-Annual Fountain Cleaning

DML/ FM/

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER: _____

The parties hereto agree to follows:

- A. **The Lake Doctors** agrees to clean and adjust the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

Bi-annual cleaning and adjustment of the six (6) fountains associated with **Renaissance C.D.D**, Fort Myers, Florida. To include AMP test on motor; check incoming and outgoing voltage test motor GFCI; contactor; overload check fuses; wires; breakers and timers clean pump intake screens and conduct OHM test inspect motors; propeller / pump clean and polish lights - replace seals as needed.

The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be supplied upon Customer request. **Contract does not include removing the fountain from the waterway for maintenance.**

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	Cleaning exterior of pump intake screens.	\$	525.00/Bi-Annual
2.	Cleaning of visible surfaces of fountain floats	\$	INCLUDED
3.	Cleaning and adjustment of nozzles and jets as necessary.	\$	INCLUDED
4.	Cleaning of light lens.	\$	INCLUDED
5.	Check anchor lines.	\$	INCLUDED
6.	Adjust time clocks as necessary.	\$	INCLUDED
7.	Lamp replacement labor during regularly scheduled visits. Halogen bulbs only	\$	INCLUDED
	Total of Services Accepted	\$	525.00/Bi-Annual

***Lamps and additional parts will be invoiced separately.**

\$525.00 shall be payable upon execution of this Agreement. The balance shall be payable **per Bi-Annual invoices of \$525.00** plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **The Lake Doctors** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **February 27th, 2020**.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed 
Dennis M. Lewis, Regional Manager

Signed _____ Dated _____
Name _____

TERMS AND CONDITIONS

Fountain Cleaning

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Sales Agreement Renaissance C.D.D Quarterly Aeration Maintenance

DML/FM/

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME _____

BILLING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____

IF YOU WOULD LIKE YOUR INVOICED EMAILED, CHECK HERE: _____

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER: _____

The parties hereto agree to follows:

- A. **The Lake Doctors** agrees to clean and adjust the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

Quarterly cleaning and adjustment of twelve (12) aeration system associated with **Renaissance C.D.D**, Fort Myers, Florida. Includes replacing compressor head gasket piston/vanes as needed -parts not included. Service order will be sent for these items if needed. We will get prior approval before repairing any issues NOT covered under warranty. We will adjust air manifold; check pressure relief replace external and internal air filters, clean mufflers; calibrate CFM inspect and lubricate cooling fan; remove grass/weeds around cabinet, apply fire ant bait if needed around cabinet; clean interior of cabinet and lubricate cabinet hinges. Along with testing GFI and inspecting valve boxes if present. Also flex - clean - and adjust each diffusers assembly and inspect and recap airline tubing.

The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be supplied upon Customer request.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	Cleaning of Cabinet	\$	625.00/QUARTERLY
2.	Balancing Control Valves	\$	INCLUDED
3.	Cleaning or Replacing Air Filters	\$	INCLUDED
4.	Annual Cleaning of Diffuser Stones	\$	INCLUDED
5.	Report any Parts Needing Repairing or Replacing	\$	INCLUDED
6.	Repairs Done on Approval of Separate Service Order	\$	INCLUDED
	Total of Services Accepted	\$	625.00/QUARTERLY

***Replacement parts will be invoiced separately.**

A deposit of \$625.00 shall be payable upon execution of this Agreement. The balance shall be payable **per quarterly invoices of \$625.00**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **The Lake Doctors** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **February 27th 2020**.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed *Dennis M. Lewis*

Signed _____ Dated _____

Dennis M. Lewis, Regional Manager

Name _____

OFFICE/CUSTOMER

Fountain Cleaning

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from and indemnify customer for any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by either party except upon prior written consent by the other party.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.



The Lake Doctors, Inc.
Aquatic Management Services®

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

To Whom it May Concern:

Following is a list of references. It includes a mixture of golf courses and communities.

Bridgetown at Plantation
11741 Kingsbridge Rd
Fort Myers, FL 33923
Steve Dixon, Lake Committee
(239) 362-0151

Emerald Lakes Residents Assn.
7761 Jewel Lane
Naples, FL 33942
Michelle Rhoden, CAM
(239) 591-0802

Airglades Airport Indus. Park
Airglades Blvd.
Clewiston, FL 33440
Kelly Onan
(863) 612-4727

Babcock Ranch ISD
42850 Crescent Loop
Punta Gorda, FL 33982
Jerry Evans, CAM
(239) 963-5059

Waterways of Naples
925 Grand Rapids Blvd.
Naples, FL 34120
Gabi Oetting, CAM
(239) 898-1248

Sterling Oaks Community Assn
822 Sterling Oaks Blvd.
Naples, FL 34110
Mark West, Gen. Mgr.
(239) 566-1575

These references cover a variety of situations, including maintenance of lakes, ditches, wetlands, preserves, littoral shelves, fountains and aeration systems. If you should have any questions please contact me at (239) 693-2270 or by email at matt.lewis@lakedoctors.com. Thank you.

Sincerely,

Matt Lewis
Aquatic Consultant



Ft. Lauderdale
(954) 565-7488
1-800-683-5253

Sarasota
(941) 377-0658
1-800-444-5253

Jacksonville
(904) 262-5500
1-800-398-5253

Largo
(727) 544-7644
1-888-668-5253

Ft. Myers
(239) 693-2270
1-800-444-5253

Navarre
(850) 939-5787
1-800-398-5253

Ohio
(937) 433-2942
1-866-774-5253

South Carolina
(843) 873-1911
1-800-398-5253

From: [Matt Lewis](#)
To: [Christopher Pepin](#)
Subject: RE: Renaissance CDD - RFP for Lake Maintenance, Fountain & Aerator Maintenance
Date: Monday, January 27, 2020 11:29:22 AM
Attachments: [image003.png](#)
[Renaissance CDD 48 Inspections per year B1,B2 Proposal.pdf](#)
[Renaissance C.D.D Bi-Annual Fountain Cleaning Proposal.pdf](#)
[RENAISSANCE CDD - AERATOR MX Proposal.pdf](#)
[Lake Doctor Reference Accounts.doc](#)

Good Morning Chris,

Attached are the individual proposals for the water management, fountain maintenance, and aeration maintenance.

We treated Renaissance a few years ago and we are intimately familiar with the lakes. We know the requirements and expectations of the community and the vegetation issues that the lakes may get.

Using our past experience we have put together a competitive bid to treat your lakes and maintain your equipment.

We have an experienced local staff and all of the equipment needed to maintain the lakes out of our Fort Myers office.

If you have any questions, let me know.

Thank you,

Matt Lewis
Regional Manager
The Lake Doctors, Inc.
Ft, Myers, FL 33905
239-693-2270 Office
239-693-5157 Fax
www.lakedoctors.com





Proposal Date: January 27, 2020

Christopher Pepin
Renaissance CDD
c/o Premier District Management
3820 Colonial Blvd., Suite 101
Fort Myers, FL 33966

Dear Christopher:

Thank you for giving us the opportunity to submit this proposal for the management of The Renaissance CDD ponds. Based upon an aquatic inspection of your ponds and your specifications for the maintenance, we are pleased to present for your review and consideration the attached quote. I have included pricing for the pond maintenance, aeration and fountain maintenance per your specifications.

I welcome the opportunity to sit down and review the agreement with you. If you have any questions please don't hesitate to give me a call at (941) 685-0453.

Thank you for giving us the opportunity to provide a quote for The Renaissance CDD water management's needs.

Best Regards,

Lori Clemence
Clarke Aquatic Services
Control Consultant
lclemence@clarke.com (941) 685-0453

CLARKE AQUATIC SERVICES, INC.

Aquatic Professional Services Agreement

Proposal Date: January 27, 2020

The Renaissance CDD
12801 Renaissance Way
Fort Myers, FL 33912

Thank you for choosing Clarke Aquatic Services, Inc. ("Clarke") for your aquatic management needs. The Renaissance customized water solutions management program will include customized, targeted services and solutions provided by Clarke. The following professional aquatic management program is recommended for Renaissance's 24 water bodies per your specifications and our recommendations.

AQUATIC WEED AND ALGAE CONTROL MANAGEMENT SERVICES

☐ **Core Water Management Program:** \$4,595.00/Month \$55,140.00/Year

Core Treatment Program Scope of Services:

- Monthly inspections and treatments, as necessary as often as necessary for control of algae and invasive aquatic weeds. Clarke will determine the proper treatment program at the time of inspection based on environmental conditions. Reports will be available to customers through the Clarke service portal.
- Clarke will monitor water quality to include dissolved oxygen levels, pH, and temperature before certain treatments.
- Any aquatic plants beneficial to an ecologically balanced aquatic system will be preserved. In the event of uniquely problematic vegetation requiring specialized services to control, additional fees may be requested.
- Border Grass and brush control including littoral shelf. Torpedo grass control at this point will involve some collateral damage since there is so much within the littoral shelves. Should any banks become exposed due to water level drawdowns throughout the service program, Clarke will 'spot treat' for exposed nuisance vegetation to help prevent erosion problems.
- Standard program does not include removal of plant material. Clarke is also not responsible for lawn or bank maintenance including cutting, or removing grasses or other vegetation above the existing waterline.
- All weed and algae control products used are EPA registered, labeled for aquatic use and applied per label requirements. Weed & algae control products exclude bacteria, phosphorous binders and dyes. All applicators are licensed, state certified aquatic applicators.
- Aquatic Consultation

Note: Ponds L-4 and Pond L-20 do not appear to be maintained. If maintenance is required to the level of the other ponds within the community a cleanup fee will apply.

Additional Water Management Options: (a proposal will be provided by request only)

- ☐ ****IMPORTANT** Please check box if any water bodies are used for irrigation.**
- ☐ ****IMPORTANT** Please check box if site is located within a managed conservation area.**
- ☐ ****IMPORTANT** Please check box if site is subject to permitting requirements of any other party or conservation/lake management protocols directed by any government agency.**

AERATION MAINTENANCE PROGRAM

Scope of Services:

- Quarterly maintenance to compressors located at 12 locations.
- Compressor Services:
 - Replace compressor head gasket, piston cups and/or vanes as needed to maintain required air volume and pressure output.
 - Adjust air manifold and pressure relief valves to insure optimal performance.
 - Replace external air filter twice per year.
 - Replace internal air filters once per year.
 - Clean muffler assembly and filter.
 - Check and adjust compressor, CFM and PSI calibrate pressure relief valve.
- Cabinet Services:
 - Inspect and lubricate cooling fan.
 - Remove excessive grass/weed growth from around compressor cabinets to maintain optimal air flow and operation temperatures.
 - Application of fire ant bait around cabinet, if necessary.
 - Clean cabinet interior.
 - Lubricate cabinet hinges and barrel lock.
 - Test and GFY circuitry.
- Valve Box Services"
 - Inspect valve box (if present) and exercise all valves within the box.
 - Remove excessive grass/weeds growing over the box cover.
- Diffuser Services:
 - Flex clean and adjust each diffuser assembly, for proper flow and optimal performance
- Air Line Services:
 - Inspect and repair, airline supply tubing and fittings.

Any significant problems/malfunctions that are discovered during the maintenance service which are no longer under warranty, which are not part of routine maintenance, and that will require additional labor and/or parts, will be written up and submitted to you for your approval prior to proceeding with the work.

☐ **Clarke Aeration System Maintenance Program:** \$1,123.00 /Quarterly Inspection
 \$4,492.00/Annual

FOUNTAIN MAINTENANCE PROGRAM

Scope of Services:

- Maintenance will be performed on a semi-annual basis to six fountains located in L-2, (2) L-10, L-13, L-16 and O-3.

Maintenance Services Include:

- Control Panel
 - Perform AMP test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contractor (Starter)
 - Test Motor overload protection to make sure it is set and functioning properly.
 - Check Fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached.
 - Check timer and set as needed.

- Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer/photocell and set as needed.
- Submersible Pump/Motor
 - Clean the pump intake screens
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller and diffuser plate (if present) to make sure they are tightly attached and not bent or damaged in any way.
- Lights & Lenses
 - Scrape, clean and polish the lights.
 - Replace any seals on light housing which are leaking.
 - Bulb Replacement: If a bulb replacement is required during a scheduled cleaning, contractor is to automatically replace the bulbs and charge the customer for parts costs only.
- The Float
 - Clean all surfaces of the float.
- Display Heads, Jets & Rings
 - Clean each part and disassemble the parts, as needed to clean orifice impediments.
- All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge

☐ **Clarke Fountain System Maintenance Program:** \$4,528.00 /Semi Annual Inspection
\$9,056.00/Annual

ADDITIONAL SERVICE OPTIONS

Please check other services of interest and your account manager will contact you with more information.

Aquatic Services

- ☐ New Fountain Design, Sales & Install
- ☐ New Bottom Diffuser/Aeration System Design, Sales & Install
- ☐ Bathymetric Surveys & Mapping
- ☐ Littoral Planting Services
- ☐ Fish Stocking Services
- ☐ Complete Water Quality Monitoring Program
- ☐ Phosphorus Management Program

Mosquito/Midge Control Services:

- ☐ Season Long Control Programs

Clarke Standard Terms

1. **TERM AND TERMINATION:** This Agreement has an automatic Renewal Clause. The term of the Agreement shall commence on the date when both parties have executed this Agreement and shall continue for a period ending on _____ (the "Initial Term"). Unless either party hereto provides the other party with written notice at least ninety (90) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically renew for subsequent additional terms, with each subsequent term having a duration equal to the Initial Term. If a party hereto fails to comply with a provision of this Agreement, then the other party shall have the right to terminate this Agreement if it gives written notice of the default to the defaulting party and the defaulting party fails to cure the default within sixty (60) days of receipt of said notice; provided that for payment related defaults the defaulting party must cure such default within five (5) days of receipt of a notice of default.
2. **Price Increase:** The first day of the month following the initial term (a "Price Increase Date"), the price can be increased by a percentage which shall not exceed the greater of the percentage increase of the consumer price index during the year which immediately precedes the Price Increase Date or five percent (5%). Clarke may petition Customer at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the cost of operations that could not be reasonably foreseen by a prudent operator. New areas to be covered will be pro-rated to the program cost at the rates in effect at the time.
3. **Property Damage/Limitation on Claims:** Allegations of property damage resulting from the services rendered by Clarke must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. Clarke will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against Clarke must be filed within one (1) year from the date of termination of this Agreement.
4. **Confidentiality:** For purposes of this Agreement, confidential information ("Confidential Information") shall mean all proprietary, secret or confidential information or data relating to Clarke and its operations, employees, services, and customers. Customer acknowledges that Clarke may disclose Confidential Information to Customer in connection with this Agreement. If Customer receives Confidential Information it shall: (a) maintain the Confidential Information in strict confidence; (b) use at least the same degree of care in maintaining the secrecy of the Confidential Information as Customer uses in maintaining the secrecy of its own proprietary, secret or confidential information, but in no event less than a reasonable degree of care; and (c) return or destroy all documents, copies, notes or other materials containing any portion of the Confidential Information upon request by Clarke. Confidential Information shall not include any information which: (a) was known to Customer before receipt, directly or indirectly, from Clarke; (b) is lawfully obtained, directly or indirectly, by Customer, from a person or entity other than Clarke, under no obligation of confidentiality; (c) is or becomes publicly available other than as a result of an act or failure to act by Customer. To the extent Confidential Information is required to be disclosed by Customer by applicable law or legal process, Customer shall promptly notify Clarke to allow Clarke to contest such disclosure.
5. **NPDES Permit:** A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for aquatic control services effective October 31, 2011. Clarke will maintain all required licenses and permits and fulfill reporting requirements, including those under the new NPDES permit, for the duration of the term of the Agreement. Any additional/unforeseen costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.
6. **Limitation of Liability:**
 - a. Neither party will be liable to the other party for any special, indirect, consequential or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages.
 - b. To the extent permitted by applicable law, in no event shall the liability for damages hereunder of Clarke exceed the amounts actually paid to Clarke by customer.

7. **Governing Law/Venue:** This Agreement shall be construed in accordance with and shall be governed by and enforced under the laws of the State of Illinois, United States of America, without regard to its conflict of laws principles. All cases or controversies arising out of or related to this Agreement shall be filed exclusively with any court within the County of Kane, Illinois, United States of America, with respect to any state court action, and within the City of Chicago, Illinois, United States of America, with respect to any federal court action; provided, however, that each Party shall have the right to file documents in other courts to enforce a judgment obtained in the Illinois courts. Each Party hereto consents to the jurisdiction of the Illinois courts and waives any argument that the Illinois courts are not convenient.
8. **Entire Agreement:** This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof.

SIGNING AND RETURNING this document authorizes Clarke to perform the services stipulated within this Agreement. By signing this document, I acknowledge I have the authority to authorize Clarke to perform the services for **The Renaissance**.

PRINT CUSTOMER NAME: _____ TITLE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

CLARKE SIGNATURE: _____ DATE: _____



The Renaissance CDD
CLIENT INFORMATION

PLEASE ASSIST US IN MAINTAINING OUR RECORDS BY COMPLETING THE FOLLOWING:

BILLING ADDRESS:

Name: _____

Property Management Company (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____ County: _____

Office Phone: _____ Cell: _____ Fax: _____

Accounts Payable E-Mail: _____ Accounts Payable Contact _____

****To be more sustainable, we ask you provide an Email address the invoices should be sent to****

***TREATMENT ADDRESS (if different from above):**

Contact Name: _____

Address: _____

City: _____ State: _____ Zip: _____ County: _____

CONTACT PERSON FOR CUSTOMER:

Name: _____ Title: _____

Office Phone: _____ Cell: _____ Fax: _____

E-Mail: _____

ALTERNATE CONTACT PERSON FOR CUSTOMER:

Name: _____ Title: _____

Office Phone: _____ Cell: _____ Fax: _____

E-Mail: _____

WATER BODIES USED FOR IRRIGATION:

Numbers/Names: _____

Please sign and return a copy of all pages of this completed Agreement to:

Clarke Aquatic Services, Inc.

Attention: Lori Clemence

Phone: (941) 685-0453 EMAIL: lclemence@clarke.com



References

Arborwood CDD - Somerset
Fort Myers, FL
Veronawalk Field Inspector
Contact: Bohdan Hirniak
(408) 235-4510
Approximately 85 acres of ponds
Bphirniak.vwcdd@gmail.com

Hawthorne HOA
Bonita Springs
Property Manager
Contact: Neal Solokow
(239) 947-4552
Approximately 45 acres
nsolokow@vestapropertyservices.com

VeronaWalk of Naples
Naples, FL
Veronawalk Field Inspector
Contact: Bohdan Hirniak
(408) 235-4510
Approximately 167 acres of ponds
Bphirniak.vwcdd@gmail.com

The Woodlands: Cypress Falls
North Port, FL
Contact: Monica Nagar
CAM
Lake Management
30 Acres of ponds
mnagar@castlegroup.com
941-926-1939

The Villages
The Villages, FL
Sam Wartinbee, Director
sam.wartinbee@districtgov.org
Phone: 352-753-4022
Fax: 352-753-4296
Cell: 352-267-4018
Over 500 acres of ponds

Dragonfly Pond Works

PO Box 1089
Apex, NC 27502-1089
919-851-0033 Telephone
919-710-8286 Fax

Proposal

January 24, 2020

Proposal No: 8537



Submitted To

Christopher Pepin
Community Field Services Inc.
3820 Colonial Blvd Suite 101
Fort Myers, FL 33966

Project

Renaissance CDD
12801 Renaissance Way
FT Myers, FL 33912

Scope

Thank you for choosing Dragonfly Pond Works to provide this proposal for lake and pond management and enhancements. The foundation of our company is fast response, high quality work, and great customer service. Our original 10 clients from when we started 10 years ago are still with us today.

In addition to any site specific service items listed below, our maintenance program includes:

- Hand re-arranging of rip rap at inlet and outlet as needed (does not include installation of new rip rap)
- Control of unwanted vegetation on inlets, outlets, and spillway structures
- Treatment of invasive grasses, algae and pond weeds in basin
- Removal of trash from basin
- Maintenance of beneficial plants
- Cleaning and inspecting drain and riser
- Monitoring potentially harmful wildlife activity including beavers and muskrats
- Monitoring conditions favorable to mosquito habitats and recommended solutions
- Monitoring of fish populations and recommendations on stocking options (where applicable)
- Visual inspection and digital documentation of condition of pond and important pond components
- Exercising of valve (if applicable and functioning)
- 5 pictures of important site components taken each visit and made available to you
- Any consulting related to the operation, appearance, safety or compliance of the pond or lake

If after reviewing and considering our proposal, you (and anyone else you wish involved), want to meet with me and my team to clear up any questions, or wish to visit some of our clients properties, please give me a call at 315-759-9689.

Pond Service Monthly

Monthly maintenance services for all 24 Ponds/Waterways. Visits are Jan - Dec every month.

Visits/Year	12
Cost/Visit	4,020.00
Total/Year	48,240.00

Fountain Maintenance

Two times per year maintenance to 6 fountains including cleaning of float, lights, motor, unclogging of spray nozzle and setting of timers to proper times.

Visits/Year	2
Cost/Visit	540.00
Total/Year	1,080.00

Aeration Maintenance

Four times per year maintenance to 12 Aeration Systems.

Visits/Year	4
Cost/Visit	900.00
Total/Year	3,600.00

Proposal Total	52,920.00
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Terms & Conditions

Communication

Client communication is the core component of our management service, and all management contracts include emailed maintenance logs after each visit. Each maintenance log includes detailed information about your pond including visit date, services performed, and observations made while on-site. Each site visit is documented with 5 pictures of important pond components. These are an important tool used to communicate any future preventative maintenance repairs and catch small problems early. In most cases when repair needs are identified in your maintenance log, you will also receive a repair proposal providing a solution to the problems noted in your report.

Additional Services

In addition to routine management, Dragonfly Pond Works provides a wide range of additional services to enhance, repair, and beautify your pond. Additional services include:

- Offering a full line of Aquamaster fountains, Airmax aeration and Keeton solar aerators
- Aquatic and shoreline plantings
- Fish stocking (grass carp, mosquito fish, and more)
- Erosion control and repair
- Pipe and leak repair

Pricing based on these assumptions

- Monthly service contracts are based on 12 month contracts and will be billed in 12 equal payments on the 15th day of the service month. Seasonal billings will be billed 8 times per year and quarterly contracts will be billed 4 times per year in March, June, Sept. and Dec. As maintenance contracts are sometimes billed prior to the completion of services, payments are due net 30, so that in the event your service visit has not been completed by time of invoicing, you may hold payment until your visit is completed.
- Contracts starting after 1/31 will run through the following calendar year. Contracts can be canceled with 60 day prior notice in writing.
- Your contract renews automatically in January for an additional year at up to a 4% increase per year. You will be notified of any rate increases prior to September.
- If additional work is identified while completing the original scope of work or inspections, repairs can be completed after a separate proposal is submitted and approved. In the event that this contract does not meet your needs, please contact us, and we will adjust the visit schedule accordingly.
- Dragonfly Pond Works will have free and unimpeded access to all work locations.
- Although we control most algae, service does not include control of planktonic algae or cyanobacteria. In the event that these blooms occur, we will work with you develop a community wide program to reduce the nutrients in your pond or lake.

By: _____ Date: _____ Accepted: _____ Date: _____
 Dragonfly Pond Works Renaissance CDD

To be completed by client:

Billing Contact & Email _____
 Billing Phone _____
 Billing Address _____



Proposal

Proposal No.: 62537

Proposed Date: 01/27/20

PROPERTY:	FOR:
Renaissance CDD - Maintenance Christopher Pepin CDD Renaissance fort Myers , FL 33966	Palomino / Berm Enhancement Proposal

Flush cut two Oak trees along Palomino

Replace missing Muhly Grass at the berm.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$550.00
Maintenance Division Labor	0.00	HR	\$45.00	\$0.00	
Muhly Grass, 03 gallon - 03G	50.00	03g	\$11.00	\$550.00	
Site Prep					\$180.00
Plant/Debris Removal	4.00	HR	\$45.00	\$180.00	
Tree Removal					\$1,300.40
Tree Removal - Large (Flush Cut)	1.00	CT	\$950.40	\$950.40	
Tree Removal - Small (Flush Cut)	1.00	CT	\$350.00	\$350.00	
Irrigation Renovation					\$45.00
Irrigation check on new plantings and program for watering days.	1.00	HR	\$45.00	\$45.00	
				Total:	\$2,075.40

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: Any and all jobs \$500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs \$500.00 and above will require a 50% deposit before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

Signature (Owner/Property Manager

Date

Printed Name (Owner/Property) Manager

Signature - Representative

Date