

*Wind Meadows South
Community Development District*

Meeting Agenda

November 9, 2022

AGENDA

Wind Meadows South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

November 2, 2022

**Board of Supervisors
Wind Meadows South
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Wind Meadows South Community Development District** will be held **Wednesday, November 9, 2022, at 1:30 PM at 4900 Dundee Road, Winter Haven, FL 33884.**

Zoom Video Join Link: <https://us06web.zoom.us/j/82645576508>

Call-In Information: 1-646-876-9923

Meeting ID: 826 4557 6508

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Swearing in of Appointed Supervisor Timothy Todd (Appointed at September 14, 2022 Board Meeting)
4. Approval of Minutes of the September 14, 2022 Board of Supervisors Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Aquatic Maintenance Services
 - a) Aquatic Weed Management, Inc.
 - b) Sitex Aquatics
 - ii. Consideration of Proposals for Landscape Maintenance Services
 - a) Prince & Sons, Inc.

¹ Comments will be limited to three (3) minutes

- b) Weber Environmental Services, Inc.
 - iii. Consideration of Proposals to Remove Oak Tree—**ADDED**
 - a) Prince & Sons, Inc.
 - b) Weber Environmental Services, Inc.
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 6. Other Business
- 7. Supervisors Requests and Audience Comments
- 8. Adjournment

MINUTES

**MINUTES OF MEETING
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Wind Meadows South Community Development District was held Wednesday, **September 14, 2022** at 1:30 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott
Wendy Kerr
Dottie Mobley

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Bryan Hunter
Clayton Smith

District Manager, GMS
KE Law
Hunter Engineering
GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present in person or attending via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Branden Eckenrode

Ms. Burns stated that they received a letter of resignation from Branden Eckenrode. She asked for a motion to accept the resignation.

On MOTION by Mr. Elliott, seconded by Ms. Mobley, with all in favor, Accepting the Resignation from Branden Eckenrode, was approved.
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B. Appointment to Fill the Vacant Board Seat #5

Ms. Burns asked for any nominations to fill the vacant seat #5. Timothy Todd was nominated.

On MOTION by Mr. Elliot, seconded by Ms. Mobley, with all in favor, Nominating Timothy Todd to Fill the Vacant Board Seat #5, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns stated that Mr. Timothy Todd was not present, so they would swear him prior to the next meeting.

D. Consideration of Resolution 2022-11 Appointing Assistant Secretary

Ms. Burns stated that this would appoint Timothy Todd as an Assistant Secretary of the District.

On MOTION by Mr. Elliott, seconded by Ms. Mobley, with all in favor, Resolution 2022-11 Appointing Timothy Todd as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 10, 2022 Board of Supervisors Meeting

Ms. Burns presented the minutes of the August 10, 2022 Board of Supervisors meeting and asked if there were any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Ms. Mobley, with all in favor, the Minutes of the August 10, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Conveyance Documents for Phase 1 *(to be provided under separate cover)*

Ms. Burns stated that Mr. Van Wyk had prepared the documents for this to get conveyed to the District. She noted that Mr. Smith did an inspection of the site as well to see if there were any kind of items that needed to be completed prior to conveyance. Mr. Smith stated that there were a few items, and one was the meter for lights needed to be placed. He continued to discuss some of the items that they were concerned about like the chipping and cracking on the monument considering that it was new. He added that it was also already starting to lose paint in several locations. He stated that they could do repairs, or they could have the vendor do the repairs. He discussed the entry and frontage trees, which were small and sparse. He noted that they would monitor for productive establishment. He also discussed the poor establishment of the sod. It was noted that they would continue to monitor this and that it may require spot replacement. He reviewed the irrigation that was currently running on battery and would need final installation of decoders and controller. He stated that it was all still pending. Once that is done, the final inspection can then be performed.

Mr. Smith noted that one of the biggest items was the grate missing from the control structure. He asked if the backside of the fence on page 35 of the agenda package would be part of the CDD. He noted that the area was marked by stakes and needed graded for long term maintenance all along the back of frontage fencing. It was noted that if this would be part of the lots, to disregard. He stated that overall, they were in really good shape. He stated that they had the landscaper out there and they had mowed and bushhogged the entire center and had plans to keep it all maintained so it could be an open space area. He explained that they were monitoring the amenity areas. He added the hog damage to the pond back near the amenity on the north and east side will need sod replacement. He noted that they would do some finalizing, which would allow the District to acquire the improvements. The Board further discussed the conveyance process for clarification.

On MOTION by Mr. Elliott, seconded by Ms. Mobley, with all in favor, the Conveyance Documents for Phase 1, was approved in substantial form.
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SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that he had nothing to report.

B. Engineer

Mr. Hunter stated that he had nothing to report.

C. Field Manager's Report *(to be provided under separate cover)*

Mr. Smith stated that the bulk of the report was the conveyance that was just discussed. He stated that he only had one vendor that he would recommend unless their price was just way above the other vendors.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the total amount of the check register was \$3,622.73.

On MOTION by Mr. Elliott, seconded by Ms. Mobley, with all in favor, Check Register, was approved.
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ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review. There was no action necessary. She asked if anyone had any questions. Hearing none, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Ms. Mobley, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

Wind Meadows South CDD

Field Management Report



November 02, 2022
Clayton Smith
Assistant Field Manager
GMS

Storm Damage

- ✚ Preliminary cleaning of the property was conducted.
- ✚ Multiple street signs are either leaning, or missing STOP signs.
- ✚ Multiple large oak trees are damaged, or have fallen over.



InProgress

Sign Straightening

- ✚ Missing STOP signs were ordered and received. Installation of the signs and repairs to the leaning signs are being scheduled.



Tree Cleanup

- ✚ Sourced proposals to remove all fallen oak trees.



InProgress

Landscape and Aquatics Proposals

✚ Gathered proposals for landscape and aquatics services.



Site Items

- ✚ Electrical meters and irrigation controller need to be installed at the front entrance.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1

SECTION (a)

Aquatic Weed Management, Inc.
P.O. Box 1259
Haines City, FL 33845
863-412-1919

Estimate

Date 10/25/2022
Estimate # 1204

Name / Address
Wind Meadows S CDD 219 E Livingston St Orlando, FL 32801

P.O. #
Terms

Due Date 10/25/2022
Other

Description	Qty	Rate	Total
Monthly pond herbicide maintenance on 2 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Reasonable trash collection included while on site doing scheduled herbicide maintenance. Priced as \$/treatment.		225.00	225.00
Thank you for your business!			
Subtotal			\$225.00
Sales Tax (0.0%)			\$0.00
Total			\$225.00

waterweed1@aol.com

863-412-1919
863-438-0087

SECTION (b)

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Wind Meadows South CDD hereafter called "customer"

Customer: Wind Meadows South CDD
C/O: GMS-Central Florida
Contact: Mr. Jarrett Wright
Address: 219 E. Livingston St. Orlando, FL 32801
Email: cwitherington@unitedlandservices.com
Phone: 813.361.1171

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

Two (2) Ponds at the Wind Meadows South Community located in Bartow, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued After Each Visit | Included |
| 5. Use of EPA Regulated Materials Only | Included |
| 6. Algae callback service as needed | Included |

Service shall consist of Twelve(12) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 11/01/22 thru 11/01/23 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$300.00
Total 1st year Maintenance Cost: \$3,600.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Joseph T. Craig

10/25/2022

Accepted By

Date

President, Sitex Aquatics Ilc.

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

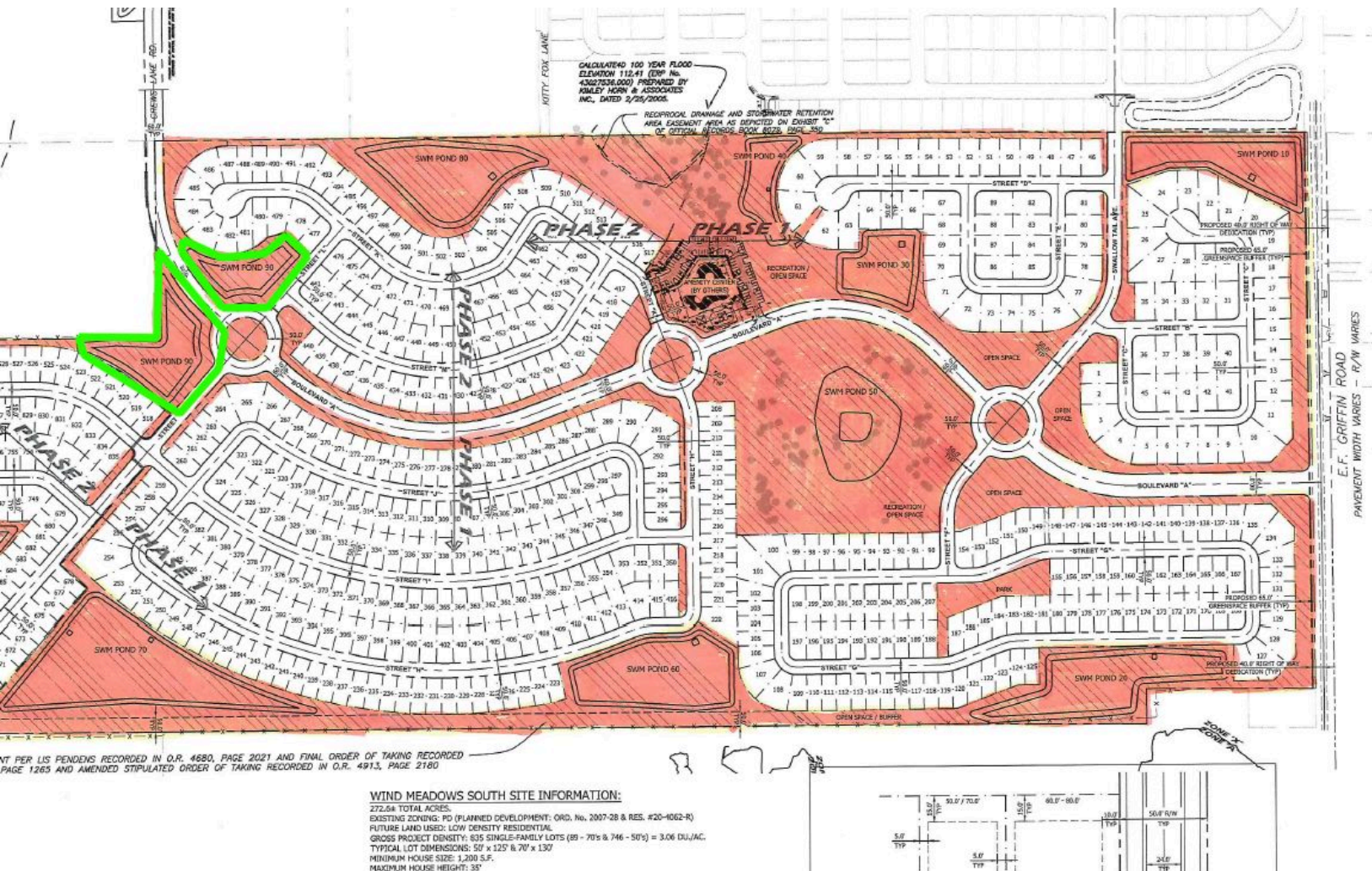
Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.



SECTION 2

Wind Meadows South CDD

LANDSCAPE SCOPE OF WORK

THE RIGHT PLANT, THE RIGHT PLACE. THE RIGHT FERTILIZER, THE RIGHT WATER.

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

GENERAL SERVICES

A. Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

1. Mowing

- a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.
- b. St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas and ROWS. Ponds will be mowed between 26 and 32 times as needed.
- c. St. Augustine and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- d. Contractor shall complete a minimum of two passes along all waterways/wetlands with a 50" mower or larger discharging clippings away from the water. Any waterway edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.
- e. Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and if it occurs they shall be removed prior to the end of each service day.
- f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of the CDD representative. Replacement material will be of similar size to the material being replaced.

2. Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. Edges are to be perpendicular to the ground. String trimmers will not be used for this function. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

3. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
- b. Under no circumstance will it be an acceptable practice to string trim bed edges or small areas that may be cut utilizing a walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD.
- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

B. Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks. The exception will be the entrances and clubhouse areas. These are high traffic, focal areas and as such will be included to provide weekly attention minimally. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of annual detail rotations

1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs,

particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD representative.

- c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:
 - Provide clearance for pedestrians, vehicles, mowers and buildings.
 - Maintain clearance from shrubs in bed areas.
 - Improve visibility in parking lots and around entries.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function.
- f. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.
- h. Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the CDD representative.
- i. Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

2. Weed Control

- a. Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

3. Trash Removal

- a. Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

C. General

1. Policing

- a. Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.
- b. As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.
- c. All litter shall be removed from the property and disposed of off-site.

2. Communication

- a. Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.
- c. When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly. A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns.
- d. Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance of this agreement meets the standards required herein and protects the overall well-being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

3. Staffing

- a. The Contractor shall have a well-experienced Foreman/Supervisor on site at all times with the crew. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. He/she and other supervisors should be in a certain type of uniform that distinguishes them from the crew. The Foreman/Supervisor should communicate regularly, daily when needed, with the property's manager. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. This will assure the BOD and Management that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.
- b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times.
- c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

- d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.
- e. Contractor is expected to staff the property with adequately trained personnel a minimum 3 days per week between Monday & Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to normal member attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

SCHEDULE "A" – TURF CARE PROGRAM - ST. AUGUSTINE

A. Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

<u>Month</u>	<u>Application</u>
January:	Winter fertilization, broadleaf weed control and disease control
March:	Spring granular fertilization, broadleaf weed control, insect and disease control
May:	Late spring heavy, 100% slow release Nitrogen fertilization with Arena and weed Control
October:	Heavy fall granular fertilization and broadleaf weed/disease control

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. At the request of management, soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

- f. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
- b. Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE "B" – TURF CARE PROGRAM – BAHIA – Where Applicable

A. Application Schedule

<u>Month</u>	<u>Application</u>
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

B. Application Requirements

1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

- d. The irrigation system will be fully operational prior to any fertilizer application.
 - e. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.
2. Insect/Disease Control
- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
 - b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
3. Weed Control
- a. Weed control will be limited to the broadleaf variety under this program.
 - b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
4. Warranty
- Only turf loss due to dramatic negligence or mismanagement by the contractor will be considered for replacement by contractor.

SCHEDULE "C" – TREE/SHRUB CARE PROGRAM

A. Application Schedule

<u>Month</u>	<u>Application</u>
March/April:	Insect/disease control/fertilization.
May/June:	Insect/disease control as needed.
July/August:	Minor nutrient blend with insect/disease control.
October:	disease control as needed
December:	Insect/disease control/fertilization as needed

B. Application Requirements

1. Fertilization
- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
 - b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
 - c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

- d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- e. There will be a deep root feeding on an as needed basis to establish newly planted trees.
- f. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
- g. The irrigation system will be fully operational prior to any fertilizer application.
- h. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the Tree/Shrub care program based on these results.

2. Insect/Disease Control

- a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.
- b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
- c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
- d. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.
- e. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

3. Specialty Palms

- a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.
- b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

4. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

SCHEDULE “D” – IRRIGATION MAINTENANCE

A. Frequency of Service

- a. Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week.
- b. The irrigation inspection will be performed during the same week(s) each month.

B. Specifications

- a. Activate each zone of the system.
- b. Visually check for any damaged heads or heads needing repair.
- c. Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- d. Clean filters located at each zone valve monthly if applicable.
- e. Clean, straighten or adjust any heads not functioning properly.
- f. Straighten, re-attach to bracing and touch up paint on riser heads as needed.
- g. Report any valve or valve box that may be damaged in any way.
- h. Leave areas in which repairs or adjustments are made free of debris.
- i. Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- j. Contractor will provide a written report of the findings by zone.

C. Qualifying Statements

1. Repairs

- a. Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- b. Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

2. Service Calls

- a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.
- b. When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

3. Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.

- a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.
8. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.
9. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

SCHEDULE "E" – ADDITIONAL SERVICES – To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

A. Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

1. Schedule

- a. The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.
- b. Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.
- c. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.
- d. Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

2. Installation

- a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

- c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
- d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.
- e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.
- f. All beds should be covered with 1" layer of Pine bark Fines after planting.
- g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.
- h. Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

3. Maintenance

- a. Flower beds unique to the property will be reviewed daily or at each service visit for the following:
 - Removal of all litter and debris.
 - Beds are to remain weed – free at all times.
 - All declining blooms are to be removed immediately.
 - Inspect for the presence of insect or disease activity and treat immediately.
- b. Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.
- c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
- d. Pre-emergent herbicides are not to be used in annual beds.
- e. Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

4. Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

B. Bed Dressing

1. Schedule

- a. Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard".
- b. Application will be completed within a two week time period.

2. Installation

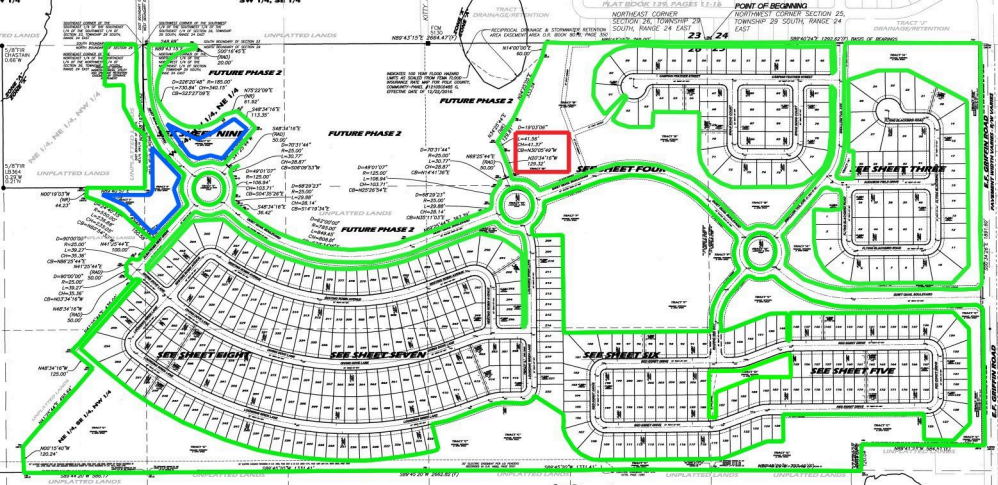
- a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.

- b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.
- c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2 inch depth across beds then an additional proposal will be created by the contractor for the additional needed yards.
- d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

C. Palm Trimming

1. Schedule

- 2. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.
- 3. All palms less than 12' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
- 4. Washingtonia palms in excess of 12' will be trimmed up to two times per year in the months of February and August as needed.
- 5. All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.
- 6. Trimming shall include removal of all dead fronds, loose boots and seed stalks.
- 7. Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.
- 8. When trimming, cut the frond close to the trunk without leaving "stubs"
- 9. It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree



SECTION (a)

Wind Meadows South CDD Landscape Fee Summary

Contractor: Prince and Sons, Inc.

Address: 200 south F St.

Haines City, FL 33844
Phone: 863-422-5207
Fax:
Contact: Lucas Martin
Email: lmartin@princeandsonsinc.com

Property: Wind Meadows South CDD

Address: 219 E. Livingston St.

Orlando,
Florida, 32801
Phone: 407-201-1514

Contact: csmith@gmscfl.com
Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	5,100	5,100	5,100	5,100	12,750	10,200	12,750	10,200	10,200	10,200	5,100	5,100	\$96,900
TURF CARE (Schedule B) Bahia/St Augustine Fert		300		300		300		300		300		300	\$1,800
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert			378			378			378			378	\$1,512
BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing: \$55</i>					4,128						2,748		\$6,876
					<i>75 Mulch Yds</i>						<i>50 Mulch Yds</i>		
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price: INCLUDED</i>													\$0
ANNUAL CHANGES - <i>None at this time</i> (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)	450	450	450	450	450	450	450	450	450	450	450	450	\$5,400
TOTAL FEE PER MONTH:	\$5,550	\$5,850	\$5,928	\$5,850	\$17,328	\$11,328	\$13,200	\$10,950	\$11,028	\$10,950	\$8,298	\$6,228	\$112,488

Flat Fee Schedule	\$9,374	\$9,374	\$9,374	\$9,374	\$9,374	\$9,374	\$9,374	\$9,374	\$9,374	\$9,374	\$9,374	\$9,374	\$112,488
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$105,612
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Extra Services Annual Changes, Palm Pruning, Mulch	\$6,876
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TOTAL	\$112,488.00
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SECTION (b)

Wind Meadows South CDD Landscape Fee Summary

Contractor: Weber Environmental Services

Address: 5935 SR 542 West, Winter Haven, FL 33880

Phone: 863-551-1820

Fax: 863-551-1639

Contact: Alan Hirschfelder

Email: Ahirschfelder@weberes.com

Property: Wind Meadows South CDD

Address: 219 E. Livingston St.

Orlando,
Florida, 32801
Phone: 407-201-1514

Contact: csmith@gmscfl.com
Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Mowing/Detailing	8,198	8,198	8,198	8,198	8,198	8,198	8,198	8,198	8,198	8,198	8,198	8,198	\$98,380
TURF CARE (Schedule B) Bahia/St Augustine Fert	600	600	600	600	600	600	600	600	600	600	600	600	\$7,200
TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert													\$0
BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing: \$60.00 ONCE/YR</i>	500	500	500	500	500 <i>100</i>	500	500	500	500	500	500 <i>100</i>	500	\$6,000
PALM TRIMMING (Schedule E - C.) <i>Per Palm Price:</i>													\$0
ANNUAL CHANGES - <i>None at this time</i> (Schedule E - A.) <i>Per Annual Pricing:</i>													\$0
IRRIGATION MAINT. (Schedule D)	400	400	400	400	400	400	400	400	400	400	400	400	\$4,800
TOTAL FEE PER MONTH:	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$116,380

Flat Fee Schedule	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$9,698	\$116,380
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$110,380
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Extra Services Annual Changes, Palm Pruning, Mulch	\$6,000
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TOTAL	\$116,379.96
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SECTION 3

SECTION (a)

200 S. F. Street, Haines City, FL 33844
www.princelandservices.com

Phone 863-422-5207

Polk County License #15453

Date: 11/2/22

SUBMITTED TO:

Wind Meadows South CDD
CO/ GMS
Clayton Smith

Job Name / Location:

Wind Meadows

We hereby submit an proposal to provide the material and labor for the scope of work:

DESCRIPTION	QTY	TOTAL
Tree and tree damage caused by Hurricane Ian		\$11,000.00
Includes removal of designated fallen trees and/or Tree branches and removal off site		
Total		\$11,000.00

NOTES, EXCLUSIONS & SUBSTITUTIONS:

GENERAL TERMS:

1. Payment to be remitted upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Ian Prince
President

Approved By:

SECTION (b)



WEBER ENVIRONMENTAL SERVICES, INC.

ORLANDO OFFICE 300 27TH STREET ORLANDO, FL 32806
WINTER HAVEN OFFICE 5935 S.R. 542 WEST, WINTER HAVEN, FL 33880

November 8, 2022

PROPOSAL SUBMITTED TO:

GMS-Central Florida
Wind Meadow South CDD
2140 E.F. Griffen Rd.
Bartow, FL.

Attn: Clayton Smith
407-201-1514
Csmith@gmscfl.com

WES, INC. PROPOSES TO: Remove trees that fell during the hurricane as follows:

1. Between the 1st and 2nd round about, the ravine on left. Remove all trees and tree debris that fell.
2. At the 3rd round about, remove two trees that fell in the retention pond.
3. Remove all debris from clean up by WES is included.

Total: \$19,250.

SPECIAL INSTRUCTIONS/REMARKS: WES, Inc. is not responsible for any damage to driveways or walks that are in poor condition prior to start of work. WES, Inc. will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner.

We hereby propose to furnish labor and materials, complete in accordance with the above Specifications for the sum of: **Nineteen Thousand Two Hundred Fifty and 00/100 Dollars (\$19,250.00)** with payments to be made as follows: **Upon completion.**

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Authorized Signature: Kirk Hestand

*****ACCEPTANCE OF PROPOSAL*****

The above prices, specifications and conditions are hereby accepted. WES, INC. is authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED BY:

Signature: _____

Date: _____

SECTION D

SECTION 1

Wind Meadows South Community Development District

Summary of Invoices

August 01, 2022 through September 30, 2022

Fund	Date	Check No.'s	Amount
General Fund			
	8/12/22	37-40	\$ 15,221.09
	8/19/22	41-42	\$ 5,391.60
	9/8/22	43	\$ 807.50
	9/9/22	44	\$ 9,700.00
	9/16/22	45-48	\$ 23,170.71
	9/23/22	49	\$ 4,000.00
Total			\$ 58,290.90

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/12/22	00012	7/06/22 90084952	202206 310-51300-32200		*	3,250.00	
		FY21 AUDIT FEE-FINAL PMT					
		7/06/22 90084952	202206 310-51300-49000		*	32.00	
		BANK FEE					
				DIBARTOLOMEO,MCBEE,HARTLEY & BARNES			3,282.00 000037
8/12/22	00001	7/01/22 16	202207 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES - JUL 22					
		7/01/22 16	202207 310-51300-35200		*	100.00	
		WEBSITE MANAGEMENT-JUL 22					
		7/01/22 16	202207 310-51300-35100		*	150.00	
		INFORMATION TECH - JUL 22					
		7/01/22 16	202207 310-51300-31300		*	416.67	
		DISSEMINATION SVCS-JUL 22					
		8/01/22 17	202208 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES - AUG 22					
		8/01/22 17	202208 310-51300-35200		*	100.00	
		WEBSITE MANAGEMENT-AUG 22					
		8/01/22 17	202208 310-51300-35100		*	150.00	
		INFORMATION TECH - AUG 22					
		8/01/22 17	202208 310-51300-31300		*	416.67	
		DISSEMINATION SVCS-AUG 22					
		8/01/22 17	202208 310-51300-51000		*	2.50	
		OFFICE SUPPLIES					
		8/01/22 17	202208 310-51300-42000		*	42.91	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			7,212.09 000038
8/12/22	00010	6/30/22 21959	202206 310-51300-49100		*	1,500.00	
		BOUNDARY AMENDMENT FR#7					
		6/30/22 21963	202206 310-51300-31100		*	750.00	
		COMPL OF ANNUAL REPORT					
				HUNTER ENGINEERING, INC.			2,250.00 000039
8/12/22	00005	7/06/22 3099	202206 310-51300-49100		*	868.00	
		BOUNDARY AMENDMENT JUN 22					
		7/08/22 3124	202206 310-51300-31500		*	1,609.00	
		GEN.COUNSEL/MTHLY MEETING					
				KE LAW GROUP, PLLC			2,477.00 000040
8/19/22	00005	8/11/22 3676	202207 310-51300-31500		*	2,619.30	
		GEN.COUNSEL/MTHLY MEETING					
				KE LAW GROUP, PLLC			2,619.30 000041
8/19/22	00002	7/31/22 00047711	202207 310-51300-48000		*	2,417.84	
		WMS CDD FY 2023					

WINM WIND MEADOWS ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						58,290.90	

WINM WIND MEADOWS ZYAN

SECTION 2

Wind Meadows South
Community Development District

Unaudited Financial Reporting
September 30, 2022



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Series 2021</u>
4	<u>Construction Fund Series 2021</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Schedule</u>

Wind Meadows South

Community Development District

Combined Balance Sheet

September 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 4,255	\$ -	\$ -	\$ 4,255
Due From Developer	\$ 25,000	\$ -	\$ -	\$ 25,000
Prepaid Expenses	\$ 10,375	\$ -	\$ -	\$ 10,375
Investments:				
<u>Series 2021</u>				
Reserve	\$ -	\$ 520,000	\$ -	\$ 520,000
Revenue	\$ -	\$ 84,760	\$ -	\$ 84,760
Interest	\$ -	\$ 20,376	\$ -	\$ 20,376
Construction	\$ -	\$ -	\$ 4	\$ 4
Total Assets	\$ 39,630	\$ 625,136	\$ 4	\$ 664,770
Liabilities:				
Accounts Payable	\$ 6,895	\$ -	\$ -	\$ 6,895
Total Liabilities	\$ 6,895	\$ -	\$ -	\$ 6,895
Fund Balances:				
Nonspendable:				
Prepaid Items	\$ 10,375	\$ -	\$ -	\$ 10,375
Restricted for:				
Debt Service - Series 2021	\$ -	\$ 625,136	\$ -	\$ 625,136
Capital Projects - Series 2021	\$ -	\$ -	\$ 4	\$ 4
Unassigned	\$ 22,360	\$ -	\$ -	\$ 22,360
Total Fund Balances	\$ 32,735	\$ 625,136	\$ 4	\$ 657,875
Total Liabilities & Fund Balance	\$ 39,630	\$ 625,136	\$ 4	\$ 664,770

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
Revenues				
Assessments - Lot Closings	\$ -	\$ -	\$ 67,706	\$ 67,706
Developer Contributions	\$ 134,760	\$ 134,760	\$ 75,000	\$ (59,760)
Boundary Amendment Contribution	\$ -	\$ -	\$ 3,176	\$ 3,176
Total Revenues	\$ 134,760	\$ 134,760	\$ 145,881	\$ 11,121
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 15,000	\$ 750	\$ 14,250
Attorney	\$ 25,000	\$ 25,000	\$ 17,857	\$ 7,143
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,250	\$ 1,750
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 500	\$ 500	\$ -	\$ 500
Dissemination	\$ 5,000	\$ 5,000	\$ 5,000	\$ (0)
Trustee Fees	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Management Fees	\$ 35,000	\$ 35,000	\$ 35,000	\$ (0)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 126	\$ 874
Insurance	\$ 5,500	\$ 5,500	\$ 5,000	\$ 500
Printing & Binding	\$ 1,000	\$ 1,000	\$ 12	\$ 988
Legal Advertising	\$ 10,000	\$ 10,000	\$ 1,631	\$ 8,369
Contingency	\$ 5,000	\$ 5,000	\$ 2,267	\$ 2,733
Office Supplies	\$ 625	\$ 625	\$ 18	\$ 607
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Boundary Amendment Expenses	\$ -	\$ -	\$ 3,594	\$ (3,594)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 134,760	\$ 134,760	\$ 77,680	\$ 57,080
Operations and Maintenance Expenditures				
Field Operations				
Electric - Field	\$ -	\$ -	\$ 153	\$ (153)
Water & Sewer - Field	\$ -	\$ -	\$ 10,293	\$ (10,293)
Landscape Maintenance	\$ -	\$ -	\$ 13,000	\$ (13,000)
Field Contingency	\$ -	\$ -	\$ 9,700	\$ (9,700)
Total Operations and Maintenance:	\$ -	\$ -	\$ 33,145	\$ (33,145)
Total Expenditures	\$ 134,760	\$ 134,760	\$ 110,826	\$ 23,934
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 35,055	
Fund Balance - Beginning	\$ -	\$ -	\$ (2,320)	
Fund Balance - Ending	\$ -	\$ -	\$ 32,735	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<u>Revenues:</u>				
Assessments - Lot Closings	\$ -	\$ -	\$ 83,084	\$ 83,084
Interest	\$ -	\$ -	\$ 1,676	\$ 1,676
Total Revenues	\$ -	\$ -	\$ 84,760	\$ 84,760
<u>Expenditures:</u>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ 180,071	\$ (180,071)
Total Expenditures	\$ -	\$ -	\$ 180,071	\$ (180,071)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (95,311)	\$ 264,831
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ 700,071	\$ 700,071
Transfer In/(Out)	\$ -	\$ -	\$ 20,376	\$ 20,376
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 720,447	\$ 720,447
Net Change in Fund Balance	\$ -	\$ -	\$ 625,136	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 625,136	

Wind Meadows South

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 83	\$ 83
Total Revenues	\$ -	\$ -	\$ 83	\$ 83
<u>Expenditures:</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ 8,403,063	\$ (8,403,063)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 378,175	\$ (378,175)
Total Expenditures	\$ -	\$ -	\$ 8,781,238	\$ (8,781,238)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (8,781,155)	\$ 8,781,321
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds - Construction	\$ -	\$ -	\$ 8,236,379	\$ 8,236,379
Bond Proceeds - Cost of Issuance	\$ -	\$ -	\$ 398,550	\$ 398,550
Bond Premium	\$ -	\$ -	\$ 166,605	\$ 166,605
Transfer In/(Out)	\$ -	\$ -	\$ (20,376)	\$ (20,376)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,781,159	\$ 8,781,159
Net Change in Fund Balance	\$ -	\$ -	\$ 4	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 4	

Wind Meadows South

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,719	\$ 57,987	\$ -	\$ -	\$ -	67,706
Developer Contributions	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	75,000
Boundary Amendment Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 868	\$ 2,308	\$ -	3,176
Total Revenues	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 9,719	\$ 57,987	\$ 868	\$ 2,308	\$ 25,000	\$ 145,881
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	750
Attorney	\$ 1,711	\$ 674	\$ 1,252	\$ 3,023	\$ 653	\$ 975	\$ 1,189	\$ -	\$ 1,609	\$ 2,619	\$ 2,006	\$ 2,146	17,857
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ -	\$ -	\$ -	3,250
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	35,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 33	\$ -	\$ -	\$ 1	\$ 1	\$ 2	\$ 6	\$ 1	\$ 37	\$ -	\$ 43	\$ 4	126
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ 9	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12
Legal Advertising	\$ 1,964	\$ (4,389)	\$ 647	\$ 307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,772	\$ -	\$ 331	1,631
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67	\$ -	\$ -	\$ 2,200	2,267
Office Supplies	\$ 3	\$ 3	\$ -	\$ 3	\$ 3	\$ 0	\$ 0	\$ 0	\$ 3	\$ -	\$ 3	\$ 3	18
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,368	\$ 808	\$ 418	\$ -	3,594
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 12,469	\$ (129)	\$ 5,482	\$ 6,925	\$ 4,243	\$ 4,560	\$ 4,777	\$ 3,584	\$ 11,667	\$ 9,782	\$ 6,053	\$ 8,267	\$ 77,680
Operations and Maintenance Expenses													
Field Operations													
Electric - Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153	\$ -	\$ -	\$ -	153
Water & Sewer - Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,505	\$ -	\$ 1,934	\$ 1,479	\$ 2,375	\$ -	10,293
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,000	13,000
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,700	9,700
Total Operations and Maintenance Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,505	\$ -	\$ 2,086	\$ 1,479	\$ 2,375	\$ -	\$ 33,145
Total Expenditures	\$ 12,469	\$ (129)	\$ 5,482	\$ 6,925	\$ 4,243	\$ 4,560	\$ 9,282	\$ 3,584	\$ 13,753	\$ 11,262	\$ 8,428	\$ 8,267	\$ 110,826
Excess Revenues (Expenditures)	\$ (12,469)	\$ 25,129	\$ (5,482)	\$ 18,075	\$ (4,243)	\$ (4,560)	\$ (9,282)	\$ 6,134	\$ 44,234	\$ (10,394)	\$ (6,120)	\$ 16,733	\$ 35,055

Wind Meadows South

Community Development District

LONG TERM DEBT REPORT

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.9500%, 3.350%, 4.000%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$520,000	
RESERVE FUND BALANCE	\$520,000	
BONDS OUTSTANDING - 10/15/2021		\$9,501,605
CURRENT BONDS OUTSTANDING		\$9,501,605