Rizzetta & Company

Southaven
Community Development District

Board of Supervisors' Meeting
December 2, 2026

District Office:
St Augustine, Florida
(904) 436-6270

www.southavencdd.org

Professionals in Community Management

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

Markland Amenity Center, 61 Clarissa Lane St. Augustine, FL 32095
www.southavencdd.org

Board of Supervisors	Richard Fetter	Chairman
	Bob Monk	Vice Chairman
	Donna Reed	Assistant Secretary
	Keneth Reger	Assistant Secretary
	Michael Langer	Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Mike Yuro	Yuro and Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.southavencdd.org

Board of Supervisors
Southaven Community
Development District

November 24, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Southaven Community Development District will be held on **December 2, 2026, at 10:00 a.m.,** at the Markland Amenity Center located at 61 Clarissa Lane St. Augustine, FL 32095.

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIENCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ADMINISTRATION**
   - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on October 7, 2026 .....Tab 1
   - B. Ratification of Operations and Maintenance Expenditures for September and October 2026 .....Tab 2
5. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer .....Tab 3
     1. 2027 Stormwater Needs Analysis Proposal
   - C. Landscape and Maintenance and Irrigation Report.....Tab 4
     1. Update on Renewal Agreement and Breakout of Additional Services from Scope
     2. Discussion Regarding Sky Command Irrigation Conversion
   - A. General Manager Report.....Tab 5
     1. Amenity Manager Report
        i. Consideration of Baby Swing Proposals – *Under Separate Cover*
     2. Lake Management Report
   - B. District Manager
6. **BUSINESS ITEMS**
   - A. Consideration of Resolution 2027-01, Declaring Seat Vacant.....Tab 6
   - B. Consideration of Appointment to Vacant Seat
   - C. Oath of Office .....Tab 7
   - D. Consideration of Resolution 2027-02, Redesignating Officers .....Tab 8
   - E. Consideration of Resolution 2027-03, Amending Spending Authorizations
     - *Under Separate Cover*
   - F. Consideration of Poolsure Renewal Proposal for Pool Chemicals .....Tab 9
   - G. Consideration of Two-Door Controller and Network Switch Proposal.....Tab 10
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Very truly yours,

Lesley Gallagher

District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SOUTHAVEN
COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of Southaven Community Development District was held **October 7, 2026, at 10:00 a.m.** held at the Markland Amenity Center located at 61 Clarissa Lane, St. Augustine, Florida 32095.

Present and constituting a quorum:

Richard Fetter	**Board Supervisor, Chairman**
Michael Langer	**Board Supervisor, Assistant Secretary**
Donna Reed	**Board Supervisor, Assistant Secretary**

Also present were:

Lesley Gallagher	**District Manager, Rizzetta & Company, Inc.**
Katie Buchanan	**District Counsel, Kutak Rock LLP** *(via zoom)*
Lisa Licata	**General Manager, Vesta**
Mike Yuro	**District Engineer, Yuro & Assoc**
Dan Fagen	**Regional General Manager, Vesta**
Josh Wolfe	**Representative, The Greenery**
Roy Grantham	**Representative, The Greenery**

Audience present.

FIRST ORDER OF BUSINESS **CALL TO ORDER**

Mr. Fetter called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **AUDIENCE COMMENTS ON AGENDA ITEMS**

There were no audience comments on agenda items in person or via zoom.

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FOURTH ORDER OF BUSINESS **CONSIDERATION OF THE MINUTES OF THE BOARD OF SUPERVISORS' REGULAR MEETING HELD ON AUGUST 5, 2026**

> On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on August 5, 2026, for the Southaven Community Development District.

FIFTH ORDER OF BUSINESS **RATIFICATION OF OPERATIONS AND MAINTENANCE EXPENDITURES FOR JULY AND AUGUST 2026**

> On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board ratified the Operations and Maintenance Expenditures for July 2026 in the amount of $56,633.83 and August 2026 in the amount of $66,930.48, for the Southaven Community Development District.

SIXTH ORDER OF BUSINESS **ACCEPTANCE OF RESIGNATION OF JORGE ITURRALDE, CONSIDERATION OF APPOINTMENT TO VACANT SEAT AND OATH OF OFFICE**

> On a motion by Mr. Fetter, seconded by Mr. Langer, with all in favor, the Board accepted the resignation of Mr. Iturralde and appointed Mr. Reger to the vacant seat previously held by Mr. Iturralde, for the Southaven Community Development District.

SEVENTH ORDER OF BUSINESS **RATIFICATION OF DISTRICT'S INSURANCE RENEWAL FOR FISCAL YEAR 2026/2027**

> On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board ratified the District's insurance renewal for Fiscal Year 2026/2027, for the Southaven Community Development District.

EIGHTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

Ms. Buchanan had no specific report and was available for questions.

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B. District Engineer

Mr. Yuro had no specific report and was available for questions.

C. Landscape and Maintenance Reports

Mr. Wolfe and Mr. Grantham from The Greenery attended and advised that a new account manager would be assigned to Southaven. They reviewed turf issues and indicated that an irrigation system proposal would be presented at the next meeting for discussion, including potential future savings to the District. It was requested that Mr. Heape from The Greenery check in with Ms. Licata when on site.

D. General Manager Report

1. General Manager Report

Ms. Licata reviewed her report. Under consideration of playground equipment proposals, the Board requested baby swing proposals for the next meeting.

The elevator preventative maintenance agreement was discussed. It was noted that the existing Otis agreement required termination notice before May 3 for the renewal period, while the decision to change vendors was made in August 2026. Direction was given to pay the Otis invoice in the amount of $2,916.60 and send a cancellation notice in accordance with the agreement before the next renewal.

2. Lake Management Report

There were no comments.

E. District Manager

On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board accepted the Fiscal Year 2026 Goals and Objectives report, for the Southaven Community Development District.

NINETH ORDER OF BUSINESS **RATIFICATION OF BACKFLOW REPAIRS**

On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board ratified backflow repairs in the amounts of $1,533.04 and $8,079.00, for the Southaven Community Development District.

TENTH ORDER OF BUSINESS **DISCUSSION REGARDING RESERVE FUND ACCOUNT**

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> On a motion by Ms. Reed, seconded by Mr. Langer, with all in favor, the Board directed staff to open the reserve account with Seacoast, for the Southaven Community Development District.

ELEVENTH ORDER OF BUSINESS **DISCUSSION REGARDING LANDSCAPE AND IRRIGATION SCOPE AND RFP**

It was noted that Mr. Grantham would serve as the new Regional Manager for The Greenery. The Board requested that the scope of the agreement be amended for the next renewal to not include mulch, annuals and palm tree trimming as part of the contracted general services but rather be listed as additional services that could be provided with an approved proposal.

TWELFTH ORDER OF BUSINESS **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**

AUDIENCE

Audience comments addressed pipes near the pocket park, roads, and tennis courts, including possible recourse through the developer.

SUPERVISORS

Questions were raised regarding the timeframe for the slip lane. It was noted that Mr. Reger had taken his oath of office and that the District Manager had received a copy.

Mr. Langer requested that the no-trespassing signs for pond banks be reduced in size.

> On a motion by Mr. Langer, seconded by Mr. Fetter, with all in favor, the Board authorized reducing three signs to half their current size and using the previously engaged sign contractor for the project, for the Southaven Community Development District.

Supervisors were asked to share requests with Ms. Licata and the District Manager before meetings so that items could be placed on the agenda if necessary.

THIRTEENTH ORDER OF BUSINESS **ADJOURNMENT**

> On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board adjourned the meeting at 11:52 a.m., for the Southaven Community Development District.

DRAFT

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.SOUTHAVENCDD.ORG

Operation and Maintenance Expenditures
September 2026
Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$47,006.70**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Southaven Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ancient City Janitorial LLC	600068	2959	Janitorial Services 09/26	$ 649.00
AT&T	20260914-1	322343089-082126	Phone & Internet Services 09/26	$ 169.01
AT&T	20260902-1	323860823-081026	Internet Services 08/26	$ 273.22
COMCAST	20260910-1	8495741401213297-081726	Phone Services 08/26	$ 374.57
Dolphin Backflow, Inc.	600064	48865	Maintenance & Repair 07/26	$ 270.00
Dolphin Backflow, Inc.	600064	48868	Maintenance & Repair 07/26	$ 45.00
Florida Department of Revenue	20260921-1	6580192295959-091826	Sales & Use Tax 08/26	$ 36.81
Florida Power & Light Company	20260926-1	0539926444-091426	Electric Services 08/26	$ 30.80
Florida Power & Light Company	20260926-1	2396585172-091426	Street Lights 08/26	$ 2,078.71
Florida Power & Light Company	20260926-1	2936844030-091426	Street Lights 08/26	$ 37.67
Florida Power & Light Company	20260926-1	3005756139-091426	Electric Services 08/26	$ 113.55
Florida Power & Light Company	20260926-1	3111413393-091426	Electric Services 08/26	$ 31.04
Florida Power & Light Company	20260926-1	6452877167-091426	Electric Services 08/26	$ 968.63

Southaven Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260926-1	9246030044-091426	Electric Services 08/26	$ 31.36
Florida Power & Light Company	20260926-1	9779789537-091426	Electric Services 08/26	$ 37.53
Kenneth W. Reger	600067	287-KR082626-1	Miscellaneous Expense 08/26	$ 1,419.44
Rizzetta & Company, Inc.	600066	INV0000112125	Accounting Services 09/26	$ 3,960.42
Roto-Rooter of St. Augustine	600069	88370169	Maintenance & Repair 06/26	$ 635.00
Southeast Fitness Repair	600070	3018	Fitness Equipment Maintenance & Repair 08/26	$ 330.00
St Johns Utility Department	20260918-1	559802132013-081926	Water Services 08/26	$ 1,490.13
St Johns Utility Department	20260918-1	559802132336-081926	Water Services 08/26	$ 87.22
St Johns Utility Department	20260918-1	559802132338-081926	Water Services 08/26	$ 55.84
St Johns Utility Department	20260918-1	559802132340-081926	Water Services 08/26	$ 243.45
St Johns Utility Department	20260918-1	559802132342-081926	Water Services 08/26	$ 1,356.70
St Johns Utility Department	20260918-1	559802132378-081926	Water Services 08/26	$ 811.85
St Johns Utility Department	20260918-1	559802132379-081926	Water Services 08/26	$ 93.83

Southaven Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
St Johns Utility Department	20260918-1	559802133630-081926	Water Services 08/26	$ 12.46
St Johns Utility Department	20260918-1	559802134615-081926	Water Services 08/26	$ 37.38
St Johns Utility Department	20260918-1	559802135720-081926	Water Services 08/26	$ 271.83
St Johns Utility Department	20260918-1	559802135721-081926	Water Services 08/26	$ 463.42
St Johns Utility Department	20260918-1	559802135954-081926	Water Services 08/26	$ 16.15
St Johns Utility Department	20260918-1	559802135956-081926	Water Services 08/26	$ 29.95
St Johns Utility Department	20260918-1	559802135958-081926	Water Services 08/26	$ 197.47
St Johns Utility Department	20260918-1	559802135959-081926	Water Services 08/26	$ 72.08
St Johns Utility Department	20260918-1	559802135961-081926	Water Services 08/26	$ 12.46
St Johns Utility Department	20260918-1	559802139106-081926	Water Services 08/26	$ 160.15
The Greenery of North Florida, Inc.	600071	819149	Landscape Maintenance 09/26	$ 13,850.00
Valley National Bank	20260928-1	CC083126-287	Credit Card Expenses 08/26	$ 502.45
Vesta Property Services, Inc.	600072	434297	Management Services 09/26	$ 14,451.25

Southaven Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Vesta Property Services, Inc.	600072	434550	Management Services 08/26	$ 16.82
VGlobal Tech	600073	8850	Website Compliance & Management 09/26	$ 175.00
Village Key & Alarm, Inc.	600065	423648	Security Monitoring & Maintenance 07/26	$ 225.00
Waste Management Inc. of Florida	20260917-1	9802140-2224-9	Waste Disposal Services 09/26	$ 327.05
Yuro & Associates, LLC	600074	4181	Engineering Services 08/26	$ 555.00
Total				**$ 47,006.70**

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures
October 2026
Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2026 through October 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$143,463.00**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Southaven Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2026 Through October 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
American Tree Solutions	600075	1576	Landscape Replacement 09/26	$ 2,000.00
Ancient City Janitorial LLC	600080	2998	Janitorial Services 10/26	$ 649.00
AT&T	20261015-1	322343089-092126	Phone & Internet Services 10/26	$ 169.01
AT&T	20261005-1	323860823-091026	Internet Services 09/26	$ 273.22
Bob's Backflow & Plumbing Services, Inc.	600086	39568	Maintenance & Repair 09/26	$ 7,279.00
Bob's Backflow & Plumbing Services, Inc.	600090	40197	Maintenance & Repair 09/26	$ 1,533.04
C BUSS Enterprises, Inc.	600094	7253	Maintenance & Repair 09/26	$ 35,000.00
Clear Waters, Inc.	600098	164343	Pond Maintenance 08/26	$ 835.00
Clear Waters, Inc.	600098	165172	Pond Maintenance 09/26	$ 835.00
Clear Waters, Inc.	600098	166028	Pond Maintenance 10/26	$ 835.00
Coastal Wildlife & Pest Services LLC	600099	64401	Maintenance & Repair 06/26	$ 129.00
Coastal Wildlife & Pest Services LLC	600099	66854	Maintenance & Repair 07/26	$ 129.00
COMCAST	20261013-1	8495741401213297-091726	Phone Services 09/26	$ 374.57

Southaven Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2026 Through October 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Egis Insurance Advisors, LLC	600087	34135	Insurance Policy 10/01/26-10/01/27	$ 37,293.00
Farm to You Revue, LLC	600079	261024	Special Events 10/26	$ 562.50
Farm to You Revue, LLC	600089	261024-B	Special Events 12/26	$ 562.50
Florida Department of Commerce	20261022-1	95365	Special District Fee FY26/27	$ 175.00
Florida Department of Revenue	20261021-1	6580192295959-102026	Sales & Use Tax 09/26	$ 30.35
Florida Power & Light Company	20261027-1	0539926444-101326	Electric Services 09/26	$ 30.80
Florida Power & Light Company	20261027-1	2396585172-101326	Street Lights 09/26	$ 2,100.34
Florida Power & Light Company	20261027-1	2936844030-101326	Street Lights 09/26	$ 38.86
Florida Power & Light Company	20261027-1	3005756139-101326	Electric Services 09/26	$ 108.80
Florida Power & Light Company	20261027-1	3111413393-101326	Electric Services 09/26	$ 31.09
Florida Power & Light Company	20261027-1	6452877167-101326	Electric Services 09/26	$ 926.46
Florida Power & Light Company	20261027-1	9246030044-101326	Electric Services 09/26	$ 31.43
Florida Power & Light Company	20261027-1	9779789537-101326	Electric Services 09/26	$ 38.68

Southaven Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2026 Through October 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Freedom Pest Control, Inc.	600100	1252347	Pest Control Services 10/26	$ 275.00
Freedom Pest Control, Inc.	600100	1252348	Pest Control Services 10/26	$ 300.00
HabiTech Systems Inc.	600076	20275192	Maintenance & Repairs 09/26	$ 135.00
Kutak Rock, LLP	600095	3828926	Legal Services 07/26	$ 2,850.00
Otis Elevator Company	600096	100402430543	Maintenance & Repairs 09/26	$ 2,196.60
Rizzetta & Company, Inc.	600081	INV0000112850	Accounting Services 10/26	$ 4,060.42
Rizzetta & Company, Inc.	600082	INV0000112970	Assessment Roll FY26/27	$ 5,909.00
Southeast Fitness Repair	600077	107936	Fitness Equipment Maintenance & Repair 09/26	$ 890.46
St Johns Utility Department	20261019-1	559802132013-091926	Water Services 09/26	$ 565.20
St Johns Utility Department	20261019-1	559802132336-091926	Water Services 09/26	$ 87.22
St Johns Utility Department	20261019-1	559802132338-091926	Water Services 09/26	$ 56.39
St Johns Utility Department	20261019-1	559802132340-091926	Water Services 09/26	$ 174.02
St Johns Utility Department	20261019-1	559802132342-091926	Water Services 09/26	$ 562.72

Southaven Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2026 Through October 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
St Johns Utility Department	20261019-1	559802132378-091926	Water Services 09/26	$ 521.37
St Johns Utility Department	20261019-1	559802132379-091926	Water Services 09/26	$ 87.53
St Johns Utility Department	20261019-1	559802133630-091926	Water Services 09/26	$ 12.46
St Johns Utility Department	20261019-1	559802134615-091926	Water Services 09/26	$ 37.38
St Johns Utility Department	20261019-1	559802135720-091926	Water Services 09/26	$ 271.25
St Johns Utility Department	20261019-1	559802135721-091926	Water Services 09/26	$ 287.31
St Johns Utility Department	20261019-1	559802135954-091926	Water Services 09/26	$ 16.23
St Johns Utility Department	20261019-1	559802135956-091926	Water Services 09/26	$ 31.34
St Johns Utility Department	20261019-1	559802135958-091926	Water Services 09/26	$ 146.98
St Johns Utility Department	20261019-1	559802135959-091926	Water Services 09/26	$ 72.93
St Johns Utility Department	20261019-1	559802135961-091926	Water Services 09/26	$ 12.46
St Johns Utility Department	20261019-1	559802139106-091926	Water Services 09/26	$ 139.91
The Greenery of North Florida, Inc.	600091	821388	Landscape Maintenance 10/26	$ 13,850.00

Southaven Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2026 Through October 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Turner Pest Control, LLC	600088	622743369	Pest Control 09/26	$ 93.00
USA TODAY Media Corp	600083	0007908364	Legal Advertising 09/26	$ 102.64
Valley National Bank	20261027-2	CC093026-287	Credit Card Expenses 09/26	$ 841.32
Vesta Property Services, Inc.	600084	434877	Management Services 10/26	$ 14,451.25
Vesta Property Services, Inc.	600092	435130	Management Services 09/26	$ 18.56
VGlobal Tech	600085	8989	Website Compliance & Management 10/26	$ 175.00
Village Key & Alarm, Inc.	600097	362975	Security Monitoring & Maintenance 10/26	$ 480.00
Village Key & Alarm, Inc.	600097	362976	Security Monitoring & Maintenance 10/26	$ 600.00
Village Key & Alarm, Inc.	600093	HP15082	Security Monitoring & Maintenance 10/26	$ 600.00
Waste Management Inc. of Florida	20261016-1	9806116-2224-5	Waste Disposal Services 10/26	$ 331.40
Wayne Automatic Fire Sprinklers, Inc.	600078	1341421	Sprinkler Inspection 09/26	$ 250.00
Total				**$ 143,463.00**

Tab 3

Yuro & Associates, LLC

- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

Date: November 10, 2026

To: Southaven Community Development District

Re: **2027 Stormwater Needs Analysis**

Description:

Per Section 403.9302, *Florida Statutes*, special districts that either own or operate stormwater management systems were required to create a 20-year needs analysis back in 2022, and that analysis must be updated every five (5) years making the next report due by June 30, 2027. We propose to complete this updated analysis by the due date utilizing the 17-page template provided by the Office of & Demographic Research. A summary of our efforts that will be required to comply with the requirements of section 403.9302 will include:

- A detailed description of the stormwater management system and its facilities and project.
- The number of current and projected residents served, calculated in 5-year increments.
- The current and projected service area for the stormwater management system.
- The current and projected cost of providing services calculated in 5-year increments.
- The estimated remaining useful life of each facility or its major components.
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major component.
- The local government's plan to fund the maintenance or expansion of any facility or its major components. The Plan will include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.
- Coordinate with the District Manager and/or other District Staff, as necessary to ensure all required elements are satisfactorily addressed.

We proposed to complete this effort for a **total Lump Sum cost of $8,500.00.**

Authorized By:

_____ Date	11/10/2026
Southaven CDD	Michael J. Yuro, P.E. Date *Yuro & Associates, LLC*

145 Hilden Road, Unit 108, Ponte Vedra, FL 32081
(904) 343-0929 * myuro@mjyuro.com

Tab 4

- Transition into Slow Season: We are officially entering our slow season as temperatures begin to cool and the grass naturally starts to go dormant and lose some of its color. This is a normal seasonal transition, and we will continue maintaining the property throughout the cooler months.

- Routine Maintenance: Our maintenance team will continue servicing the property two days per week, providing routine services as needed, including mowing, edging, blowing, and weed eating. We will also begin focusing on projects and enhancements that are better suited for the cooler season.

- Pond Bank Sod Installation: We will be installing new sod along both sides of the pond banks off Westcott Parkway to improve the overall appearance and condition of these areas.

- Field Supervisor Visits: Our field supervisor will continue visiting the property once per week to assist with spraying, trimming, and identifying additional areas that may need attention to further enhance the property's overall appearance.

- Swimming Pool Paver Improvements: We recently removed the palm trees, including their root balls, from the two front corners near the swimming pool stairs. Later this fall and winter, we plan to level these areas and rework the existing pavers to provide a cleaner, more finished appearance.

- Additional Palm Tree Pruning: During our recent property reviews, we identified 23 additional palm trees that are not included in the current seasonal pruning contract. We have submitted a separate proposal for the additional pruning to ensure these trees receive the proper attention.

- Annual Flower Updates: The current annuals are doing very well and have really begun to flourish into the colorful displays we were hoping for. With how well they are performing, we would like to push back the next annual replacement by a few weeks. We want to get the most out of the current flowers while also making sure we

stay within the appropriate planting season and have new material available when it is time to replace them.

- Contract Renewal & Year 3 Planning: We are approximately three and a half months away from completing the second year of our current three-year agreement, which is scheduled to end on February 28, 2027. As we begin looking ahead to Year 3, we would appreciate any feedback or changes the Board would like The Greenery to consider before entering the final year of the agreement. Please feel free to share any adjustments, additions, or areas of focus you would like us to review.

Thank you,

Joshua Wolfe

Client Relationship Manager

904-624-0189

Work Order Proposal

Proposal Date: 11/11/2026
Proposal Work Order #: 97832
Prepared By: Josh Wolfe

Property Name: Southaven CDD
Address: 61 Clarissa Lane, Saint Augustine, FL 32095
Client Contact: Lisa Licata Llicata@vestapropertyservices.com
Client Phone #:

Sky Command Irrigation Conversion

Scope of Work

This proposed irrigation upgrade includes the integration of 13 existing irrigation controller locations throughout the community into one centralized irrigation management system utilizing **Hunter Sky Command technology**.

The upgrade will provide a more streamlined and efficient approach to managing the community's irrigation system, allowing for centralized scheduling, improved system oversight, and greater flexibility in irrigation operations.

Proposed System Components

The upgrade includes the installation and integration of the following equipment:

- **Hunter Sky Command Controller:** Serves as the central control platform for managing irrigation operations throughout the community.
- **Hunter Sky Command Wireless Valve Links (94 Zones):** Provides wireless communication and control capabilities for the community's 94 irrigation zones.
- **Hunter Sky Command Wireless Signal Repeaters:** Extends wireless communication coverage to support reliable connectivity throughout the community.
- **Hunter Sky Command LoRa Module:** Facilitates long-range wireless communication between system components.
- **Hunter Cellular Connection Module:** Provides cellular connectivity for remote system access and management.
- **Hunter DC Latching Solenoids:** Supports the operation of irrigation valves through the wireless control system.

Benefits of the Upgrade

The centralized irrigation system is designed to provide several operational advantages:

- **Centralized Management:** Consolidates irrigation control across 13 controller locations into one management platform.
- **Improved Water Management:** Allows for more consistent scheduling and adjustments to irrigation run times based on seasonal and landscape needs.
- **Enhanced Operational Efficiency:** Reduces the need for technicians to travel between individual controllers to make routine scheduling adjustments.
- **Remote Accessibility:** Provides the ability to monitor and adjust irrigation schedules remotely through the connected management platform.
- **Improved System Oversight:** Simplifies irrigation management across the community's 94 zones.

- **Long-Term Flexibility:** Establishes a modernized irrigation control infrastructure that supports more efficient ongoing system management.

Incidentals and Additional Work

A contingency allowance has been incorporated into the proposal to address reasonable incidentals that may arise during installation or additional items the client may elect to include while the project is underway.

If required incidentals or requested additions are expected to exceed the amount included in the project allowance, a **change order will be prepared and submitted to the client for approval before the additional work proceeds**.

Early Approval Discount

If this proposal is approved on or before December 15, 2026, a 10% discount will be deducted from the total project price.

This incentive provides Southhaven with an opportunity to complete the irrigation modernization project at a reduced cost while gaining the operational, maintenance, and water-management benefits of the Hunter SkyCommand system.

DESCRIPTION	QTY	SIZE	TOTAL PRICE
Irrigation			**$50,071.92**
Solenoid Replacement *	94.00	EA	
Skycommand BOC Valve Controller	94.00	EA	
SkyCommand Wireless Signal Repeater	3.00	EA	
Skycommand LORA Gateway	1.00	EA	
Cellular Mod	1.00	EA	
Skycommand HUB Controller	1.00	EA	
Valve Box Replacement *	9.00	EA	
Misc Irrigation Materials			
Total for Work Order #97832			**$50,071.92**

TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.

2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.

3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.

4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding, or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.

5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.

6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Any irrigation prices included in this bid are an estimation only.

7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.

8. Drainage. Any drainage installation is meant to improve conditions but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.

9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.

10. Invoicing. Client/Owner shall remit payment to Contractor upon reciept of invoice, unless Client/Owner is currently under an active Maintenance Contract, in which case payment terms shall follow the terms outlined in that agreement.

11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

16.Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

Property Name: Southaven CDD
Address: 61 Clarissa Lane, Saint Augustine, FL 32095
Client Contact: Lisa Licata Llicata@vestapropertyservices.com
Client Phone #:

Proposal Date: 11/11/2026
Proposal Work Order #: 97832
Prepared By: Josh Wolfe

Total: **$50,071.92**
Deposit Amount (50%): **$25,035.96**

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By Josh Wolfe
Josh Wolfe
Date 11/11/2026
The Greenery, Inc.

By _____
Date _____

Tab 5

General Manager Report
Southaven CDD Meeting
December 3rd, 2025

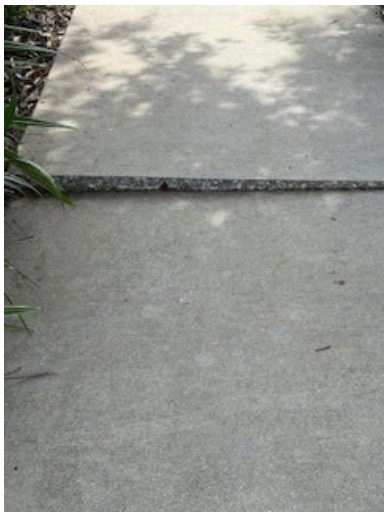
Date of Report: December 3rd, 2025 Submitted by: Lisa Licata

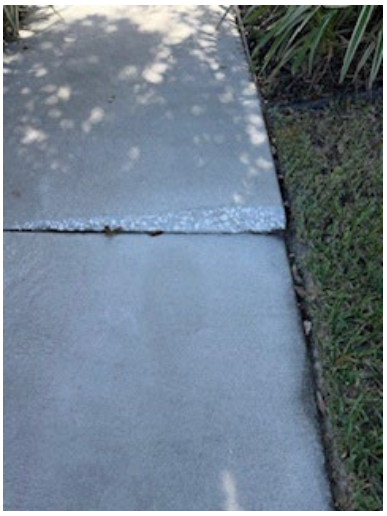
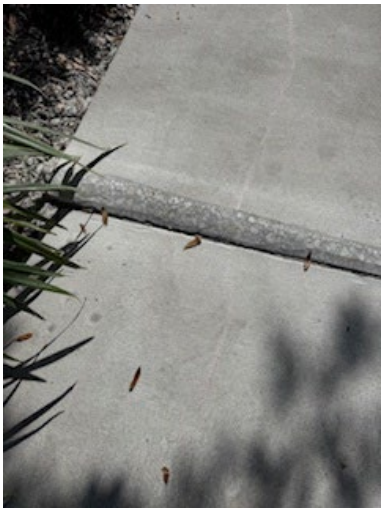
- ***Amenity Center***
  - Revenue (see report)
  - Holiday Hours- Christmas Eve: 9-1pm Christmas Day: Closed
  - New Years Eve: 9-1pm and New Years Day: Closed
  - Chili Cook Off- January 11th
  - Pickle Ball Tournament- Feb 21st
  - New set of Gym Weights(Board decision/discussion)

Vested in your community.

Field Ops Report Southaven CDD

Date Submitted: December 3rd , 2025 Submitted by: Lisa Licata

Did some sidewalk grinding of the major safety areas. Thank you Supervisor Monk for your generator.

Daily chores around the Manor House.

Weekly trash around the community.

Weekly pool cleanings and pool deck organization.

Power washed the front and back porches weekly.



Lake Management Report

Markland CDD

Date: 10/26/26

Weather: Overcast

Technician: Cody Wolfe

Equipment Used: Hand

Lake #1: Bio-Zyme



Lake #2: Bio-Zyme



Clear Waters, Inc. P.O. Box 291522 Port Orange, FL 32129
1(888)212-1390www.clearwaterslakemgmt.com



Lake Management Report

Markland CDD

Date: 11/23/26

Weather: Overcast

Technician: Elliot McCammack

Equipment Used: Hand

Lake #1: Bio-Zyme



Lake #2: Bio-Zyme



Clear Waters, Inc. P.O. Box 291522 Port Orange, FL 32129
1(888)212-1390www.clearwaterslakemgmt.com

Tab 6

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT FIVE OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Southaven Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the "Board") are to be elected by the "Qualified Electors" of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for one (1) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare remaining seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT:

1. DECLARATION OF VACANT BOARD SUPERVISOR SEAT. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat #5 (currently held by Donna Reed)

2. INCUMBENT BOARD SUPERVISOR. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more

provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 2nd day of December 2026.

ATTEST:

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Tab 7

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Southaven Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 8

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Southaven Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the "Board") desires to redesignate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are appointed to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Lesley Gallagher
Assistant Secretary	Melissa Dobbins
Secretary	Scott Brizendine
Treasurer	Scott Brizendine
Assistant Treasurer	Susan Garcia

SECTION 2. This Resolution supersedes any prior appointments made by the Board.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of December 2026.

ATTEST:

_____
Secretary / Assistant Secretary

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson, Board of Supervisors

Tab 9

poolsure
AN AQUASOL COMPANY

1707 Townhurst Drive
Houston, Texas 77043
800.858.7665
www.poolsure.com

October 5, 2026

Southaven CDD
c/o Rizzetta & Company
P.O. Box 32414
Charlotte NC 28232

Re: Southaven CDD: Annual Account Evaluation and Price Adjustment

Dear Customer,

Thank you for your continued partnership. It is our privilege to support your pool operations, and we remain committed to providing the highest quality products and services.

As part of our annual account review, please find below your revised Water Management rate for the upcoming year. We have worked diligently to keep this year's adjustment to a minimum, with the increase reflecting only the rising operational costs associated with delivering our services. **Your new Water Management rate will be effective January 1, 2027.**

2027 Base Rate $838.60 (billed seasonally as listed below plus any applicable sales tax)

- **Winter (Oct–Mar) $838.60**
- **Summer (Apr–Sep) $838.60**

Save 5% by prepaying your full 2027 annual amount by December 31, 2026. Contact our Accounts Receivable team and request your annual invoice by emailing ar@poolsure.com or calling 1-800-858-7665.

We greatly appreciate your continued partnership and look forward to another year of success together.

Sincerely,

Alan Falik
President

Vincent Flaviani
Vice President of Sales

Tab 10

	Sunbelt Gated Access Systems of Florida North Florida/Billing Location 9774 Florida Mining Blvd W, Suite 701 Jacksonville, FL 32257	**License ##ES12000933** South FL Location 2085 Calumet St Clearwater, FL 33765

Attn: Markland Email: llicata@vestapropertyservices.com Company: Markland Address: Southhaven CDD C/O Rizetta and Company, 3434 Colwell Ave., Suite 200, Tampa, FL 33614	REP: Ron Thomas Date: Nov 10, 2026 Property: Markland Address: 60 Harkness Ct, St. Augustine, FL 32095

Quote 10072158

SCOPE OF WORK

According to Tech Notes During Original Card Reader Installation Quote Includes:

The clubhouse and the pool with the playground has seven points of Entry.
The clubhouse was installed with (3) 2 door controllers Butterfly max..
They did not leave an access point for the seventh door, which is the reader in question..

They will need an additional two door control controller. A network switch.. and a 24-7 continuous battery backup as instructed by installation instructions of Butterfly.
Clean up the landing box.
The Butterfly card reader is left with Lisa in her office..
Test and Leave System in Operational Condition.

Butterfly 2-Door Door Controller and Network Switch

Quote:

The clubhouse and the pool with the playground has seven points of Entry.

The clubhouse was installed with (3) 2 door controllers Butterfly max..

They did not leave an access point for the seventh door, which is the reader in question..

Install installing a reader without an access point as pointless..

They will need an additional two door control controller. A network switch.. and a 24 seven continuous battery backup as instructed by installation instructions of Butterfly.

Clean up the landing box.

The Butterfly card reader is left with Lisa in her office..

Material Description	Qty
ButterflyMX 2-Door Controller	1
TRENDnet Switch; 5-Port, Gigabit 10Gbps. GREENnet Reduced Power Consumption Technology	1

UltraTech 0E-625V8LCD2 650VA/390W Battery Backup Compact UPS with 8 Outlets; Standby (Replaces EN550)	1
Labor	**Qty**
Labor and Mobilization	

Material Description	**Qty**
Base Charge for Onsite Service Call - Baker, Clay, Nassau or St Johns County	1
Labor	**Qty**
Install Labor	4

Total Proposal as Outlined Above..... $2,100.63

Sincerely,

Ron Thomas
ronthomas@sunbeltsys.com
9043547060
Sales Extensions: Ron Thomas x373 || Charles Barr x380 || Michael Maykish x382

Please note that by accepting this estimate you are agreeing to the terms listed below and that you have read and understand all of the provided information.

DISCLAIMERS

- Quotation/Proposal does not cover any unforeseen problems existing in completion of job that are not noted by customer or salesman prior to the order being placed.
- Quoted prices are based on the plans and specifications received as of the quotation/proposal date.
- Any changes or revisions to the plans or specifications that alter our scope of work may result in additional charges.
- This quotation requires all telephone lines/internet connections if required, any necessary permits and/or government fees, all 120VAC electrical circuits and low voltage electrical conduit requirements including all phone/data lines provided and installed by customer or customer's electrician.
- WARRANTY: Manufacturer Warranty on New Equipment/Parts and 90 days on workmanship from date of acceptance of installation by owner or beginning of constructive use of equipment, whichever shall come first.
- Sunbelt Gated Access Systems is a licensed contractor in the State of Florida (License #ES12000933) and this license covers the proposed work herein. Using an unlicensed contractor for this project is a crime subject to fines up to $10,000 and could result in condemnation of the completed work. We encourage you to visit www.myfloridalicense.com to verify the license status of your chosen contractor before issuing any purchase orders or contracts for this work.

NOTE:

Warning: To reduce the risk of injury or death:

- Do not operate the gate unless area around gate is in full view.
- Do not allow children to play in the gate area.
- Periodically test the obstruction sensitivity to assure safe and proper operation.
- Always keep people and objects away from the gate.
- No person should cross the path of a moving gate. The entrance is for vehicles only. Pedestrians must use a separate entrance.
- Sunbelt Gated Access Systems of FL, LLC shall accept NO responsibility for gate closure on pedestrians and/or vehicles,nor be held responsible in the event that any Emergency vehicle is delayed or denied access due to a closed gate.

By ordering any of our services, you agree to be bound by these terms & conditions:

- All work to be completed in a workmanlike manner according to standard practices;
- Estimates and/or proposals for work are valid for thirty (30) days from date of estimate;
- Contract acceptance requires a signed estimate or written approval and may require a deposit, otherwise payment terms are COD or due upon completion;
- Any alteration or deviation from the said specifications involving extra costs will be done only upon a written change order and the costs will become an extra charge over and above the original estimate;
- The estimate does not include additional labor which may be required should unforeseen problems arise after the work has started and Sunbelt Gated Access Systems reserves the right to amend any information without prior notice.

Sunbelt Gated Access Systems is a licensed contractor in the State of Florida (License #ES12000933) and this license covers the proposed work herein