



Rizzetta & Company

Paseo Community Development District

Board of Supervisors' Meeting December 06, 2023

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.paseocdd.org

PASEO COMMUNITY DEVELOPMENT DISTRICT

Paseo Village Centre – Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912

Board of Supervisors	Steven Brown	Chairman
	Sharon Schulman	Vice Chairman
	Dave Cabell	Assistant Secretary
	Debra Johnson	Assistant Secretary
	Ian Noy	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Carl Barraco	Barraco and Associates, Inc.

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

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time. **Please note that going forward all public comments on agenda and non-agenda items will be taken at the onset of the meeting. There will only be one public comment period. All those desiring to speak during public comment will need to sign the Speaker Sign In sheet.**

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.

PASEO COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.paseocdd.org

November 27, 2023

Board of Supervisors
**Paseo Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, December 06, 2023, at 10:00 a.m.** at the Paseo Village Center Theater, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. DISTRICT ENGINEER STAFF REPORT**
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Management Company Review
 - B. Review of November 2023 Landscape Inspection Report..... Tab 1
 - C. Consideration of Honc Docks Proposal for Fishing Pier Repairs Tab 2
 - D. Consideration of Hoover Pumping Systems Proposal for 2024 Pump Station Maintenance Tab 3
 - E. Consideration of Superior Waterway Proposal to Change Lights at Fountains 1A, 1B and 1C to LED Tab 4
 - F. Consideration of Proposals for Maintenance of Entry Water Feature Tab 5
 1. Green & Clean
 2. Pool Troopers
 3. Superior Waterway
 - G. Consideration of Weiser Security Rate Increase Request..... Tab 6
 - H. Consideration of Passarella & Associates Proposal for GIS Updates and Additions Tab 7
 - I. Consideration of Proposals for January Mulch Application (under separate cover)
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 25, 2023 Tab 8
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of September and October 2023 Tab 9
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager Tab 10
- 7. 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 (239) 936-0913.

Sincerely,

Belinda Blandon

Belinda Blandon

District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

PASEO

LANDSCAPE INSPECTION REPORT



November 17th, 2023

Rizzetta & Company

John R. Toborg – Sr. Landscape Specialist

John Fowler– Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

General Updates, Recent & Upcoming Maintenance Events, Important Notices:

- ❑ Fertilizer ban has been lifted. Please provide your schedule for October for turf, ornamentals, and trees.

The following are action items for Pinnacle Landscapes to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and **bold, underlined black** indicates an update or question for the BOS.

Zone 1 Penzance, Guardhouse & Paseo Grande

Zone 2 Condos, west of Paseo Grande,

Zone 3 Condos, east of Paseo Grande

Zone 4 Rosalinda, Provencia, Mercado & Sarita (includes Bibiana to Emilia and Javiera to Nalda)

Zone 5 Paseo Drive (starting at Paseo Grande and including bridge)

Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

1. Treat weeds in beds at the Eastern most end of Penzance.
2. Schedule a pruning event for the recently planted Pitch Apple on Penzance to hide the pipes. Maintain just under the current height.
3. Remove a couple Purple Shower growing within the Variegated Arboricola at the Eastern most end of Penzance.
4. Remove a Firebush growing up through the Variegated Arboricola at the Eastern most end of Penzance.
5. **There are 3 dead palms on Penzance between Paseo Grande Blvd. to West end. What is the current status on this proposal?**
6. Treat ant mounds on Penzance ROW.
7. There are a couple Coconut and Foxtail palms withing dead hanging fronds that need removal on Penzance from Paseo Grande Blvd. Palomino Ln.
8. Diagnose and treat a declining Coconut palm on Penzance directly across the street from Musket Ln.
9. There are several other Coconut palms that the fronds are yellowing and appear to be declining on Penzance ROW from Paseo Grande Blvd. to Palomino Ln. Investigate and report your findings.
10. A couple dead fronds in the Pygmy Date palms on Penzance Blvd. from Paseo Grande Blvd. West to end of property.
11. Set a strong bed edge for Penzance Blvd. ROW from Paseo Grande heading West.



Zone 1

12. 5 dead palms on the Penzance ROW between Palomino Ln. and Paseo Grande Blvd. What is the current status of this proposal?

13. Treat the weeds in the beds on Penzance Blvd. ROW from Paseo Grande Blvd. West to end of property. (Pic. 13)



14. Remove a Red Ti plant that has been trampled down towards the West end of Penzance Blvd.
15. Need to add a few plants to fill in the front bullnose of Paseo Grande Blvd. median at the Penzance Blvd. intersection.
16. The Bush Daisies in the median on Paseo Grande Blvd. before the Paseo monument look healthier but need to fill in the gaps with new ones.
- 17. Area at the bullnose of the median splitting guests and residents still looks less than desirable. What is the plan to enhance this area? (Pic. 17>)**
18. Treat weeds in the median beds of Paseo Grande Blvd. from Penzance Blvd. to gate house.
19. Raise the tree canopy overhanging the Southeast bench by the lake on Paseo Grande Blvd.

20. Prune the 'Nora Grant' Ixora in front of the Variegated Arboricola at the Southeast gazebo to create a terracing effect.

21. Diagnose and treat Foxtail Palm and turf in front of condo 11256 on Eastside of Paseo Grande Blvd. Turf looks worse than last inspection. Across from lightpole #98. (Pic. 21)



22. Petit Ixora are yellow and appear chlorotic by the East roundabout on Paseo Grande Blvd. between light poles #100 and #101.
23. Treat the weeds in the roundabout bed on Paseo Grande Blvd. on the Eastside.
24. Diagnose and treat an area of declining turf at the Northeast Gazebo on Paseo Grande Blvd.
25. Treat ant mounds along paver sidewalk.



Zone 1

- 26. Staking system for the Shady Lady tree between light pole #108 and #109 needs to be reinstalled as one of the stakes is out of the ground.
- 27. Treat broadleaf turf weeds on Paseo Grande Blvd. on the Eastside of the road near the pond shared with Javiera Way.
- 28. Petit Ixora are starting to turn yellow again by the East roundabout on Paseo Grande Blvd. between light poles #100 and #101.
- 29. The Medjool palms appear to have been pruned to much on the North end of Paseo Grande Blvd. just East of Paseo Dr. We ask only prune dead fronds and fruiting structures for the health of the palm. (Pic. 29)



- 30. Recently planted Pygmy Palms by the dumpster area appear to be struggling to establish. There are a lot of dead and green fronds drooping.
- 31. Reconnect straps on staking systems for the Shady Lady trees on both sides of the bench behind light pole #68.
- 32. Remove dead flowers out of the Bird of Paradise at the Northwest gazebo.
- 33. Remove any dead leaves on the ground from the Magnolia trees on Paseo Grande ROWs.

- 34. Petit Ixora yellowing at the West roundabout as well behind light pole #80. They appear chlorotic.
- 35. Treat broadleaf turf weeds in the West roundabout on Paseo Grande Blvd.
- 36. Treat weeds in the bed on the West roundabout on Paseo Grande Blvd.
- 37. Remove sucker growth off the base of the Shady Lady tree at light post #83
- 38. Diagnose and treat turf in front of the Southwest gazebo that has a little decline. (Pic. 38)



- 39. Raise the tree canopy overhanging the Firebush at the Southwest gazebo near light pole #88.
- 40. Remove a couple Purple Shower growing within the shrubs on Herminia St. ROW between East and West Paseo Grande Blvd.
- 41. Investigate an area between two palms in the turf on Herminia St. ROW where there is a depression that is holding water. Report your findings.



Zone 2

1. A few areas of broadleaf turf weeds on North and South ROW of Bibiana Way.
2. Asking about the enhancement on Bibiana Way that was installed. Is there still a row of turf being installed to hold in the mulch? Will the bed be extended? This is at light pole #131.
3. Schedule a pruning event to tip prune the Bougainvillea on the East and West bed of light pole #131 on Bibiana Way.
4. Noting mulch has not been installed in the new Foxtail Tree rings on Bibiana Way West of light pole #131.
5. Treat ant mounds starting to form in a couple of the Foxtail tree rings on Bibiana Way.
6. Noting the Foxtail palms are responding to the recent fertilizer event as all most all are looking healthy.
7. Schedule a pruning event for shrubs at light pole #156 on Bibiana Way by the electrical box. (Pic. 7)



8. **Schedule a pruning event for the shrubs along the South property aluminum fence shared with Penzance Blvd. for all Zone 2.**

9. Treat broadleaf weeds on Bibiana Way by light pole #204.

10. It appears the leading spear has fallen down in the Foxtail Palm at light pole #178 on Alegria St. Investigate and report your findings. (Pic. 10)



11. Diagnose and treat the Foxtail palm on Rocio St. across the street from light pole #212. It appears chlorotic.
12. Treat broadleaf turf weeds at the intersection of Emilia St. and Bibiana Way.
13. Treat broadleaf weeds and sedge behind light pole #208 on the lake side of Emilia St.
14. Remove sucker growth off the base of the Shady Lady tree at light pole #225 on Adoncia Way.
15. Raise the tree canopy at light pole #223 on Adoncia Way.
16. Diagnose and treat the Crinum Lilies at the mailbox kiosk on Adoncia Way. Insects are eating them.
17. Treat sedge in turf at the intersection of Tulio Way and Herminia St. on the Southeast corner.
18. Treat weeds in the pavers in the parking space cut outs on Tulio Way by light pole #236.



Zone 3

1. **Raise the Oak canopies overhanging Palba Way on the Southend near Izarra Way overhanging the road.**
2. Noting areas of turf are filling in on the South end of Palba Way from recent fertilizer event.
3. Treat the broadleaf turf weeds on Palba Way at light pole #21.
4. **Schedule a pruning event for the shrubs shared with Penzance along the aluminum fence in zone 3.**
5. It appears some canopies were lifted on Palba Way, however there are a couple low branches still by light pole #15.
6. Turf filling in at light pole #282 on Izarra Way but still has more to fill.
7. Treat weeds in the paver parking space cut outs on Izarra Way.
8. Raise the Oak canopy on Izarra Way between light pole #280 and Javiera Way.
9. Asking Pinnacle if they feel it is safe to remove the staking systems on the Oak trees by Izarra Way mailbox kiosk? (Pic. 9)



11. Treat large ant mound by the road on Izarra Way by light pole #291. (Pic. 291)



12. Diagnose and treat small area of declining turf on Herminia St. by light pole #17.
13. Treat broadleaf weeds at the intersection of Nalda St. and Izarra Way.
14. Diagnose and treat Foxtail Palm on Nalda St. across the street from light pole #25. This appears better than last inspection but asking if this will survive?
15. Raise the Oak canopies on Melosia St.
16. Tree was removed across the street from light pole #283 on Melosia St. Will this be replaced?
17. **Treat broadleaf turf weeds at the intersection of Kemena St. and Olivera St.**
18. Treat weeds in a couple of the Foxtail palm tree rings.
19. Similar to zone 2. Will the bed be extended, and a row of turf be installed at the newly enhanced area on Javiera Way?

10. Tree was removed by light pole #289 & 290 on Izarra Way. Will this be replaced?



Zone 4

1. Schedule a pruning event for the Jasmine at the front monuments of Sarita Ct.
11. Treat sedge in turf at the Felica Ct. roundabout.
2. Diagnose and treat the Duranta in the bed at Sarita Ct. roundabout. Remove any dead material. (Pic.2)



3. Remove dead hanging Royal palm fronds at the roundabout on Sarita Ct.
4. Schedule a pruning event for the Jasmine at the Mercado Ct. roundabout.
5. 'Petit' Ixora appear chlorotic at the Mercado Ct. roundabout. Diagnose and treat accordingly.
6. Schedule a pruning event for the 'Golden Dewdrop' Duranta at the Mercado Ct. roundabout.
7. Pygmy Date palm still struggling at Provencia entrance.
8. Treat broadleaf turf weeds at the exit side of Provencia and Bibiana Way intersection.
9. Treat sedge in the turf at Provencia roundabout.
10. The Pygmy Date palm at Rosalinda entrance looks much better.



Zone 5

1. Edge the Purple Queen overhanging the concrete edge on the median bullnose of Paseo Dr. and Paseo Grande Blvd. (Pic. 1)



2. Diagnose and treat Silver Buttonwood Standard on the East ROW of Paseo Dr. before the bridge. Remove any dead or diseased material.
3. Remove fruiting structures out of the Bismark Palms on the East ROW of Paseo Dr. just South of the bridge. Across from light pole #314.
4. Diagnose and treat a couple declining Copperleaf just before you cross the bridge on East and West ROW. Light pole #315. These are still struggling with a few may need replacement.
5. Scout and treat ant mounds forming along the turf by the sidewalk on Paseo Dr.
6. Croton look a little better on Paseo Dr. right after you cross the bridge but still not thriving.
7. Diagnose and treat Gold Mound on Paseo Dr. across the street from light pole #318. They look a little better since last inspection but may need another treatment.
8. It appears there is a small ornamental tree missing between the Jatropha Standards on Paseo Dr. between pole #317 and Dario Way.

9. I feel the Firebush were cut back to severely for this time of year on Paseo Dr. They should recover but unsightly for seasonal homeowners. (Pic. 9)



10. Dead hanging palm frond on Paseo Dr. across the street from Dario Way.
11. Diagnose and treat declining turf across the street from light pole #336. Possible fungus?
12. Firebush was not pruned on Paseo Dr. just North of Esteban South Dr.
13. Treat broadleaf turf weeds on Paseo Dr. South ROW between Esteban Dr. and Hidalgo Ct.
14. Schedule a pruning event to even out the Copperleaf on Paseo Dr. ROW behind lightpole #356.
15. Treat ant mound within the Arboricola bed behind light pole #356 on Paseo Dr.
16. Dead hanging frond in palm across the street from Hidalgo Ct. on Paseo Dr.
17. Dead fronds and fruit in the Bismark palms at the Hidalgo Ct. and Paseo Dr. intersection.
18. Remove grass growing out of light pole #362 on Paseo Dr.



Zone 5

19. Remove fruit out of the Bismark palms across the street from newly planted Pitch Apple on Paseo Dr. near Falisto Pl.
20. Remove sucker growth off the base of the Shady Lady trees across the street from Falisto Pl.
21. Diagnose and treat the Foxtail Ferns on Paseo Dr. across the street from Falisto Pl. Remove any dead or diseased material.
22. There is one Pitch Apple near the newly planted ones that needs to be stood up and staked. It is currently alive but laying sideways.
23. Schedule a pruning event for the Coco Plum at the electrical boxes at #365 light post on Paseo Dr. (Pic. 23)



Zone 6

1. Clean out the small Paurotis stalks at the base of the larger ones at the roundabout of Adelio Ln.
2. Treat crack weeds between the concrete and asphalt at the Adelio Ln. roundabout.
3. Treat weeds in the turf at the roundabout on Adora Ct.
4. Treat crack weeds between the concrete and asphalt at the Adora Ct. roundabout.
5. Dario Way turf looks better than last inspection but still a lot of bare areas. (Pic. 5)



6. It appears there is some type of animal burrowing under the Arboricola at the Dario Way roundabout. Please back fill this hole. If you did fill in last time, we may need to trap or put something down to deter the animal. Was this filled in and then animal came back? (Pic. 6>



Zone 7

1. Treat broadleaf weeds at Esteban North Dr. roundabout.
2. Remove dead material within the Flax Lilies at Esteban South Dr. roundabout.

Rest of Zone 7 looks good.



Zone 8

1. Clean up Crinum Lilies on the corner of Hidalgo Ct. and Paseo Dr. intersection.
2. Treat weeds in Renata Ct. roundabout bed.

The rest of Zone 8 looks good.



Tab 2



PROPOSAL

PROPOSAL: 24-0376-GA

DATE: October 30, 2023

HONC DOCKS & LIFTS, INC.

1130-C PONDELLA ROAD

CAPE CORAL, FL 33909

239-772-8181

FAX 239-772-8981

WWW.HONCDOCKS.COM

CBC 1252755

TO: Paseo CDD
9530 MARKETPLACE RD
SUITE#206
FORT MYERS FL 33912
ATTENTION: KARI HARDWICK

PHN: 239-936-0913 X0299
EMAIL: K HARDWICK@RIZZETTA.COM
LOCATION: FORT MYERS
BLOCK: LOTS:
STREET: 11980 PASEO GRANDE BLVD

HONC WILL PROVIDE MATERIAL AND LABOR FOR THE FOLLOWING:

Removing 50 lin.ft. of handrailing. Replacing the outer framing from the first bent to the second bent. Adding dead wood where the 4x4 post are located. Installing through bolts on the 4x4 post at the first 25 lin.ft. Replacing bottom handrailing boards in the area's screws pulled out as per Sketch A, 10/25/2023. \$ 13,532.00

This price includes:

- Labor
- ½ Through bolts and S/S 3" stainless screws
-

Height of dock to be: N/A

ELECTRIC: This DOES NOT include electric. Your project **WILL** need to have an electrical disconnection before Honc arrives. Lift must be hardwired prior to final inspection. You are to notify Honc once an electrician has been contracted and the coordination of electric service may be provided by Honc. Customers to be billed directly from electrician.

SCHEDULE: Current backlog allows start date approximately **300** days after receipt of deposit and ALL needed documents are in hand, assuming permits have been issued.

SUBTOTAL: \$ 13,532.00
OPTIONS: \$
TOTAL: \$

THIS PRICE IS... X Valid for 30 days.

Equipment Needed: _____

Requested Start Date: _____

Requested Completion Date: _____

In conjunction with seawall?: _____

PAYMENT TERMS: For credit card payments, a 3.5% processing fee will be added.

Payment is due upon receipt of invoice.

DEPOSIT. \$ 1,000.00

DRAW: When project starts. \$ 10,000.00

BALANCE: Due upon job completion. \$ **TBD**

HONC ACCEPTANCE BY: Gary Ault

CUSTOMER ACCEPTANCE AND WORK AUTHORIZATION: This proposal, including the standard terms of contract, which constitutes a part of this proposal, is accepted. Honc is hereby authorized to proceed with this work. I also certify that I represent the following company or person and am authorized to do so.

REPRESENTED: _____

SIGNATURE: _____

DATE: _____

PRINTED: _____



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WWW.HONCDOCKS.COM

CBC 1252755

STANDARD TERMS OF CONTRACT

Honc Docks & Lifts, Inc. a Florida Corporation herein is referred to as "Honc". Upon acceptance, this proposal shall become a binding CONTRACT subject to the terms below.

- Permitting Costs: deposits, fees, surveys, and engineering are nonrefundable. State/Federal/Local agencies may require additional expenditures (Seagrass Surveys, Bathymetric Surveys, Riparian and As-Built Surveys, Engineering, Permit Fees, etc.) to pursue Marine Permits. If required, these expenses will be billed as extras. Honc reserves the right to utilize the Notice of Commencement signed between Customer and Honc for the application and receipt of permits by subcontractors Honc may hire to perform improvements to the customer's property. The customer is responsible for any increased costs and/or expenses to bring the final project in accordance with the permits.
- This contract is based upon property conditions which exist at the time of contract commencement. Improvements to property, such as seawall repair and installation or landscaping features, which occur after contract commencement, may require additional work to complete construction and will be billed as extra. Projects where it's discovered vinyl cells on customer's seawall are not filled, Honc will handset piling in lieu of bolting on blocks; added piling will be billed as extra. -Customer Agrees to allow Honc to utilize Customer's property to load and unload materials (known as staging) for the customers, or any other person's projects, during the duration of the contracted project.
- Upon Placement of material at jobsite, Honc is no longer liable for damage or replacement of materials which may be necessary due to storm damage, wind, water, theft, vandalism, or acts of God or man.
- Honc may utilize subcontractors to perform a portion, or all, of work contracted with customer.
- Blemishes on natural products such as wood framing, decking, or piling cannot be quality controlled by Honc. By signing this contract, the customer acknowledges that stamping marks, forklift gouges, material information stamps, and other manufacturer or natural handling & processing damage will be left AS-IS and be considered part of the character of the dock.
- Honc is not responsible for seeking any approvals from any Homeowner's/Community Associations or Design Districts which may govern construction standards for the contracted property; Nor responsible for adhering to any of these governing authority design standards. Nor is Honc responsible for the design, purchase, installation, or application of any Fire Suppression Systems which may be required to obtain permits, pass inspections, or to be utilized for fire control upon Customer's property or jobsite.
- Existing docking structures may be damaged while work is performed. Issues such as weathering of material or product availability may result in a replacement decking not matching color or style of existing decking. Customer agrees to accept product and color that is available at the time of construction.
- Commencement and completion dates are approximated; Honc is not responsible should any costs arise from delays in work. Honc will perform work at any time within the contract period regardless of any timeframes estimated on contract documents. Customer agrees to allow Honc to commence construction regardless of obstacles created by customer, such as vacation rentals, customer vacations, boat deliveries, etc.
- Seafloor Conditions: Honc does not know if bottom conditions or water depth will require longer piling than anticipated on project. Longer or ship-lapped piling required to attain capacity, or bracing required to steady dock, will be billed to customer as extra. If conditions inhibit installation of structure, at its discretion Honc will determine if Customer will be billed for any activities, such as rock punching or drilling, required to gain adequate penetration. Currently rates are \$500 per pile, or as stipulated by the first page of the contract, whichever is greater. If rock or hard layers of earth prohibit installation of structure, Honc will be paid all expenses incurred up to the date of cancellation of contract.
- Water Depths: Owner is responsible for determining if water depths at and around dock and boatlifts are enough to moor or lift boat regardless of tides. Honc will not be responsible if insufficient water depths prevent owner's vessel from ingress or egress on or off lift or mooring at dock. Honc will bunk boat one time within 1 year of lift installation, after 1 year a service fee will be charged.
- Installation and height adjustment of electric devices are the responsibility of the owner's electric contractor. Existing utilities such as electricity and water at the dock may be cut or damaged during dock construction. Honc is not responsible for costs associated with restoring electricity and water service. Jobs that cannot be final inspected because of customers' lack of due participation, such as failure to hire an electrician, or a customer directed project delay, may be subject to additional fees such as permit extensions.
- All Aluminum boat lift is a standard industry term where most components on the lift are Aluminum or Stainless steel. Some components, such as the drive pipe are galvanized steel. Boat lift bunks may be Aluminum, Carpeted wood, or a combination of both.
- Owner consents to contact from Honc recommended sub-contractors for services related to the scope of their project, this includes, but not limited to, Phone Number, Mailing Address, E-Mail Address, and Project Address.
- Escalation Clause: This contract is based upon material and labor pricing at the time of contract drafting. The customer will be responsible for the additional costs required to complete the project between the time the contract was written, and the time materials are



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CBC 1252755

installed. Changes to scope of work such as decking color or piling quantity after materials have already been ordered may result in additional fees.

- Boat Lift Canopy Clause- Customer is responsible for removing any boat lift canopy prior to commencement of construction. If canopy is not removed prior to construction, Honc will remove canopy at owners' expense of (6) man hours, billed at Honc prevailing rates. Honc WILL damage the canopy during removal and is NOT responsible for any repair or reinstallation of canopy.

- Upon completion by Honc of its work under this contract, payment shall be due in full and is expected upon presentation of its invoice to the customer. Any agreement to the contrary must be in writing and appear on the front side of this proposal. Interest on any unpaid balance shall accrue at the rate of 1.5% per month commencing 30 days after payment is due under the terms of this contract. Customer shall pay to Honc all costs, including attorney's fees incurred by Honc in collection of any payment due herein.

- Honc warrants that all workmanship will be completed to the industry standards in accordance to the appropriate building departments in which the contract property is located. Problems that may arise within 1 year of job completion due to inferior workmanship will be corrected by Honc without charge, providing written notice is given within the 1-year period. All materials installed are to be warranted by the manufacturer. Natural products such as timber and wood piling have no warranty. The owner consents to allow Honc to use, at no extra cost, utilities such as power and water necessary for execution of the work. Honc is not responsible for damage to yards, landscape, utilities, sprinklers, concrete fractures, or spalling, etc. during dock construction, but will work in a manner which is reasonably careful.

- All warranties to be upheld by Honc, Honc Subcontractors, or Materials suppliers will be forfeited by Customer if any Honc invoices are left unpaid by Customer.

SIGNATURE: _____

DATE: _____

Tab 3



Date: 10/4/2023
To: Paseo Community Development District
Belinda Blandon
Subject: Hoover Maintenance Agreement, MA#6199
Contract Term: 12 months 1/1/2024 - 12/31/2024
Site IDs: #9286

Phone:

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test and replace surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required.
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



Date: 10/4/2023
To: Paseo Community Development District
Belinda Blandon
Subject: Hoover Maintenance Agreement, MA#6199
Contract Term: 12 months 1/1/2024 - 12/31/2024
Site IDs: #9286

Phone:

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site ID	Site Name	Model #
9286	Paseo South Station Replacement	HC3F-50J20PDV-460/3-CFHMR3L-Z

Total Annual Price \$2,890.00

****Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- ☐ YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- ☐ NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply.

Accepted by:
Hoover Pumping Systems



Charles Gleason 10/4/2023

Accepted by:
Paseo Community Development District

Signature/Date

Name Printed

P.O. Number (if required)

Tab 4

**SUPERIOR WATERWAY
SERVICES, INC.**



SERVICE AGREEMENT FOUNTAIN REPAIR

October 24, 2023

Paseo CDD
C/o: Rizzetta & Company
9530 Marketplace Rd #206
Fort Myers, FL 33912
Attention: Kari Hardwick

Terms: Net 30 Days

DESCRIPTION

AMOUNT

Fountains 1A, 1B and 1C

Install the following on each on the fountain listed

Four (4) 30watts stainless steel LED light fixtures with 250 ft power supply cable and surge protector

Cost per fountain: \$2,224.07

Total Cost for three fountains: \$6,672.21

Warranty: Two (2) years LED's and ninety (90) days on labor

***This offer is good for sixty (60) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

SUPERIOR WATERWAY
SERVICES, INC.



Tab 5

Green & Clean™



RENFROE™ & JACKSON



POOLS



LANDSCAPE



CLEANING



Green & Clean is your one-stop service provider for taking care of your business, home, and your community.

www.greencleanswfl.com



Founded in 2009, as a commercial and residential janitorial service provider for Southwest Florida. Focus has been on providing **quality** service at a **quality** price.

2009

Green & Clean expands Quality Supervisor role to maintain quality customer **relationships** and continuous training of technicians.

2014

Green & Clean acquires a **pool service and repair company** complementing existing services already provided by Green & Clean.

2019

Green & Clean acquires a **full-service** landscape company, Renfro & Jackson.

2021

2012

Green & Clean becomes ISO 9001 compliant and **expands** its service area to Port Charlotte and South Naples.

2017

Green & Clean maintains its commitment to ISO 9001 compliance and continuous improvement by refining key processes with a focus on service to the customer.

2020

Green & Clean acquires a second pool service and repair company expanding its pool operations from residential to include commercial pools and renovations.

2023

Green & Clean continues to be a one-stop service provider for home, business and community needs.



Pool Services

- Pool Cleaning
- Pool Renovations
- Pool Repairs
- Equipment Installation
- Fountain and Water Feature Maintenance



Landscape Services

- Design & Installation
- Maintenance
- Irrigation
- Lighting
- Tree Services
- Pest Control and Fertilization



Cleaning Services

- HOA / Commercial Cleaning
- Pressure Washing
- Tile & Grout
- Upholstery & Carpet Cleaning
- Window Cleaning
- Lanai Cleaning
- Paver Sealing
- Janitorial Supplies



Quality Services

From pool cleaning to landscaping, Green & Clean has every service you need to keep your home, business, or association in great shape.

Highest Standards

Our quality policy and commitment to customers ensures that your pool, landscaping, or cleaning service will be completed to your satisfaction.

Innovative Solutions

Green & Clean was founded on a commitment to best practices and services that innovate and continually improve.

Professional Team

Our pool, landscaping, and cleaning staff receives regular ongoing training to ensure that they remain knowledgeable, expert professionals.



ESTIMATE



Green & Clean Pools
17031-1 Alico Commerce Ct
Fort Myers FL 33967
United States
Phone #: 239-229-5872
Website: www.greencleanswfl.com

DATE: 11/10/2023
ESTIMATE #: 5379
Terms: Due on Receipt
Estimate Valid To : 1/9/2024

BILL TO
Paseo
11611 Paseo Grande Boulevard
Fort Myers FL 33912
United States

FOR
Paseo
11611 Paseo Grande Blvd
Bonita Springs FL 34135
United States

DESCRIPTION	Qty
-------------	-----

2x/month Fountain Service Pricing is Price Per Month. See scope of work for cleaning plan.	1
--	---

Per Will Power, 15% discount when both Fountain and Pressure Washing (Monument Sign & Boulders) agreements are running concurrently.

SUBTOTAL	\$206.63
TAX TOTAL	\$0.00
TOTAL	\$206.63

By signing below, you accept this estimate and agree to proceed with the services identified within this estimate. You further acknowledge and agree to the above terms and conditions. A new or revised estimate will be provided for additional services or changes from the original estimate.

CUSTOMER

Signature: _____

ESTIMATE



Green & Clean Pools
17031-1 Alico Commerce Ct
Fort Myers FL 33967
United States
Phone #: 239-229-5872
Website: www.greencleanswfl.com

DATE: 11/10/2023
ESTIMATE #: 5379
Terms: Due on Receipt
Estimate Valid To : 1/9/2024

Date: _____

ESTIMATE



Green & Clean Property Solutions
17031-1 Alico Commerce Ct
Fort Myers FL 33967
United States
Phone #: 239-229-5872
Website: www.greencleanswfl.com

DATE: 11/10/2023
ESTIMATE #: 5380
Terms: Due on Receipt
Estimate Valid To : 1/9/2024

BILL TO

Paseo
11611 Paseo Grande Boulevard
Fort Myers FL 33912
United States

FOR

Paseo
11611 Paseo Grande Blvd
Bonita Springs FL 34135
United States

DESCRIPTION	Qty
	1
Janitorial Projects 1x Monthly Service Monthly Pressure Washing of Monument Sign at Entrance	1
Janitorial Projects 1x Monthly Service Monthly Pressure Washing of Boulders at Entry Fountain area	1
Per Will Power, 15% discount applied when both Pressure Washing and Fountain Cleaning service agreements are running concurrently.	

SUBTOTAL	\$290.70
TAX TOTAL	\$0.00
TOTAL	\$290.70

By signing below, you accept this estimate and agree to proceed with the services identified within this estimate. You further acknowledge and agree to the above terms and conditions. A new or revised estimate will be provided for additional services or changes from the original estimate.

ESTIMATE





Green & Clean Property Solutions
17031-1 Alico Commerce Ct
Fort Myers FL 33967
United States
Phone #: 239-229-5872
Website: www.greencleanswfl.com

DATE: 11/10/2023
ESTIMATE #: 5380
Terms: Due on Receipt
Estimate Valid To : 1/9/2024



CUSTOMER

Signature: _____

Date: _____



Commercial Pool Service Terms & Conditions			 
AG1050	Authority: Vice President	Effective: 10/1/22	

1. **General Disclaimer:** Green & Clean agrees to provide all labor, supervision, material, and equipment necessary to assure performance of the specified pool cleaning service for the customer as described in the written scope of work. It is the policy of Green & Clean to provide value to our customers with products and services that fulfill their ongoing needs and expectations. To achieve this, Green & Clean fosters a workplace environment that will facilitate the achievement of customer value. To assure complete customer satisfaction, we will strive to anticipate our customer's needs. To assure consistent quality, work will be performed according to established procedures. To assure continual improvement, procedures will be revised to reflect improvements in process, products, and technology. Every employee is expected and encouraged to find ways to improve the quality of our products and services, with the full support and assistance from all levels of management.
2. **Commencement Date:** The start date shall be mutually agreed upon between Green & Clean and the customer. The start date will serve as the anniversary date.
3. **Terms:** The term of this agreement shall be for a period of one (1) year and shall automatically renew each year on the anniversary date until either party terminates, according to the stated terms, or both parties agree to amend the terms of this agreement.
4. **Cancellation:** Green & Clean or the customer may terminate or cancel at any time after providing a 30 day right to cure period followed by a minimum of thirty (30) days written notice to cancel from either party. An amount equal to the contracted monthly service fee will be assessed for termination without notice.
5. **Payment Terms:** Payment is due upon receipt.
6. **Proposal Validity:** Pricing is valid for 60 days from the proposal creation date. After 60 days, please contact us to confirm proposed pricing.
7. **Additional Services:** A revised or new estimate will be provided for additional services outside of the agreed upon scope of work.
8. **Small Repairs and Chemicals:** Any repairs or additional chemicals or treatments needed that costs less than \$100.00 will be performed and invoiced separately or applied to the monthly invoice. Repairs or additional chemicals or treatments greater than \$100.00 will require customer approval and an estimate will be provided.
9. **Supplies & Equipment:** Green and Clean will furnish all standard chemical products, chlorine or salt, acid & bi-carb. Specialty chemicals such as those used for stain removal are quoted upon request and invoiced separately. Green & Clean will furnish all supplies/equipment necessary to

<p style="text-align: center;">Commercial Pool Service Terms & Conditions</p>			 
AG1050	Authority: Vice President	Effective: 10/1/22	

perform the scope of work described in the proposal. The customer agrees to provide a secure space for storage of equipment, as necessary.

- 10. Scope of Work:** A scope of work, also referred to as a cleaning plan, will be developed and agreed upon between Green & Clean and the customer. The cleaning plan may be subject to modifications.
- 11. Condition of Equipment:** At start up, Green & Clean will perform a complimentary diagnosis of customer's pool equipment. Customer agrees to repair any defective equipment or improper configuration of plumbing that may present a hazard to residents or staff and/or inefficiencies to maintenance. If needed repairs are not performed, it may result in a price change to customer's account for additional expenses to safely service the facility. Additional expenses will be provided in an estimate for customer approval.
- 12. Special Services:** As a one-stop shop for your home, your business, and your community, Green & Clean can also provide pressure washing, paver sealing, carpet & upholstery cleaning, window cleaning, tile & grout cleaning, landscape maintenance, and landscape design and installation. Estimates for these additional services will be provided upon request.
- 13. Service Schedule and Holidays:** Green & Clean standard holidays for all employees are Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day. Should a holiday fall on a Saturday, Green & Clean observes the holiday on the preceding Friday. Should a holiday fall on a Sunday, Green & Clean observes the holiday on the subsequent Monday. At the customer's request, Green & Clean can provide services to the customer if customer requests service to occur during Green & Clean standard holiday schedule. Additional fees will apply, and the customer will be invoiced. Service is typically assigned to designated weekdays, if a holiday or unforeseen event falls on a customer's scheduled day, service will be performed on the day before or after. Cleaning schedule may be subject to change based on staffing or other unforeseen conditions. In any other instance customer will be contacted by our office.
- 14. Insurance:** Green & Clean maintains appropriate insurance as required by law and will furnish a certificate of insurance, upon customer's request.
- 15. Indemnification:** Customer shall indemnify and hold harmless Green & Clean and each of its direct or indirect affiliates, partners, officers, members, managers, employees, agents, representatives, successors and assigns from and against all claims or losses which arise out of, relate to, or result from any Customer breach of this Agreement or non-performance of any Customer obligations contained in this Agreement.

<p align="center">Commercial Pool Service Terms & Conditions</p>			 
AG1050	Authority: Vice President	Effective: 10/1/22	

- 16. Employee Status:** Personnel supplied by Green & Clean are deemed employees of Green & Clean and will not for any purpose be considered employees or agents of the customer. Customer agrees not to solicit or hire any employee(s) of Green & Clean during the agreement term and for a period of one year from the termination of this agreement. All onsite staff is subject to background and drug testing.
- 17. Statutory and Regulatory Requirements:** Green & Clean shall meet all statutory and regulatory requirements, as applicable. Green & Clean will comply with current OSHA regulations and proven procedures pertaining to all work performed at the customer's location.
- 18. Mandatory Arbitration:** Any controversy or claim arising out of or relating to this agreement, or the breach thereof, shall be settled in arbitration, taking place in Fort Myers, Florida, in accordance with the American Arbitration Association Rules. The decision of the arbitrator shall be final and binding upon the parties and shall be subject to judicial review in accordance with federal law. Judgment may be entered upon the arbitrator's award and may be enforced in any court of competent jurisdiction. To the fullest extent permitted by law, the parties agree to equally share all costs and fees of the arbitration and arbitrator. Unless otherwise provided for under applicable law, each party shall bear the costs and fees of its/his/her own attorney(s) and counsel. A claim shall be deemed barred and forever waived if it is not filed in accordance with the procedures and time limits provided in this Agreement. Further, the arbitrator's authority shall be limited to deciding the case submitted for arbitration and to deciding the enforceability of the arbitration agreement.
- 19. Governing Law:** The laws of the State of Florida shall govern the validity, construction, execution, and performance of this Agreement without regard to principles of conflicts of law.

By signing below, you accept this estimate and agree to proceed with the services identified within this estimate. You further acknowledge and agree to the above terms and conditions. A new or revised estimate will be provided for additional services or changes from the original estimate.

Customer:

Signature: _____

Date: _____

Scope of Work

Paseo11611 Paseo Grande Blvd. Ft. Myers, FL 33912

Fountain Cleaning 2x/month

11/10/23

Every Visit- tasks include:

- Brush Waterline Tile, Skim Surface, Clean Skimmer Basket
- Spot Vacuum/Net Bottom
- Treat, Monitor, and Maintain Chem Levels
- Visually Inspect Equipment and Report Leaks or Malfunction
- Record Chem Levels on DOH Report

2x monthly tasks include:

- Clean filters

1x monthly tasks include

- Brush Sides and Walls
- Vacuum Wall to Wall
- Record Chem Levels on DOH Report: Every Visit



Pool Maintenance Proposal



11980 Paseo Grand Blvd

Fort Myers, Fl. 33912

November 6, 2023

Monthly Price for Our Services

Pool Troopers and our company offerings are described within this proposal and on our website. To keep your aquatic center blue, clear, we recommend servicing 3 days per week. Your weekly service days are typically Monday, Wednesday and Friday

1

A monthly rate of **\$982.00** a) Fountain Entrance

2

Each monthly payment will be due on the first day of the month of service.

3

This price does not include any applicable sales taxes.

4

The hourly rate for additional non-emergency services being performed on a time and material.

The agreement will automatically renew each year, unless either party gives the other party no less than 30 days written notice before the anniversary date of their intention not to renew. If for any reason our level of service fails to meet the requirements of this agreement you may terminate service as explained in this proposal with a 30-day written notice.





About Pool Troopers

Raising the Bar Since 1952.

A long history of success built on the simple principles of hard work and quality service.

We're committed to providing an enjoyable, healthy, and sparkling clean pool for your clients 24 hours a day, 365 days a year. We have grown to be one of the nation's top pool service companies by offering premium, and worry-free service options customized to meet your pool's specific needs.

Pool Troopers offers pool cleaning services for gyms, hospitals, apartments complexes, country clubs, HOAs, rehab centers, and hotels.

Service above self and a shared desire to go the extra mile has been the cornerstone of our Pool Troopers experience from day one.



The Clear Choice for Commercial Pool Service Excellence!

We have been one of the largest and the premiere service provider to commercial customers throughout our 70+ year history. Many of our customers have been with us for years.

OUR SERVICES

Commercial Pool Cleaning

We offer after hour emergency response, daily water testing, expert repair technicians, and best practices cleaning service performed by our well-trained professional technicians.

Commercial Pool Repair, Upgrades & Enhancements

When your commercial pool equipment fails, or your system goes down for any number of reasons Pool Troopers is committed to fixing the problem quickly and efficiently. In addition to repair and maintaining your pool and its equipment, we also provide a wide range of pool system upgrades to improve your pool's operation.

Commercial Pool Maintenance

When it comes to your swimming pool maintenance, we do it all. Our packages can be tailored to fit your specific needs. Trust Pool Troopers to keep your pool clean so you can spend less time cleaning it and more time enjoying it.

Bond and License: We hold a pool contractor's license and are also bonded - which guarantees that your job will be done right.

Quality Control: At Pool Troopers, we train and retain a select group of carefully screened, dedicated professionals who meet our high standards and who subscribe to our philosophy of being customer-driven.

Emergency Coverage: We are here for you after normal business hours. In times of need, when you reach out for assistance, you will be greeted by a caring professional, not voice mail.

Communication: We believe amazing communication is the cornerstone of a strong relationship. Keeping you informed of the condition of your pool environment, as well as state and federal regulation, is our mission and your right.



Scope of Work for Commercial Pool Services

A full description of our services proposed for Paseo CDD is outlined below. This document may be executed by you or your representatives at any time to commence our working relationship.

Janitorial Tasks:

- ✓ Check and Balance Chemistry
- ✓ Brush and Clean Walls
- ✓ Clean Water Surface Debris Removal
- ✓ Clean all Filters, Strainers and Skimmers
- ✓ Determine all Equipment is Fully Operational
- ✓ Perform Additional Customized Site Activities
- ✓ Repair Recommendations & Prompt Quotes
- ✓ All Services Performed are Documented in accordance with Department of Health Requirements
- ✓ Complete Owners Daily Health Logs
- ✓ Effective Communication with Property Manager or on-site Representatives

Water Chemistry Procedures:

- ✓ Full titration testing using DDP for pH, chlorine (free and combined), TA, CYA, TDS and Cal as required during each visit (no test strips will ever be used).
- ✓ The water chemistry will be maintained within the following parameters:
 - pH 7.2 – 7.6
 - FAC 2.0 – 5.0 ppm
 - Combined Chlorine 0.0
 - Alkalinity 80-120 ppm
 - Calcium 200-250 ppm
 - Cyanuric Acid 30-50 ppm
 - TDS < 3,500
 - Salt <300 ppm (*unless a saline pool*)
 - Phosphates < 500



Chemicals and Supplies Used:

Chemical, supplies, and equipment are provided free of charge within the prescribed plan which may include the following:

Disinfectants

- Sodium Hypochlorite
- Calcium Hypochlorite
- Ultraviolet (UV)

Balancing Agents

- Sodium Bicarbonate
- Hydrochloric Acids
- Calcium Carbonate
- Muriatic Acid
- Sulfuric Acid

Stabilizing Agents

- Cyanuric Acid
- Calcium Chloride

Filter Media

- Diatomaceous Earth
- Wood Pulp Fiber
- Sand
- Zeolite

Instant Communication

Each time our pool professional services your aquatic environment, you will receive an email containing the following information:

- 1 Time and day when service was performed.
- 2 Water chemistry report including pH and chlorine levels.
- 3 Identification of any equipment issues.
- 4 Picture of aquatic environment after each service.



Scope of Work for Commercial Pool Services

You will have peace of mind knowing that ***all our technicians are CPO-certified***. Like you, we are very selective about who becomes a member of the team.

Prior to any 'offer of employment', we require that each new applicant undergo a rigorous screening process including:

- ✓ Criminal Background Checks
- ✓ DMV Driving Records
- ✓ Drug Screening



New team members also undergo 30-days of field training where they demonstrate their knowledge under the supervision of a senior-level customer service manager. The bottom line is - no technician services your pool or equipment until they have mastered the skills necessary to meet our Pool Trooper Standards.

Safety First

At Pool Troopers, we take safety seriously. Our responsibility extends beyond the water to encompass all systems, surfaces, and regulations that govern the safe operation of your aquatic facility. This includes:

- Keeping your pool in compliance with all health codes prescribed in Chapter 64E-9
- Performing regular safety inspections each time we are on the property
- Communicating with you any safety or health issues we discover
- Informing you of any upcoming changes to codes and regulations
- Acting as a liaison between you and the Department of Health

Our technicians are trained to report any safety hazard they see on-site.



Meet Our Team!

We're a team of certified and professional pool service technicians and managers committed to extraordinary quality and service. All our technicians go through Certified Pool Operator training to become certified.

We are committed to exceeding your expectations and leaving no room for doubt that Pool Troopers is the clear choice for pool service!



Suzan Keller Commercial Account Manager

When Suzan says, "We've Got Your Back," it's a promise. Perhaps it's her years as a Spirit Director and Coach for local cheer organizations, but she leads her team like a family, who pull together and go the extra mile for our commercial customers. It probably doesn't hurt that she also has over 25-years in the industry and is highly trained in all aspects of pool service.

Mike Dubois Commercial Branch Manager South Florida

Pool Troopers tend to prefer clear, blue water over skies. With over 19 years in the industry, Mike knows the ins and outs of what it takes to keep a pool splash ready and swim safely. Perhaps it's the fact that Mike is a serious family guy, or that he's a sports nut, but he knows how to rally and cheer his way to a goal. Managing our team of CPO Certified technicians in the daily care and maintenance of your pools, spas, and water features is right up his alley. His team is ready to ensure your pools are safe, and that even the small jobs are done right.



Letter of Intent

To choose Pool Troopers as your Commercial Pool Service partner, simply sign below and return this page to our office by emailing it to **skeller@pooltroopers.com**.

Please note that this proposal is only **valid for 30-days**.

Should you have any questions, please contact us at the numbers below:

Suzan Keller

239-671-2513

PREFERRED LEVEL OF SERVICE:

Total Care Plan: 3 Days per week 1 fountain \$982./Monthly Yes__ No__

Upon acceptance of this proposal, a formal contract will be e-mailed to the appropriate contact person within your organization.

COMMUNITY NAME: Paseo CDD

E-Mail _____

Phone _____ ext. _____

Accepted By _____ Date ____/____/____





FOUNTAIN MANAGEMENT AGREEMENT

This agreement, dated July 1st, 2023, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

Paseo CDD
C/o: Rizzetta & Company
9530 Marketplace Rd #206
Fort Myers, FL 33912
C/o: Belinda Blandon

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:

One (1) water feature at community entrance.

2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Water Feature (entrance)	\$225.00/ monthly
Management Reporting	included

Water feature will be serviced once a month

3. Schedule of payment: First quarter's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal quarterly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd., Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under

special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products.

6. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
- A. Definitions of services referred to in Paragraph 1 are as follows:
Water Feature Maintenance – Clean filters, remove debris, remove, and clean check vales as needed, add chlorine as needed, check water levels and adjust fill vales as needed.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to the Customer.

10. SWS will provide CUSTOMER with certificates of insurance, which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.
11. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
12. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER

DATE

Tab 6



1919 Courtney Drive
Suite 7
Fort Myers, FL 33901
Phone: Office 239-278-1151 / Ron's Cell 813-557-3565
License #: BB9500015



PASEO CDD - Security Services
rate increase request.

Tim Gritton, Managing Director

16 November 2023

WEISERSECURITY.COM

Weiser Security Services, Inc.



Weiser Security Services, Inc.

Ms. Kari L. Hardwick
District Coordinator
Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
USA

Re: PASEO CDD - Security Services – Rate Increase Request for 2024

Dear Kari,

Thank you for allowing Weiser Security and our Fort Myers Team to provide for the access control needs at PASEO – CDD. We appreciate the partnership and wish to continue providing excellent service to the community.

As you requested, we are submitting a proposal for an increase for the calendar year 2024. As you know minimum wage is mandated to increase again in September 2024 as it did this year. It is now \$12 p/h and will be \$13 in 2024. To keep up with these increases we are asking for a rate increase that will allow us to pay the security team an additional \$1 p/h as well.

I have also included details on our approach to service similar to what we submitted in 2022. You may find several items of special interest to you throughout the document. We would like to introduce you to our Building Block Approach on the following pages, the fundamentals of our operations.

We practice our Five R's of Employee Engagement in everyday operations, the Right Match, the Right Expectations, Relationship, Recognition, and Respect. This approach helps build people up. It is an alternative that allows us to stand above the rest.

Thank you for learning more about Weiser Security.

Sincerely,

Tom Gritton

Tim Gritton
Fort Myers Managing Director
Weiser Security Services, Inc.



Weiser Security Services, Inc.

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Weiser Security Services, Inc.

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INTRODUCTION

Weiser Security Services, Inc. is among the nation's leaders in physical and digital security services. Pairing trained security officers with the highest level of digital security, we are able to provide custom security solutions that are guaranteed to keep your community, residents and guests safe. The following proposal details how Weiser Security can benefit your business now. Our plan is actionable and based on opportunities we have identified through an in-depth analysis of your current security operations.

Our History

Our success at Weiser Security Services, as measured by our growth, has been a result of a never-changing, uncompromising philosophy on which Earl A. Weiser founded the company.

Earl A. Weiser, a retired New Orleans Police Commander, organized its first intelligence unit, and served as a special investigator for Senator Estes Kefauver's Committee for the Investigation of Organized Crime.

After 20 years in the New Orleans Police Department, he retired in 1956 at the rank of Major. He then worked 14 years in the private security industry before forming Weiser Security Services, Inc. on January 1, 1970.

By 1976, his company had grown to a staff of 30 employees. It was then that his grandson, Mickey Weiser, took over the reins. Mickey has engineered the growth of the company based on 2 major principals, Trust and Respect. Weiser is now a National Company and the premier provider of Total Security Solutions throughout the Southeast. We bring our clients the strength of 4 regional support centers, 26 branch offices and over **5,200 employees** located in strategic cities from Florida to California.

Our success is rooted in our employee-oriented focus, our promise of excellence to our customers and a sustained commitment to innovation in the field of security solutions. Our model pairs highly trained security personnel with advanced technology to provide private security services that are both world-class and cost-effective.

We are proud to be U.S.-owned and operated.

Florida and our Fort Myers Area Operations

Weiser Security Services maintains 6 Branch Offices within the State and a Regional Hub in Palm Beach County. We have offices in Fort Myers and Tampa along with



SECURITY SERVICES, INC.

Miami, Orlando, Jacksonville and West Palm Beach. Throughout the state we have over **1500 security personnel** servicing our 250 plus client accounts.

Throughout the Florida Gulf Coast, we provide service to 40 plus gated residential communities from 180 to over 3000 homes. From our Fort Myers office, we provide service to 50 clients throughout Collier, Lee, Charlotte, Glades, Hendry and Monroe Counties. Of those clients, 30 are residential communities **We have 240 security officers throughout our Fort Myers Region and 10 management and Supervisory personnel.**



Weiser Experience Securing the Residential Industry

Within Florida and specifically the West Coast area to include Fort Myers, Weiser has been securing Residential Communities and providing Access Control for the past 40 years. Locally we service over 30 communities and provide access control to all our local clients. Weiser Security works closely with property management companies, residents, security directors and boards of directors to provide cost effective services and solutions. Today, more than ever, our customers are searching for new ways to help the residents stay safe while looking to reduce the cost of their security programs.

Weiser Security's residential security services include:

- Move in/out support
- Access control – Visitor Management Software
- Access to restaurants/golf courses
- Lock/unlock support
- Package control
- Concierge service
- Evacuation support
- Public agency response support
- Construction gate management
- Pedestrian traffic
- Lost and found management
- Alarm system monitoring/response
- Vehicle FOB management
- Security system testing

- Special event coordinator
- Vendor access control
- Golf cart patrols
- Resident transport services

Site specific training is conducted at the site and developed based on comprehensive meetings with the client to determine what should be captured in training. Different types of residential security training include:

- Greeting residents in a polite and professional manner
- Traffic control
- Gate access control
- Enforcing policies and procedures
- Maintaining access information for residents
- Visitor passes and information
- Proprietary information
- Writing incident reports with great attention to detail
- Patrols/deterring theft/duties during patrol
- Concierge services
- Extensive knowledge of emergency preparedness, fire prevents, national disasters
- Dealing with difficult people
- Building alarms
- City police/fire response assistance
- Parties and special events
- Safety



THE WEISER DIFFERENCE

At Weiser, we attribute our proven success to the strength of our employees. We follow a recruiting and screening driven hiring approach that guarantees the placement and retention of security professionals that are motivated, qualified and custom fit for each of our clients unique security needs.

STRATEGY

Our hiring approach was created using the following set of strategic principles. These principals allowed us to maintain focus on the employee as opposed to the employee training. We can ensure the continued success of our clients by giving employees a work environment that allows them to thrive personally and professionally.

1. The right match
2. The right expectations
3. Relationship
4. Recognition
5. Respect

Approach

We use a building block approach that is based on a foundation built by hiring the right employees. Unlike our competitors, we focus on people first. Our screening process is the most rigorous in the industry. Candidates must pass 12 background standards, 16 physical and mental standards and a 16 step selection process. We provide various elements of training which begin before the officer is placed in the field. Our supervision and quality control programs provide on-going support to employees to ensure that services are consistently being upgraded and all working relationships are successful.





INVESTMENT DETAILS AND TERMS

Based on your investment in technology we have modified our coverage to 112 hours per week. We have also included pricing until the conversion is complete.

Based on the current employment environment we have raised wages in the Fort Myers Area to \$15.00 per hour for security officers.

INVESTMENT DETAILS (Current Rate through 2023)

POSITION	HPW	PAY RATE	BILL RATE
Security Officer - Evenings and Weekends	72	\$15.00	\$20.81
Captain - Day Shift	40	\$16.00	\$22.20
TOTAL/AVERAGE	112	\$15.36	\$21.31
Weekly Billing Rate			\$2,386.72
Annual Billing Rate			\$125,030.03

INVESTMENT DETAILS (Proposed Rate Increase for 2024)

POSITION	HPW	PAY RATE	BILL RATE
Security Officer - Evenings and Weekends	72	\$16.00	\$22.32
Captain - Day Shift	40	\$17.00	\$23.71
TOTAL/AVERAGE	112	\$16.36	22.82
Weekly Billing Rate			\$2,555.84
Annual Billing Rate			\$133,911.41

INVESTMENT TERMS

Included at no additional cost:

- Weiser Web Portal Management System where internet is available.

Overtime rates of 1.46 times the above will be billed for six holidays and any additional coverage requested where overtime is incurred.

Prices are net of any applicable sales taxes currently 6.5% for which we have no control over such changes.



EMPLOYEE HIRING

Recruiting and screening are the foundation of the Weiser building block approach. We focus on recruiting and screening people who are motivated similar to the most successful security officers.

RECRUITING

Weiser Security has built the largest database in the world of psychometric and biographic data on security officers in the work place. Research shows that productive security officers don't work just because of the money. These qualified individuals are motivated by the need to be helpful and to be of service.

We don't rely on traditional recruiting methods to source potential employees. Instead, we have developed strategic sources of applicant flow. Listed below are just a few of the sources we tap into for successful officer candidates.

- Employee referrals
- Recruiting cards
- Military out placement
- AARP
- Catholic Charities
- Veterans Services

SCREENING

Standard screening doesn't detect unrevealed personality traits that may cause problems on the job. Many people can do a job, but don't because they do not possess the proper motivation. We developed a screening assessment tool that we call InnerView™. InnerView™ is an objective second opinion for selecting and placing security officers who have strong customer service skills. InnerView™ ranks individual personality and motivation and has the ability to determine suitability for particular assignments. Our goal is to match each officer with the particular needs of each post. Since 1991, we have had incredible success using this proprietary testing system which is the only officer performance and assignment profile tool in the industry.



- Screens in the best customer service skills and strongest work ethic.
- Screens out problems, absenteeism, and dishonesty.
- Determines ability for public contact, working alone, activity and attention to detail.
- Estimates turnover risk

SELECTION

We are highly selective when choosing employees in order to ensure a greater chance of success. On average, only 9 out of 100 applications are selected to move forward in the hiring process. We are considered to be pioneers in the field of validated research and psychological profiling of security officers. Our scientific profiling is based on many areas of selectivity:

- Workplace problems
- Work ethics
- Reliability
- Dependability

Our aim is to improve employee performance and lower turnover risk. Every employee file is:

1. Investigated by the Branch Staff
2. Double checked for accuracy by the Corporate Selection Controller to ensure our standards are met.

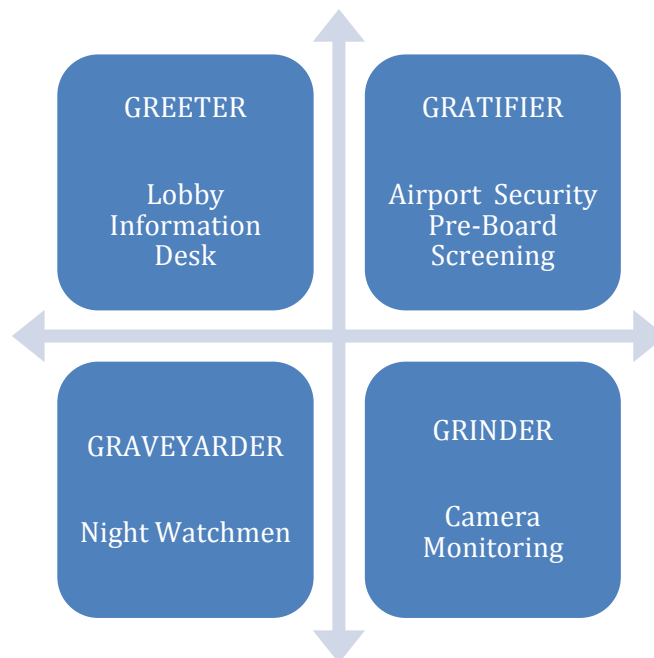
PLACEMENT

InnerView™ uses two different profiles. The first profile is selection. If a candidate passes selection, they are then profiled for placement. **InnerView™** placement is based on two variables universal to all posts, which are:

The importance of interpersonal skills - If a post requires a great deal of public contact, the officer should possess a higher level of social skills, and vice versa.

Activity level - The more complex the duties, the more attentive to detail the employee must be, and vice versa.

Combining these two dimensions allows us to classify four types of post assignments. In turn, these describe four distinct “types” of security officers. Officers who are comfortable with their posts report more job satisfaction, which contributes to better performance, lower turnover, and fewer problems all around.





BENEFITS

Weiser Security is proud to provide employees a comprehensive benefits package. Providing employees with a work environment that supports their personal needs creates a sense of future and belonging. Weiser provides employees the following work place benefits.

- Uniforms and equipment furnished at no cost
- Holiday bonus
- 401 (k) plan
- Direct deposit
- Skylight™ debit card
- Employee referral incentive
- New business lead bonus
- Paid vacation
- Anniversary awards
- Holiday pay

HEALTH BENEFITS OFFERED

- Medical/Health Insurance
- Dental
- Vision
- Life Insurance



SUPERVISION

Our management and supervision practices help us foster positive relationships with our officers. We employ stable, professional managers who create meaningful partnerships with officers in order to increase employee satisfaction and productivity. Each shift, each site is visited each week including weekends. Visits are frequent and meant to encourage communication and prevent a sense of isolation for officers in the field.

REPORTING

Monthly Client Service Call Reports, done face to face, are created with the client and management staff. These reports are used as a tool to develop action plans that help address any issues or concerns.

Officer Contact Reports and Field Supervisor To Do Lists are completed daily to ensure constant communication between management and officers.



MANAGEMENT PRACTICES

Weiser account management is localized and service-driven. Unlike competitors, Weiser management is incentivized based on client retention and quality of service. All levels of our Operations Team are available to clients and officers 24/7. Our goal is to create quality face to face time with officers and clients. The lines of communication are kept open with each post for each shift, each week, weekdays and weekends. A description for management positions are outlined below.

FIELD-SITE SUPERVISOR

- Daily client communication
- Trained on each position
- Available for emergencies and back-up
- Responsible for officer management and scheduling
- Liaison between Weiser Operations Team and field officers

ACCOUNT MANAGER

- Face to face client communication every month
- Assists in development of site procedures
- Makes monthly service calls
- Responsible for officer selection, training and emergency response

BRANCH MANAGER

- Face to face communication with clients every four months (or three months depending on size)
- Responsible for all account operations
- Reviews client activities and creates action plans for monthly service calls
- Coordinates and develops procedures and site specific training
- Responsible for quarterly review of policies
- Available for emergency response
- Responsible for selection and training of employees

REGIONAL VICE PRESIDENT

- Face to face communication with clients two times per year (or three months depending on size)
- Responsible for management of an average of six branches
- Reviews operational reports
- Implements and monitors action reports
- Evaluates performance of Operations Team and on-site security personnel

TRAINING

Weiser officer training is conducted by a manager or supervisor only. Every officer goes through a comprehensive security and customer service training program consisting of four main types of training.

1. Pre-site training
2. On-the-job training
3. In service training
4. Online training

PRE-SITE TRAINING

- Classroom training which takes place before officer assignment
- Integrates lectures and video in a classroom setting
- Sets employee expectations

ON-THE-JOB TRAINING

- Introduces officer to his new work environment
- On-site training customized for each client
- Post orders test must be successfully completed before officers are allowed to work

IN-SERVICE TRAINING

- Officer evaluations and testing take place multiple times throughout the year
- Officers work with management to set quantifiable and attainable training goals

ONLINE TRAINING

- Continuing education and officer training through proprietary multimedia web based training program
- On-line training can be tracked by management
- Certificates of completion are awarded to each officer upon successful completion of each session



SECURITY SERVICES, INC.

Special Training Topics for PASEO CDD - SECURITY SERVICES

RESIDENTIAL SECURITY

- Personally greet residents, visitors
- How to handle deliveries
- Document entry and exit
- Document license plates
- Visitor passes
- Emergency vehicle procedures
- Disaster procedures
- Customer service techniques
- Well-groomed appearance
- Operate electronic equipment



QUALITY CONTROL

Our quality control plan guarantees the successful selection, placement, training and supervision of security officers. Weiser employees who are selected to join your team are engaged in their work and are 100% committed to protecting your business and its assets.

We believe the level of service we provide for our clients can be measured. We've broken down broad security principals into smaller, manageable and measurable pieces that we call leading and lagging indicators. These indicators are all based on positive business outcomes from 20 years of data.

For example, one of our measurable items is Span of Control. We measure how many accounts and hours per week each manager is responsible for servicing. We know from experience that if our managers are tasked with too many accounts then quality suffers. Some other indicators that we measure and publish include payroll Errors per 100 employees, New Hire to Applicant Ratio and Quality Officer Contacts.

Our Statistical Quality Control Program is a red-flag system. We know problems will begin when the tolerances are out of sync. It helps keep us focused on areas that need improvement and it enhances the level of quality service for you.

CLIENTPOINT DOWNLOAD RECEIPT

DOWNLOADED: 11-15-2023

CLIENTPOINT ID: 946682

Tab 7

PROFESSIONAL SERVICES AGREEMENT

SECTION 1 – GENERAL

THIS IS AN AGREEMENT made as of _____, 2023, between **Paseo Community Development District** (“CLIENT”) and **Passarella & Associates, Inc.** (“CONSULTANT”).

This Agreement is for GIS Services for the Paseo CDD (“Project”) located in Lee County, Florida.

CLIENT and CONSULTANT in consideration of their mutual covenants herein agree in respect of the performance or furnishing of professional ecological services (“Services”) by CONSULTANT with respect to the Project and the payment for those services by CLIENT as set forth below.

CLIENT and CONSULTANT each is hereby bound and the partners, successors, executors, administrators, assigns and legal representatives of CLIENT and CONSULTANT are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators, assigns and legal representatives of such other party, in respect to all covenants, agreements, and obligations of this Agreement.

SECTION 2 – SCOPE OF SERVICES

Execution of this Agreement by CONSULTANT and CLIENT constitutes CLIENT’S written authorization to CONSULTANT to proceed on the date first above written with the Services described in Exhibit A, (“Scope of Services”) and in the other exhibits listed below. This Agreement will become effective on the date first above written.

SECTION 3 – COMPENSATION

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled “Scope of Services,” the CLIENT shall compensate the CONSULTANT as provided in Exhibit B.

For Reimbursable Expenses, in addition to payments provided for CONSULTANT and CONSULTANT’S Sub-Consultants, CLIENT shall pay CONSULTANT for reimbursable expenses incurred by CONSULTANT as set forth in Exhibit B.

Invoices for CONSULTANT’S services, Sub-Consultants, and Reimbursable Expenses will be prepared in accordance with CONSULTANT’S standard invoicing practices and will be submitted to CLIENT by CONSULTANT at least monthly. The amount billed for these services will be calculated on the basis set forth in Exhibit B. Invoices are due and payable on receipt.

If CLIENT fails to make any payment due to CONSULTANT for services and expenses within thirty days after receipt of CONSULTANT’S invoice, CONSULTANT may, after giving seven day’s written notice to CLIENT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses and charges. In the event of a disputed or contested billing, only that portion so contested may be withheld from payment, and the undisputed portion will be paid.

If either the CLIENT or CONSULTANT terminates this Agreement, CONSULTANT will be paid for all services performed or furnished in accordance with this Agreement by CONSULTANT through the date of termination on the basis specified in Exhibit B including any costs reasonably incurred by CONSULTANT that are directly attributable to the termination. CONSULTANT will be paid for the charges of CONSULTANT’S Sub-Consultants employed to perform or furnish services to the extent such

services have been performed or furnished in accordance with this Agreement through the effective date of the termination. CONSULTANT also will be paid for all unpaid Reimbursable Expenses.

SECTION 4 – STANDARD OF PERFORMANCE

The standard of care for all professional consulting and related services furnished by CONSULTANT under this Agreement will be the care and skill ordinarily used by members of the CONSULTANT's profession practicing under the same or similar circumstances at the same time and in the same locality. CONSULTANT makes no warranties, expressed or implied, under this Agreement or otherwise, in conjunction with CONSULTANT's services.

SECTION 5 – LIMITATION OF LIABILITY

CONSULTANT's total liability to CLIENT for any loss or damage, including but not limited to special and consequential damages arising out of or in conjunction with the performance of services or any other cause, including CONSULTANT's professional negligent acts, errors, or omissions, shall not exceed the CONSULTANT's compensation, and CLIENT hereby releases and holds harmless CONSULTANT from any liability above such amount.

SECTION 6 – COUNTERPARTS

This Agreement may be executed in counterparts, each of which may be an original, but all of which together shall constitute one and the same agreement. Any counterpart may be delivered by facsimile transmission or by electronic communication in portable document format (.pdf) and the Parties agree that their electronically transmitted signatures shall have the same effect as manually transmitted signatures.

SECTION 7 – EXHIBITS

This Agreement is subject to the provisions of the following Exhibits (if checked) which are attached to and made a part of this Agreement:

- | | |
|------------|---|
| Exhibit A. | <input checked="" type="checkbox"/> "Scope of Services" |
| Exhibit B. | <input checked="" type="checkbox"/> "Compensation" |
| Exhibit C. | <input checked="" type="checkbox"/> "Consultant's Hourly Rate Schedule" |
| Exhibit D. | <input checked="" type="checkbox"/> "Reimbursables" |

IN WITNESS WHEREOF, the parties warrant and represent that they are authorized to enter into this Agreement for Professional Services. CLIENT hereby authorizes the performance of the services in Exhibit A and agrees to pay the charges resulting therefrom as identified in Exhibit B. As CLIENT or CLIENT's legal representative, I have read, understand, and agree to the business terms and conditions contained herein including the CONSULTANT's Limited Liability printed on Page 1 of this Agreement.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

CLIENT:
Paseo Community Development District

Signature
By: _____
Name Typed or Printed
Title: _____

Address for giving notices:
Paseo Community Development District
c/o Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
Phone: (239) 936-0913
Fax: () -

Attest: _____
Signature
(IF CORPORATION, AFFIX CORPORATE SEAL)

OR

State of _____
County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who is personally known to me or who has produced _____ as identification.

Notary Public
Name typed, printed or stamped

(Seal)

CONSULTANT:
Passarella & Associates, Inc.

Signature
By: Kenneth C. Passarella
Name Typed or Printed
Title: President

Address for giving notices:
Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
Phone: (239) 274-0067
Fax: (239) 274-0069

EXHIBIT A

Exhibit A consisting of four (4) pages referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2023.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:

CLIENT _____

CONSULTANT _____

SCOPE OF SERVICES

<u>Task</u>	<u>Description</u>
1.0	2024 GIS Services
1.1	Create and update GIS Database and Web Application for Paseo CDD. Data layers include: <ul style="list-style-type: none">Parcels<ul style="list-style-type: none">• STRAP Number• Owner Name• Owner Address• Site Address• Approximate Acreage• Hyperlink to LEEPAHydrology Data<ul style="list-style-type: none">• Drainage Flow DirectionStreet Lights<ul style="list-style-type: none">• Location (including new locations provided by Client)• ID Number (where available)• Hyperlink (Lighting Design Plan)Man Holes<ul style="list-style-type: none">• Location• ID Number (where available)Lift/Pump Stations<ul style="list-style-type: none">• Location• ID Number (where available)• Hyperlink (Specifications)

Task**Description**

Lakes

- ID Number (where available)
- Perimeter
- Area
- Acre

Lake Bank Maintenance Areas

- Location
- Type
- Completion Date
- Size

Preserve Area

- Location
- Type (Wetland, Upland, Upland Buffer)
- ID Number (where available)
- Perimeter
- Area
- Acre

Drainage Pipes and Structures

- Location
- Type
- Size
- ID Number (where available)

Yard Drainage

- Location
- Type
- Size

Water Drainage System (Green, Yellow, Red color scheme)

- Location
- ID Number (where available)
- Drainage Structure (Condition and Status)
- Drainage Pipe (Condition and Status)

Irrigation Assets

- Pump Stations (data provided by Client)
- Valves
- ID Number (where available)
- Mainlines (location and size)

Task**Description**

Edge of Pavement

- Name
- Maintained By
- Perimeter
- Area
- Acre

Sidewalks

- Location
- Maintained By
- Perimeter
- Area
- Acre

Easements

- Type
- ID Number (where available)
- Location
- Size

Wells

- Location
- ID Number (where available)

Fountains

- Location
- ID Number (where available)

MISC. Assets

- Gazebo
- Fishing Pier
- Bench Pad

Fiber Optic

- Cabinet
- Vault
- MDF
- PED
- Splice Point
- Cables

PLATs and Construction Documents

- Name
- Location
- Hyperlink

Task**Description**

Lot and Site Number

- Location
- Label

Street/Traffic Signs

- Stop Signs
- Yield Signs
- Speed Limit Signs
- Roundabout Signs
- Pedestrian Crossing Signs
- No Outlet Signs
- Speed Bump Signs
- Entrance/Custom Signs

Alligator Signage

- Location
- ID

Dog Waste Stations

- Location
- ID

Monuments

- Location
- Community Names

Pathway Lights

- Location
 - ID
-

EXHIBIT B

Exhibit B consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2023.

Initial:

CLIENT _____

CONSULTANT _____

COMPENSATION

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services," the CLIENT shall compensate the CONSULTANT as follows:

Task	Description	Fee Type	Amount
1.0	2024 GIS Services	T&M	\$11,500.00
Total:			\$11,500.00

Fee Type Definition:

Time and Materials (T & M): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's hourly rate schedule in effect at the time the services are rendered. The current hourly rate schedule is included as Exhibit C of this Professional Services Agreement. CONSULTANT shall provide CLIENT with CONSULTANT's annual increases to the current standard billing rate 30 days prior to incurring costs under any rate increases.

EXHIBIT C

Exhibit C consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2023.

Initial:

CLIENT _____

CONSULTANT _____

CONSULTANT'S HOURLY RATE SCHEDULE

GIS Manager	\$175.00/hr.
GIS Analyst III	\$150.00/hr.
GIS Analyst II	\$130.00/hr.
GIS Analyst I	\$110.00/hr.
Administrative Assistant III	\$ 95.00/hr.
Administrative Assistant II	\$ 80.00/hr.
Administrative Assistant I	\$ 65.00/hr.
Reimbursable Expenses	Cost

EXHIBIT D

Exhibit D consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2023.

Initial:

CLIENT _____

CONSULTANT _____

CONSULTANT'S REIMBURSABLES

Bond (line dwg. with no aerials or other graphics)	\$10.00 (24x36); \$20.00 (36x48); \$25.00 (36x62) Other sizes – \$1.67 per square foot *Mounted Billed at Cost
Aerial Photos	\$30.00 (24x36); \$60.00 (36x48); \$75.00 (36x62) Other sizes - \$5.00 per square foot *Mounted Billed at Cost
Color Photos	\$2.75 (8x11); \$3.00 (8x14); \$3.50 (11x17)
Xerox	\$0.15 (8x11); \$0.25 (8x14); \$0.35 (11x17)
Courier	Billed at Cost
FedEx/Overnight Delivery	Billed at Cost

Tab 8

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.

**PASEO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, October 25, 2023 at 10:00 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

Steven Brown	Board Supervisor, Chairman
Sharon Schulman	Board Supervisor, Vice Chair
David Cabell	Board Supervisor, Assistant Secretary
Debra Johnson	Board Supervisor, Assistant Secretary
Ian Noy	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Kari Hardwick	District Coordinator, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
John Fowler	Landscape Inspection Services, Rizzetta & Company, Inc.
Frank Savage	Barraco & Associates, Inc.
Ted Galeno	Pinnacle Landscapes
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Brown stated for the record that no audience members had signed in to speak.

THIRD ORDER OF BUSINESS

District Engineer Staff Report

Mr. Savage provided an overview of the DOT standards and exhibit provided by Barraco & Associates related to the installation of rumble strips in Esperanza; he advised that the City has provided conceptual approval. Mr. Cabell recommended extending the rumble strips across the street in order to avoid drivers maneuvering around them. Ms. Schulman inquired as to whether an Order of Magnitude has been developed. Mr. Savage advised that an Order of Magnitude has not been developed although the Barraco & Associates fee would likely be \$7,500 and then additional costs for the permitting and

49 construction. Mr. Noy inquired as to whether a traffic study has been conducted as well as
50 inquiring as to the criteria for traffic calming devices. Board discussion ensued. The Board
51 provided direction to Mr. Savage to obtain estimates for construction prior to moving forward
52 with permitting.

53
54 Mr. Savage advised that the milling and repaving at the South end of the bridge has
55 been completed and looks good. He further advised that his office continues to locate fluid
56 spills.

57
58 Ms. Schulman advised that she met with Ms. Abbott and a process for reporting fluid
59 spills has been developed.

60
61 **FOURTH ORDER OF BUSINESS**

**Review of October 09, 2023 Landscape
Inspection Report**

62
63
64 Mr. Fowler provided an overview of the October 09, 2023 Landscape Inspection
65 Report, highlighting items of concern within each Zone.

66
67 Mr. Cabell stated that the landscaping looks to be on a good path.

68
69 Mr. Noy asked Mr. Fowler to provide a 2023 report card for Pinnacle. Mr. Fowler
70 advised that Pinnacle does a great job.

71
72 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,
Amending the Budget for Fiscal Year
2022/2023**

73
74
75
76 Ms. Blandon provided an overview of the resolution, advising that the Amendment
77 provides for a \$30,000 increase. She asked if there were any questions. There were none.

78
On a Motion by Ms. Schulman, seconded by Mr. Brown, with all in favor, the Board Adopted
Resolution 2024-01, Amending the Budget for Fiscal Year 2022/2023, for the Paseo
Community Development District.

79
80 **SIXTH ORDER OF BUSINESS**

**Consideration of Superior Waterway
Proposal for Repair of the Water
Feature Motor (Penzance & Palomino)**

81
82
83
84 Ms. Blandon advised that the proposal from Superior Waterway is \$23,396.00; she
85 advised that Ms. Hardwick was able to obtain one additional proposal from Fountain Kings,
86 totaling \$32,000.00. Ms. Blandon asked if there were any questions. There were none.

87
On a Motion by Mr. Noy, seconded by Ms. Schulman, with all in favor, the Board Approved
the Superior Waterway Proposal for Repair of the Water Feature Motor, totaling \$23,396.00,
Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development
District.

SEVENTH ORDER OF BUSINESS

**Review of Asset Items/Capital Project
Summary**

Ms. Blandon advised that the worksheet has been updated per the workshop and discussion regarding priorities. Mr. Cabell advised that he would like to see work complete on the stone façade at the gazebos. Ms. Hardwick advised that she is reaching out to vendors.

EIGHTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
September 27, 2023**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on September 27, 2023 and asked if there were any questions, comments, or changes to the minutes as presented. Ms. Johnson noted a typo on line 214.

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on September 27, 2023, Subject to the Correction Noted on the Record, for the Paseo Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Month of August 2023**

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of August 1-31, 2023 totaled \$125,988.79 and asked if there were any questions. There were none.

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of August 2023, totaling \$125,988.79, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided an update related to the demand letters that have been sent. He further advised that he has been made aware of another resident who has painted light poles and inquired as to whether a demand letter should be sent. The Board asked that Mr. Cohen send a demand letter to the resident.

B. District Manager

Ms. Blandon advised that the next meeting of the Board of Supervisors is scheduled for Wednesday, December 6, 2023 at 10:00 a.m.

Ms. Blandon advised of an incident at the exit gate where the gate arm came down on a mulch delivery truck causing damage to the exit arm. Discussion ensued regarding early deliveries and creating a policy. The Board directed District Counsel to work with Management to draft a policy for review.

Ms. Blandon provided an update related to the trip and fall litigation, advising that various individuals are being scheduled for depositions.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor requests.

Ms. Johnson advised that the Master Association is working on the engineering related to the land sale. She further inquired as to communication related to after-hours irrigation concerns. Ms. Blandon advised that the Associations and/or their landscape vendor can reach out to Pinnacle landscapes for emergencies.

Mr. Cabell inquired as to the next mulch application. Mr. Brown advised that it will likely be January. Ms. Hardwick advised that she is planning to bring proposals to the December meeting.

Mr. Brown inquired as to the status of the entry yield sign and the kiosk being moved. Ms. Hardwick advised that AdvanceTek is likely waiting for the fabrication of the Izarra Way blade and the Roundabout signage so that all can be completed in one visit. She further advised that she is working with TEM to obtain a proposal to move the kiosk.

Ms. Johnson and Mr. Cabell reminded Staff that they will be unavailable for the December meeting.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board adjourned the meeting at 10:50 a.m., for the Paseo Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 9

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.paseocdd.org

Operation and Maintenance Expenditures

September 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$172,453.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advancetek Services, Inc.	100448	230803-SS-00	Labor, Materials, Equipment 50% Deposit 08/23	\$ 1,169.50
Advancetek Services, Inc.	100458	230822R1-TS-00	Design Project - 50% Deposit 09/23	\$ 2,400.00
Ameri-Scape of SW Florida, Inc.	100459	58217	Tree Stump Removal & Disposal 08/23	\$ 8,120.00
Barraco and Associates, Inc.	100449	26524	Engineering Services 07/23	\$ 1,151.25
CenturyLink	20230906-1	311416420 09/23 ACH	Telephone Service 09/23	\$ 542.15
City of Fort Myers	20230925-1	1-015317-00 08/23	Compactor 11604 Paseo Grande Blvd 08/23	\$ 3,854.44
Crystal Clean Inc.	100460	N6361	Cleaning Services 09/23	\$ 1,043.21
David W Cabell	20230905-3	DC082323 ACH	Board of Supervisors Meeting 08/23/23	\$ 200.00
Debra Johnson	20230905-1	DJ082323 ACH	Board of Supervisors Meeting 08/23/23	\$ 200.00
Egis Insurance Advisors, LLC	100450	19270	Policy #100122649 10/01/2022-10/01/2023 Added Property	\$ 115.00
Egis Insurance Advisors, LLC	100457	19852	GL/Property/POL 10/01/23-10/01/24	\$ 45,226.00
Florida Power & Light Company	100456	FPL Summary 08/23 300	FPL Summary 08/23	\$ 14,239.43

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20230925-2	28467-91263 08/23	11170 Paseo Dr. #SL 08/23	\$ 48.75
Florida Power & Light Company	20230925-2	76250-95372 08/23	11047 Esteban Dr. #FNTN 08/23	\$ 626.35
Hands Free Security, LLC	100441	13699851	Service Call 08/23	\$ 1,239.77
Hands Free Security, LLC	100441	13699859	Exit Gate Service Call 08/23	\$ 1,503.53
Hands Free Security, LLC	100441	13699939	Entrance Gate Service Call 08/07/23	\$ 240.00
Hands Free Security, LLC	100461	13700132	Exit Gate Service Call 09/23	\$ 155.00
Hands Free Security, LLC	100461	13700146	Guest Gate Service Call 09/23	\$ 458.21
Hands Free Security, LLC	100469	13700246	Entrance Gate Service Call 09/23	\$ 155.00
Hands Free Security, LLC	100469	13700275	Entrance Gate Service Call 09/23	\$ 957.05
Hotwire Communications, LTD	100462	30210660 09/23	Internet Services 09/23	\$ 229.99
Ian Y Noy	20230905-2	IN082323 ACH	Board of Supervisors Meeting 08/23/23	\$ 200.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, Inc.	100451	20097877-023 -11	WUP Compliance Monitoring Svcs Through 08/20/23	\$ 1,055.00
Persson, Cohen & Mooney, P.A.	100463	4054	Legal Services 08/23	\$ 4,762.63
Persson, Cohen & Mooney, P.A.	100463	4112	Legal Services 08/23	\$ 149.50
Pinnacle Landscapes, Inc.	100445	15499	Irrigation Repairs 07/23	\$ 2,076.00
Pinnacle Landscapes, Inc.	100452	15477	General Monthly Maintenance 08/23	\$ 27,643.50
Pinnacle Landscapes, Inc.	100452	15519	Hurricane Idalia Prep 08/23	\$ 4,454.00
Pinnacle Landscapes, Inc.	100464	15530	Sink Hole Repair 09/23	\$ 1,105.00
Pinnacle Landscapes, Inc.	100464	15531	Plant Replacement 09/23	\$ 1,696.00
Pinnacle Landscapes, Inc.	100464	15539	Floratam Installation 09/23	\$ 1,400.00
Pinnacle Landscapes, Inc.	100464	15539	Floratam Installation 09/23	\$ 79.00
Pinnacle Landscapes, Inc.	100470	15544	Clusia Hedge Stake Up 09/23	\$ 260.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Pest Management Services, Inc.	100446	7631	Pest Control 08/23	\$ 67.41
Pinnacle Pest Management Services, Inc.	100471	7731	Pest Control 09/23	\$ 67.41
Pinnacle Pest Management Services, Inc.	100471	7737	Bee Removal 09/23	\$ 185.00
Provencia at Paseo	100465	09062023	Reimbursement for Hog Trapping 09/23	\$ 340.00
Rizzetta & Company, Inc.	100440	INV0000082993	Personnel Reimbursement 08/18/23	\$ 2,698.68
Rizzetta & Company, Inc.	100443	INV0000083309	Personnel Reimbursement 09/23	\$ 3,526.28
Rizzetta & Company, Inc.	100444	INV0000083284	District Management Fees 09/23	\$ 12,064.17
Rizzetta & Company, Inc.	100454	INV0000083332	Out of Pocket Expenses 08/23	\$ 50.00
Rizzetta & Company, Inc.	100455	INV0000083395	Personnel Reimbursement 09/15/23	\$ 2,769.42
Sharon E. Schulman	20230905-5	SS082323 ACH	Board of Supervisors Meeting 08/23/23	\$ 200.00
Solitude Lake Management, LLC	100466	PSI011199	Lake & Pond Maintenance Services 09/23	\$ 2,367.87
Steven A. Brown-Cestero	20230905-4	SB082323 ACH	Board of Supervisors Meeting 08/23/23	\$ 200.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suntech Electrical Contractors, Inc.	100467	5484-85	Lighting Repair 07/23	\$ 325.00
Tim Amann Pressure Cleaning	100472	TA15874172	Pressure Cleaning 09/23	\$ 3,900.00
Tower Compactor Rentals, LLC	100447	RENTAL-23-17015	Trash Compactor 09/23	\$ 333.90
Weiser Security Services, Inc	100442	1125578	Guard Weekly Billing 08/04/23-08/10/23	\$ 2,408.56
Weiser Security Services, Inc	100442	1126435	Guard Weekly Billing 08/11/23-08/17/23	\$ 2,408.56
Weiser Security Services, Inc	100453	1127607	Guard Weekly Billing 08/18/23-08/24/23	\$ 2,408.56
Weiser Security Services, Inc	100468	1128635	Guard Weekly Billing 08/25/23-08/31/23	\$ 2,408.56
Weiser Security Services, Inc	100468	1129654	Guard Weekly Billing 09/01/23-09/07/23	\$ 2,560.58
Weiser Security Services, Inc	100473	1130952	Guard Weekly Billing 09/8/23-09/14/23	<u>\$ 2,408.56</u>
Report Total				<u>\$ 172,453.78</u>

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.paseocdd.org

Operation and Maintenance Expenditures October 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$183,823.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ameri-Scape of SW Florida, Inc.	100488	EST22051	Tree Stump Removal & Disposal 10/23	\$ 200.00
CenturyLink	20231004-1	311416420 09/23B ACH	Telephone Service 09/23	\$ 545.14
City of Fort Myers	100486	1-015317-00 09/23	Compactor 11604 Paseo Grande Blvd 09/23	\$ 3,834.81
Crystal Clean Inc.	100496	N6430	Cleaning Services 10/23	\$ 916.00
Curbking Construction Corp, Inc	100479	10758	Mobilization & Paver Reset 05/23	\$ 15,657.50
David W Cabell	20231002-3	DC092723 ACH	Board of Supervisors Meeting 09/27/23	\$ 200.00
Debra Johnson	20231002-4	DJ092723 ACH	Board of Supervisors Meeting 09/27/23	\$ 200.00
Florida Department of Revenue	100493	46-8015667667-8 09/23	Sales Tax 09/23	\$ 135.68
Florida Power & Light Company	100487	28467-91263 09/23	11170 Paseo Dr. #SL 09/23	\$ 45.59
Florida Power & Light Company	100487	76250-95372 09/23	11047 Esteban Dr. #FNTN 09/23	\$ 584.53
Florida Power & Light Company	100487	FPL Summary 09/23 300	FPL Summary 09/23	\$ 11,503.21
Golden Golf Services, LLC	100489	6936	Mulch Installation 06/23	\$ 25,891.20

Paseo Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Grau & Associates, P.A.	100495	101023-300	Audit Confirmation FYE 09/30/23	\$ 35.00
Hands Free Security, LLC	100480	13700336	Exit Gate Service Call 09/23	\$ 1,458.77
Hands Free Security, LLC	100497	13700507	Transponders 10/23	\$ 3,017.50
Hotwire Communications, LTD	100498	30210660.43	Internet Services 10/23	\$ 229.99
Ian Y Noy	20231002-1	IN092723 ACH	Board of Supervisors Meeting 09/27/23	\$ 200.00
Johnson Engineering, Inc.	100490	20097877-023-12	WUP Compliance Monitoring Svcs Through 09/17/23	\$ 1,055.00
Paseo CDD	DC102623	DC102623	Debit Card Replenishment	\$ 159.61
Persson, Cohen & Mooney, P.A.	100491	4186	Professional Services 09/23	\$ 3,521.78
Pinnacle Landscapes, Inc.	100504	15512	Irrigation Repairs 08/23	\$ 3,765.00
Pinnacle Landscapes, Inc.	100492	15569	General Monthly Maintenance 09/23	\$ 27,643.50
Pinnacle Landscapes, Inc.	100499	15591	Install Hedge 08/23	\$ 3,912.00
Pinnacle Landscapes, Inc.	100492	15600	Irrigation Repairs 09/23	\$ 941.50

Paseo Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pinnacle Landscapes, Inc.	100504	15616	Disposal of Trees 10/23	\$ 300.00
Rizzetta & Company, Inc.	100474	INV0000084035	Assessment Roll Preparation FY 23/24	\$ 5,624.00
Rizzetta & Company, Inc.	100475	INV0000084133	District Management Fees 10/23	\$ 12,094.17
Rizzetta & Company, Inc.	100477	INV0000084248	Personnel Reimbursement 09/29/23	\$ 1,957.69
Rizzetta & Company, Inc.	100483	INV0000084268	Cell Phone & Mileage 09/23	\$ 161.35
Rizzetta & Company, Inc.	100494	INV0000084336	Amenity Management & Oversight & Personnel Reimbursement 10/13/23	\$ 3,522.58
Rizzetta & Company, Inc.	100503	INV0000084889	Personnel Reimbursement 10/27/23	\$ 2,426.84
Sharon E. Schulman	20231002-2	SS092723 ACH	Board of Supervisors Meeting 09/27/23	\$ 200.00
Solitude Lake Management, LLC	100500	PSI017022	Lake & Pond Maintenance Services 10/23	\$ 2,367.87
Spectrum Nightscapes, LLC	100484	32	Entry Lighting Project Deposit 10/23	\$ 14,800.62
Steven A. Brown-Cestero	20231002-5	SB092723 ACH	Board of Supervisors Meeting 09/27/23	\$ 200.00
Suntech Electrical Contractors, Inc.	100505	5484-86	Lighting Repair 10/23	\$ 230.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Suntech Electrical Contractors, Inc.	100505	5484-87	Lighting Repair 10/23	\$ 420.00
Superior Waterway Services, Inc.	100478	88919	Fountain Repair 07/23	\$ 16,094.70
TEM Systems, Inc.	100485	i1821	Software Subscription Renewal 10/23	\$ 4,725.00
TEM Systems, Inc.	100501	i2308	Paper Rolls 10/23	\$ 1,065.00
Tower Compactor Rentals, LLC	100476	RENTAL-23-19222	Trash Compactor 10/23	\$ 333.90
Tropex	100481	210084	Holiday Decoration Deposit 10/23	\$ 2,066.66
Weiser Security Services, Inc	100482	1131175	Guard Weekly Billing 09/15/23-09/21/23	\$ 2,397.44
Weiser Security Services, Inc	100502	1132026	Guard Weekly Billing 09/22/23-09/28/23	\$ 2,387.36
Weiser Security Services, Inc	100502	1134766	Guard Weekly Billing 09/29/23-10/05/23	\$ 2,408.91
Weiser Security Services, Inc	100502	1134884	Guard Weekly Billing 10/06/23-10/12/23	<u>\$ 2,386.32</u>
Report Total				<u>\$ 183,823.72</u>

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 24, 2024
- **FY 2022-2023 Audit Completion Deadline:** June 2024
- **Next Election (Seats 3,4, and 5):** November 5, 2024

District Manager's Report

November 27

2023

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FINANCIAL SUMMARY

10/30/2023

General Fund Cash & Investment Balance	\$852,570
Reserve Fund Investment Balance	\$487,877
Debt Service Fund Investment Balance	\$589,320
Total Cash and Investment Balances	\$1,929,767
General Fund Expense Variance:	\$27,990 Under Budget



Rizzetta & Company

Fund Transfer Recommendation: We have reviewed the financial statements for the month of October. During the prior meeting DM informed the Board that she would be making a recommendation for funds to be transferred from the general fund to the reserve account. DM is recommending that the Board transfer the amount of \$ 300,000.00 into the reserve account. DM will provide an explanation at the meeting.

Entry Lighting Project Completion: Spectrum has completed the work at the entrance and the holiday décor was installed.

Kiosk Move: Scott Roether from TEM was onsite to review the kiosk and the proposed location to be moved on November 13th. He is working on a proposal for board review and consideration.

Eagle Fencing Agreement: We have been informed that Eagle Fencing will not sign any form of agreement other than theirs. We are still working on this matter.