

*Sabal Palm*  
*Community Development District*

*January 15, 2026*

***Sabal Palm***  
***Community Development District***  
**Agenda**

Seat 4: Lindsay Foster – (C.)	
Seat 2: Shearon Martin – (V.C.)	
Seat 3: Atherley Soman – (A.S.)	
Seat 5: Nahesha Davis – (A.S.)	
Seat 1: Russell Broomer – (A.S.)	

Thursday  
January 15, 2026  
6:00 p.m.

Governmental Management Services, South Florida  
5385 N. Nob Hill Road, Sunrise, FL 33351  
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Meeting ID: 246 946 757 74 and Passcode: Wuo7X5  
1 872-240-4685 and Phone Conference ID: 176 557 16#

1. Roll Call
2. Approval of the Minutes of the November 20, 2025 Meeting – **Page 4**
3. Public Hearing to Adopt the Rules
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2026-01** Adopting the Rules – **Page 41**
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4. Consideration of:
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    - 1) Proposal #2621 – Manor Parc/ Central Parc/ Hidden Trails for Power Washing with – **Page 47**
  - B. Benches with Barco Products, LLC
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- E. Central Parc Landscape Maintenance Proposal with JLS Landscaping Services – **Page 82**
- F. 3% Cost Increase Request from JLS Landscape Maintenance Services for Manor Parc and Hidden Trails Agreements

5. Staff Reports

- A. Attorney
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6. Financial Reports

- A. Acceptance of Check Register – **Page 103**
- B. Acceptance of Unaudited Financials – **Page 113**

7. Supervisors Requests and Audience Comments

8. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.sabalpalmcdd.com>*

**MINUTES OF THE MEETING  
SABAL PALM  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sabal Palm Community Development District was held on Thursday, November 20, 2025, at 6:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Lindsay Foster	Chairman
Shearon Martin	Vice Chairman
Naheisha Ledgister	Assistant Secretary
Russell Broomer	Assistant Secretary
Atherley Soman	Assistant Secretary (by phone)

Also present were:

Andrew Gill	District Manager
Patrick Burgess	Governmental Management Services
Jason Gitel	Governmental Management Services
Ginger Wald	District Counsel
Jonathan Geiger	District Engineer
Mr. Ceasar	Q-Wire Technologies

**(PLEASE NOTE: Due to recording difficulties, these minutes were transcribed to the best of our ability)**

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Gill called the meeting to order and called roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
October 16, 2025 Meeting**

Mr. Gill: The next item on the agenda is the minutes of the October 16, 2025 meeting. We do have a few minor corrections from the District attorney, so other than those minor corrections are there any changes, edits, or additions from the Board?

Ms. Wald: Do you want me to read them?

Mr. Gill: Yes.

Ms. Wald: Ok, so if you go to page 10, just above line item No. 4 there was a discussion, Ms. Foster asked, now, should the HOA be towing until this is in place, and the discussion was dealing with the rules, and it says, Mr. Gill said yes, I believe Mr. Gill said no because when you read the rest of the statements it didn't make sense. The other one is on page 22, and this also was additionally added to your agenda by accident for today, it says in the motion box, On motion by Ms. Martin seconded by Ms. Foster with all in favor, authorizing execution by the proper District officials of the Revised Memorandum and 2026 Special District/Community Development District Agreement was approved, they got a few words wrong, so it should be that you approved the election agreement with Broward County for the Election of 2026.

Mr. Gill: Alright, if there are no further edits, additions or deletions, I'm just looking for a motion to approve the minutes of the October 16, 2025 meeting as amended.

On MOTION by Ms. Martin seconded by Ms. Foster with all in favor, the Minutes of the October 16, 2025 meeting with the indicated changes as amended were approved.

### THIRD ORDER OF BUSINESS

### **Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Assessments**

Mr. Gill: Next up is item No. 3, this is ratification of the interlocal agreement for the uniform collection of Non-Ad Valorem Special Assessments with the Tax Collector, and this is required.

Mr. Wald: Yes, and as you know, or don't know, speaking of the Property Appraiser for Broward County used to also do all the tax collecting. So, over a year ago the Tax Collector became a constitutional office, and so now we have a separate individual in the office doing the tax collecting. So, your Special Assessments that go on to your tax property bill, first you get that TRIM notice, and I got mine a while ago, and so that went on your tax bill and that is now by the Tax Collector. The Tax Collector wanted their own separate agreement and told us this at the last minute. We had less than a week to get the agreement completed and get everyone to sign it so we could get our Special Assessments onto that tax roll. So, kudos to all, especially in your office, Jennifer McConnell with GMS for quickly getting on that, and thank you for the Chairman for being

available to execute it so we could have that happen. So, this is a motion, to approve or ratify the interlocal agreement with the Tax Collector for collecting the Special Assessments on the tax bill.

Mr. Gill: So, if there are no question on this, I'd be looking for a motion to ratify.

On MOTION by Ms. Ledgister seconded by Ms. Martin with all in favor, ratifying the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Assessments was approved.

Mr. Gill: Ok, before we jump down to item No. 4, we do have Ceasor here with Q-Wire, and if it's ok with the Board, I'd like to move his presentation up before we discuss it.

Ms. Foster: Yes.

Mr. Gill: Ok, so Ceasar the floor is yours.

Mr. Ceasar: Ok, thank you. So, last time we met briefly and I spoke about the installation of the cameras, actually we spoke about Manor Parc, we didn't speak about Central Parc, or Hidden Trails, and I wasn't able to introduce what we do really quickly at that time. So, Q-Wire Technologies is basically an integrator and for systems and surveillance and also electrical. We have been in business for 18 years, and we have a variety of projects, and what we do mainly is we integrate everything related to surveillance. So, just to give you an example for perimeter surveillance applications we basically build these solutions in house and this is for perimeter surveillance, applications, as a matter of fact we do have customers all over and also in Trinidad, we do also have applications and we installations for property management applications. These are also, in this case, or maybe you guys know for Manor Parc you have seen these installations, these are currently being reviewed and that's why we're here. Central Parc also has something similar like this, and Hidden Trails as well. All applications, some of the communities ask for, we look, we come in, we do an assessment and we provide our recommendations of certain application of installation and integration. Most of our applications are solar based but, we have also customers that are just using regular power to power the cameras in this case. So, there's other applications as well, another application is by Missaukee, we recently finished up this project and went into phase 2, this is another way of applying cameras to light posts in this case existing light posts, you have the electronics, it can be communicating through a modem or through wireless Wi Fi. This is another community in Pompano, there's also, we

get installation mostly, and right now we're are concentrated in South Florida, but since we are licensed for the entire state, we started getting accounts in Central and Northern Florida as well. Also, we integrate and build mobile units, applications for mobile applications, this is one of our products, it's called camera CT, a multiple camera tower, and basically there's different sizes, there's a bigger platform, and there's a small platform, all this is selfsustained solar based, and you can place it anywhere that you're looking to protect. Like you see at Lowe's or Home Depot, you see those trailers, those are trailers as well that we specialize in. Some of the projects we did with trailers, this is one of them, and this is our warehouse right across the street with a camera, so these are the applications and in this case this community wanted to monitor parking, people coming in, and they park here and go crazy, some communities want to monitor their garbage disposal areas, garbage bins to make sure that people from outside don't come in and throw stuff in there that they're not supposed to. We do also international as I mentioned, there's communications, and there's all different applications that we integrate, so it's nothing we can't do, and everything is the same. So, now we go to Manor Parc in this case, ok so Manor Parc presentation.

Mr. Gill: So, that's on page 49 of your packet.

Mr. Ceasar: So, for Manor Parc, I'm going back in time, in 2015 if I'm not mistaken, around that time the builder at that time asked us to see how we can put cameras or surveillance system at the entrances to Manor Parc. At that time the technology was not up to where it is now, so we had to come up with a solution that still met the objectives of this builder. So, we had a total of 6, actually it was a total of 3 posts, which one was basically at an intersection, so you have at the main entrance, you have pole that has 2 license plate cameras, 2 overview cameras, you have another location, which I think I have a map, and this is the main entrance. So, right now at Manor Parc you have 2 license plate cameras, egress and ingress and 2 overview cameras that give you an overview of that area. For NW 52nd Street and Rock Island, you have the same, you have 2 cameras, LPR cameras and 2 overview cameras. At NW 47th Street you have as well, the same thing, LPR and overview. At NW 50th and 51st Street you have basically an overview camera, there's no LPR, and back in the day they decided not to go that way because we had an even 6 going inside there. So, it was kind of trying to figure out without having to come up with something that was still workable in that area. So, that's the overview and how it looks like, and I will just mention, this is the installation and all of the entrances have similar installation where you

have 2 license plates cameras and the overview camera, and the over camera is looking on the installation where the pole is, and this one is similar to the overview you just saw, that's the pole that's basically showing the overview of the intersection, the pole is still there with 2 cameras. So, basically we had to come up with this plan and try to take the footage of each entrance and save it at the clubhouse, so in the clubhouse you're going to have the recorders that are saving all the footage that's coming from those entrances. Now, the question is how does the video footage get there, it's through wireless, so it's hopping from one point by Wi Fi, hopping from one point to one point, and this is hyperlink of the signal, how the signal travels through the air and gets recorded there, so it catches the signal and it goes into the recorder, two recorders actually in there. Are there any questions so far? No, ok. So, through the years, technology did change, cameras were discontinued, we had a lot of issues with the wireless link because the trees are growing, so back in the day there were no trees, so it was straight point to point, no problem but, in the last couple of years you saw the signal go down that means that license plates don't get recorded or the footage wasn't there, we can to try to figure out how we could get each one of these posts here, you can see the footage that is saved, so it gave us a hard time to keep up with the requests and if a homeowner asked for hey, my car got stolen or broken into, it's like you had to run and find out where we had that footage, and sometimes it's not there. So, we decided to approach the CDD again and said, listen we need to basically look at other solutions to replace those cameras. Cameras and infrastructure, meaning wireless infrastructure but, we had to do it at the most cost effective way and so instead of taking and adding those poles along the way, which is the most expensive, we decided to come up with a solution that is mobile based, so facing the signal at each of the poles, and then you have the footage going to the clubhouse, and why it's allowed is because it's easily accessible to anybody that is assigned to pull footage, and also it's secured. Those recorders, there's no security, so anybody can, if they had the right mindset, they could just hack into those recorders so that's why we opted to do that way. So, looking at the posts, going back, you will see you have here a pole has a carousal, so at these cameras the structure with the box we're going to cover everything, and place the electronics with a modem, so it's going to have a cell modem in there and the new cameras are going to be connected to that electronic box, and then that electronic box, actually the modem will connect to a cloud controller in the clubhouse, so that if anybody gets assigned, could get a login, and I will show you how it looks because we

did it at Manor Parc with their boxes, they will be able to see and do investigation. This is one, and the same way here at NW 47th, it's the same way when you come in, so we have this camera here, which is going to talk to this one, and basically the camera is already here so all that will be saved at the club, all the cameras.

Ms. Martin: How long does it take to get them?

Mr. Ceasar: Ok, once it's approved, it would take 2 to 3 weeks because what happens is this doesn't require permitting, it's already there, so we just have to take it out and put it in.

Ms. Martin: How much does it cost?

Mr. Ceasar: It's in the proposal.

Ms. Martin: Is it the same one from last time?

Mr. Burgess: No, this is all updated, so we'll have proposals for Manor Parc, Hidden Trails and Central Parc.

Ms. Wald: So this is Manor Parc.

Mr. Ceasar: So, that's why I wanted to explain this first and then we can dive into the cost. As I said, I can go over each of the type of cameras that are going to be installed, overview is the same thing, overview LPR, and actually LPR overview of the poles, the calculation, and then this is the cloud controller that's going to be in the box as well supporting 20 cameras for future, if you want future operating so each of the posts is going to have that. Some of the cloud based recordings, as I said, it won't access, it's secure data, and these are retention. This is one is very important because especially when you get, or most of the time we get calls from BSO, like 60 days after, and they ask us, ok an investigation is taking place we need the footage, well we only had 30 days with the LPR but, in this case you can go up to 60 or 90 days. So, this is automatic, we can send it automatically and it will retain it up to 90 days or even more.

Mr. Gill: Does the proposal show difference in pricing for the retention dates?

Mr. Ceasar: That's all included.

Mr. Gill: So, it's the same price for a 30 day retention?

Mr. Ceasar: Yes, the same price. So, scalability, again everything is centralized, video sharing as I mentioned, we do onsite maintenance as well, so everything can be controlled, a camera can be controlled offline, so we have the cloud and just reboot that camera so basically lower the cost of those. We guarantee fewer hardware failures, now

the maintenance, and you will see in there the cost is all the hardware, everything is basically part of the solution so, if there is an upgrade of the cameras, which in this case there is a new camera that needs to be installed, or coming on the market, you guys have a that. New technology automatically, so everything is in that price that you pay, the only time you pay up front is the installation cost and then you have a monthly subscription of course, and that will cover the cloud and cover the hardware for the duration of the subscription.

Ms. Wald: This one is \$2,425.56.

Mr. Ceasar: That is basically a one-time because you have the one-time installation, so it's a one-time and then you have to pay the \$487 a month.

Ms. Martin: For one location?

Mr. Ceasar: Yes.

Ms. Wald: The main entrance.

Mr. Ceasar: Yes.

Ms. Martin: So, the total that I'm seeing is \$8,733?

Ms. Wald: For all three together?

Ms. Martin: Yes.

Mr. Ceasar: Yes, and then there's the monthly subscription.

Ms. Wald: So, your monthly is \$487, \$556 and \$487.

Mr. Broomer: Yes, so \$487 is for one camera or is that for the whole community?

Mr. Ceasar: No, that's one installation with 4 cameras, plus cloud, plus modem, subscription, everything and one installation.

Mr. Broomer: So, what's the total subscription for example for Manor Parc.

Mr. Ceasar: Ok, three times \$487.

Mr. Broomer: So almost \$1,500.

Ms. Wald: That's not how this is showing, you have three separate proposals.

Mr. Ceasar: Right, it's three separate quotes because it's three separate locations.

Ms. Wald: So, you have one that says \$487, one that says \$556, and one that says \$487.

Mr. Ceasar: Correct because the reason why one is \$556, you have, and I'll go back, right here, this pole here has 2 cameras, and this pole here has 4 cameras, so you have 6 cameras, that's why it's a little bit higher in price.

Ms. Martin: Ok.

Mr. Ceasar: The other ones are the same because they 4.

Ms. Martin: So, \$1,530 monthly.

Mr. Gill: For all.

Mr. Broomer: And what was the fee before?

Mr. Burgess: So, we're paying monthly in Manor Parc, \$1,175 that's for the cameras, that's for the access control, that's for the maintenance plan, so it's \$14,000 annually.

Ms. Wald: But you said that includes the maintenance plan, this doesn't include the maintenance plan, that's separate.

Mr. Ceasar: No, this one is including the maintenance plan, for the subscription.

Ms. Wald: So that includes this?

Mr. Ceasar: Yes.

Ms. Wald: Ok.

Mr. Ceasar: Yes because I basically broke it down and the subscription of what it includes.

Ms. Wald: Ok.

Ms. Foster: And does that include the internet?

Mr. Ceasar: Yes, everything.

Ms. Foster: Ok.

Mr. Broomer: So, \$1,530 a month.

Mr. Burgess: Ok, so I see what happened, so this is what Andrew and I worked up, so the agenda package has an older proposal I believe, and I apologize for that.

Ms. Wald: Right.

Mr. Burgess: So Manor Parc, we currently pay this monthly which includes the service agreement, and this would be the proposed monthly cost with the upgrades and then the maintenance agreement, and all of those details.

Mr. Ceasar: Yes, and one thing I forgot to mention about that, you remember the last installation we did at the mailboxes, that's included as well.

Ms. Martin: Ok.

Mr. Burgess: So, Manor Parc is your biggest, it has a ton of entrances, and a lot more, that's why it's a lot higher price.

Ms. Foster: So, \$20,030 includes the clubhouse with the HOA side of it?

Mr. Burgess: So, Manor Parc and all of the storage, there's the Wi Fi that controls basically the Wi Fi accessing for the pool gates, the bathrooms and then all of the other maintenance as needed.

Ms. Foster: Does that number tie into something that we're looking at?

Mr. Burgess: So, this is the updated proposal, correct Ceasar?

Mr. Ceasar: Yes.

Mr. Burgess: Ok.

Mr. Ceasar: So, we basically have the existing as the controller as well, into the price because we recently upgraded the locks to an updated new version, so that's why I decided to add that to that price as well.

Ms. Martin: So, how are we paying, and does that include the two that we're adding by the mailboxes?

Mr. Burgess: Yes.

Mr. Ceasar: Yes.

Ms. Martin: So, how much are they now?

Mr. Burgess: \$1,175 a month, \$14,000 annually, and there would be a significant increase but, like he said, it's very updated, we're not getting video footage across the entire District, I mean the maintenance agreement is great, I probably met with Ceasar 50 times this summer and it was at no cost and there were a ton of issues that we dealt with because of the outdated equipment.

Ms. Martin: I'm on board with it.

Mr. Gill: I think the most important part of this is where will be pulling the funds from and so we tried to include as much information as possible, so you can see what we have budgeted for security right now, and let's go back over that Patrick so I can see the areas. So, Central Parc only has a little over \$9,000 budgeted, so annually we'd need to go up like \$5,000 or \$6,000 more so we could pull that from your reserves or contingencies.

Mr. Broomer: So, Central Parc is \$9,000, that's what we had budgeted?

Mr. Gill: That's what we have budgeted, yes.

Mr. Burgess: It would be \$14,044.

Mr. Gill: Were you able to get percentages or not?

Mr. Burgess: Yes.

Mr. Gill: So, you can see we tried to pull out how much of your reserve would be going just to this project if we did it, which isn't bad for Central Parc, the other two are it's about a third.

Ms. Martin: It's safety.

Mr. Gill: Yes, I agree but, it's up to the Board, I just wanted to give you as much information as possible. The intent was to give us all of that information, and we can dig in a bit deeper as we work through the agreement here, I don't know if we need more presentation on the tech portion.

Ms. Martin: Yes, I'm set with the tech portion.

Mr. Gill: Ok, so I think if the Board is ok with moving forward and Ginger maybe you can help me here, what we would do is move to accept the proposals at this point.

Ms. Wald: Yes, but these aren't the right ones.

Mr. Burgess: No, incorrect, I provided the updated ones.

Ms. Foster: I have one question, this is just the monthly cost right, and what are the one-time fees?

Mr. Broomer: It's \$14,440 per year, right to maintain it, and then what is the cost because I'm assuming it's the same explanation for the communities, so you don't need to go through all three, it's the same thing.

Ms. Wald: No, it's not the same cost.

Mr. Ceasar: No, however the Central Parc has that pole that is damaged that we need to replace, so you can see there's an uptick on the installation cost on that one but, the subscription on the process of the subscription is the same for all of them.

Ms. Wald: So, this is just your monthly.

Mr. Broomer: So, what's the installation cost for each community?

Ms. Foster: It's here.

Ms. Wald: Do we have the updated?

Mr. Ceasar: Yes, these are the updated proposals.

Mr. Gill: So, can you pull up Ceasar for each of the communities, just the installation portion that you pulled up? You said Manor Parc was \$2,000 and change, and then Central Parc and then Hidden Trails.

Mr. Ceasar: So, this one is the first entrance, so the one-time for Commercial is \$1,938.56, that's the one entrance.

Ms. Martin: Then these numbers aren't correct, because you're saying a month now and it's not.

Mr. Ceasar: No, these are correct, the installation is the different.

Ms. Wald: So, that's one location.

Mr. Ceasar: Yes, that's one location, now we're going to go to the next location, the next location is the one that has more cameras, and it's \$3,326.56.

Mr. Gill: This is Central Parc?

Mr. Ceasar: That's Manor Parc, this is Manor Parc, and then we're going to switch to Central Parc.

Ms. Wald: But there's three, right, three proposals?

Mr. Ceasar: Yes. So, then the other one, this is the last entrance, it's \$1,938.56, which is the same as the main entrance, the first one, because this is a one-time fee for Manor Parc. Then if we go to Central Parc, and give me one second. Ok, so this is Central Parc, and at Central Parc we have, again the same thing here, 4 cameras at the main entrance, 3 cameras on NW 50th Terrace, the same construction, same structure, this is the damaged one, this is the other one at 50th Terrace. Again, it was in previous years wireless connectivity to all the poles, so that we did it for here, opting the signal to the clubhouse, and I'm going to talk about those existing poles as well because they can be used for future upgrades, they are still working, so they can be upgraded to take a camera, you can put a camera on it. So, we have these poles because there's a lot of, especially at Central Parc, there is a covered hole, and through the years we noticed that the covered hole is right, there's another access entrance next to the main entrance, there's another entrance, and that's an escape route. Most of the time, when we don't capture that, back in the day, but it will capture a license plate, and these guys know exactly where to escape and we don't get it. So, one of these poles are at locations, this one here, this is an escape route, so one of the poles is a repeater pole in the future can be converted into a camera with a wireless system, so then we'll cut off this one, and then this camera will then look at this area here, so at least catch them, and then this one as well can be also, so let me go back now.

Mr. Broomer: And what's the installation cost?

Mr. Ceasar: Yes, that's where I'm going to now. So, the installation cost, this is for the main entrance, you have \$4,628.73, the reason why is because we have to add a new pole and enclosure, that's why it's \$4,000. The subscription is \$453.36 for this entrance.

Mr. Broomer: So, \$453 a month.

Mr. Ceasar: Yes, for that entrance. Again, we have 4 cameras on this pole.

Mr. Broomer: So, \$453 times 4?

Mr. Ceasar: No, \$453 times 2, because you have 2 poles, each pole is \$400 something, so the subscription for 2 poles.

Mr. Broomer: Ok, so it's 2 poles.

Ms. Martin: So, I have question for you Ceasar.

Mr. Ceasar: Yes.

Ms. Martin: And I think I already know the answer that I'm asking, so for example in Manor Parc, all have to be done at the same time, right?

Mr. Ceasar: No really, at best, which is important, which access is important and obviously you want to be covered, you want to cover both entrances, or actually all three entrances but, again, if the budget doesn't allow, again we can start with one and then upgrade the other one. So, it's something to think about, that's an option as a solution.

Mr. Gill: I think given that we received updated numbers and the installation costs and monthly costs, what I'd like to do is take the update proposals, circulate those to the Board and then you all can decide if there's certain areas that are more important than others, just because with these installation costs and the monthly costs it's going to blow the reserves.

Ms. Martin: Yes.

Ms. Foster: Can you also show it in a way Andrew, the one time costs, then we see the monthly and then what we are currently paying for the monthly.

Mr. Gill: Yes, and so what we'll do is we'll update the chart that he showed, and we'll add the installation costs, the monthly costs and try to give you all as much information as possible so you can pick and choose what you think is best.

Ms. Foster: Ok.

Ms. Martin: Ok, so I want to ask a question, these are the best rates we can get, subscription rates?

Mr. Ceasar: Right, now that's the lowest.

Ms. Martin: And installation rates are the best rates we can get?

Mr. Ceasar: The installation rates I can work with, the subscription no, but the installation, yes.

Ms. Martin: The installation and you can share that with GMS because we're struggling.

Mr. Ceasar: Yes.

Ms. Martin: So, if you could help us out on that.

Mr. Ceasar: Definitely.

Ms. Martin: And then I'd like to find out which one of our cameras of ours, are they all equally having the same issues, or is there one more than the other?

Mr. Ceasar: It's equally the same issue because they're outdated and the main issue is the link, the wireless link, it's not there. I mean it comes and goes, just the last time, every time we see something we cannot see, they have to go there, late at night, try to figure it out to make it work, so the wireless link is definitely the issue.

Ms. Martin: So, none of them currently can get footage from?

Mr. Ceasar: No, not on the recorded footage, and then sometimes it pops up, but then it's not the quality footage either, it's bits and pieces because of the link.

Ms. Martin: Ok, so then you'll share the revised installation number?

Mr. Ceasar: Yes.

Mr. Gill: What I want to see is just what the mapping showed us with the cameras and their location, so I can see dollar amounts for those with installation costs, monthly costs here, installation costs and monthly costs here, and then you all can take that and say, yes we like these cameras, we like these, and you know what areas would be the best.

Mr. Ceasar: So, basically, you're saying like the main entrance, so this is the box at the main entrance, there's one maintenance cost for that entrance only.

Mr. Gill: Yes, so the map that you showed us with the specific camera location, you can add to that what the dollar amount is for the installation and the monthly cost there, and then the Board can say they can do it or not.

Mr. Ceasar: Ok.

Mr. Gill: So, you can have an update on our spreadsheet as well.

Mr. Ceasar: And then for the other address at 50th Terrace, the installation cost is \$1,724.55, and of course that's going to be revised as well, and then the subscription is \$467 a month. Keep in mind again, I threw in the clubhouse as well, the access control for the clubhouse is part of that because again, you guys have a new lock system that was recently installed so I threw the subscription in there as well, not the cameras but the locks.

Ms. Martin: Right, ok.

Mr. Ceasar: And then we have Hidden Trails, just to go over this, \$1,938.56 and then the subscription for \$447 because it's one entrance only, and then of course with Hidden Trials the same thing applies for the access locks, you just recently upgraded that, so that's part of the \$447.

Ms. Martin: Ok, thank you Ceasar.

Mr. Ceasar: Thank you very much for your time.

## FOURTH ORDER OF BUSINESS

### Discussion of Draft Parking Rules

Mr. Gill: The next item, we'll jump down to the draft parking rules, and right now we have January 15th set as your public hearing to adopt these rules. So, we provided the draft parking rules to just discuss, the main areas that we just need to go over are sections 4, 5 and 6. So, I think the most important thing and Ginger can chime in as well, is that whatever rules we adopt, the Board and the different HOAs can enforce them as best they can. So, right now we'll leave it open to the Board whether or not you want parking to be allowed on the street between certain hours, whether or not you want overnight parking allowed or not allowed. We had no parking on non-paved areas, just completely not allowed but, if you want to allow residents to park on the road during 6:00 a.m. to midnight, and then from midnight to 6:00 a.m. they can't park, we can put that in the rules, it's up to the Board.

Mr. Broomer: So, we can change the times that we want to set.

Ms. Wald: You're setting it as the CDD in your rules, and that is what is going to have to be adhered to by the HOAs.

Mr. Broomer: You're talking about 6:00 a.m.?

Ms. Wald: No, whatever you decide.

Mr. Broomer: Ok.

Ms. Wald: That's what we're discussing now, is for you to tell us exactly what you want because the advertisements have to go out, so we have to generate and describe these rules, so there's a variety that you can just tell us as to what you want where you have these powers, and I know you have parking off the street and also on the street so, what makes the most sense for your community or in the community as to street parking or now. So, you have basically any way you want to do it but, the word of caution that I give

is this, and I give it to all my clients when they're adopting parking rules, enforcement, enforcement, enforcement, and I know you're going to have the HOA do it but, you can put anything you want but, the key to it is making it easy to enforce. I had a community, and I think Mike talked about it in one of the meetings where they were changing the hours of where they could park on certain streets, on certain days and certain times, nobody knew where they were allowed to park on, it was too unreal, and security couldn't even remember how to do it. So, it was just too hard, and it was a great idea because that really would have resolved their issues but, it didn't work. So again, think about not just what you want that makes sense to your community but, is this going to be easily enforced. Who is going to go out there and put the tags, I'm assuming security but, who is going to go out there and attach the stickers on each one of these vehicles before they're towed, those type of things.

Ms. Martin: So sidebar, you raise a good point, are tow companies literally required to sticker vehicles?

Ms. Wald: They don't sticker it, you usually have someone to go and sticker it, and then after that, so they have notice.

Ms. Martin: And that's a legal requirement?

Ms. Wald: Yes.

Mr. Broomer: Even if our sign is already up there?

Ms. Wald: Yes, it's required by Statute but, again, we'll deal with that but that's enforcement, but let's talk about what makes the most sense. So, what makes the most sense for your community and like he was talking about before.

Ms. Martin: No overnight parking.

Mr. Gill: Ok.

Ms. Wald: So, overnight street parking is strictly prohibited.

Mr. Gill: So that's #6 and we can cross that out.

Ms. Martin: Everybody must chime in.

Mr. Broomer: Yes, I agree with that.

Ms. Ledgister: I agree with that.

Ms. Foster: I believe in Central Parc we have, and Atherley if you're available to chime in, maybe we want to put something unless approved by the HOA but if someone is doing it without a parking pass, so I don't know how you would word it.

Ms. Martin: (inaudible comment)

Ms. Foster: Right.

*(At this point several people were talking at one time, and no one conversation could be heard)*

Mr. Burgess: Atherley, could you turn down your volume possibly?

Mr. Soman: Oh, is that me?

Mr. Burgess: Yes, I think so.

Mr. Soman: Ok.

Ms. Wald: So what does the HOA do with these passes, how does it work?

Ms. Martin: You email them. (inaudible comment)

*(At this point several people were talking at one time, and no one conversation could be heard)*

Mr. Soman: In Central Parc we've had the towing for probably 3 or 4 years and what we do is they email the property manager, they give them a pass, and the pass has a certain serial number with a date, so we do a maximum parking pass for 3 days that also has specific number. (inaudible comment) And we don't issue more than one parking pass per house.

Ms. Martin: So, just something generally stated.

Ms. Wald: Well, something along those lines that overnight street parking is prohibited, unless, and I just wrote down this, but I'll come up with better language but, unless a parking pass is provided by the District or the District's assigned party.

Ms. Martin: Yes.

Ms. Wald: So, something along those lines.

Ms. Martin: Yes.

Ms. Wald: Then what I put in here is, for purposes of the rule, overnight street parking means parked between the hours of 12:00 a.m. and 6:00 a.m.

Ms. Martin: Yes.

Ms. Ledgister: Yes.

Ms. Wald: Ok, perfect, so we'll add that, so that's #6. Now, what do you want to do as the daytime hours?

Ms. Martin: I'm ok with people parking during the daytime.

Ms. Wald: So what we have in #5 is this, during daytime hours, street parking is generally permitted except where signage indicates otherwise and provided that, driveways are not blocked, posted "no parking" signage is observed, and vehicles are not parked within areas designated as prohibited. For the purposes of this rule, daytime hours means between the hours of 6:00 a.m. and 12:00 a.m.

Ms. Martin: Yes.

Ms. Foster: Yes.

Ms. Wald: Ok, so #5 is good.

Mr. Gill: That means will strike #4.

Ms. Wald: Yes, and then we'll strike #4.

Mr. Broomer: Could we add one more then?

Ms. Wald: You can do whatever you want.

Mr. Broomer: Something about residents not being allowed to park in the guests spots because we have very few of them.

Ms. Wald: I'm going to tell you that it's impossible to do that.

Ms. Ledgister: Yes, it's impossible.

Mr. Broomer: Ok.

Ms. Wald: The problem that you have is if it's a public parking space, any member of the public, which includes residents, can park there.

Mr. Broomer: The CDD public parking?

Ms. Wald: Yes.

Mr. Broomer: Ok.

Ms. Wald: Because remember these are CDD parking rules, these aren't your individual HOA private spots, so if the CDD owns the parking space, then anybody can park there. Now, you may have limitation of hours of parking but, again, I've had this before and it's difficult to enforce and you have people complaining, no I wasn't there more than 2 hours, how dare you chalk my tires.

Mr. Broomer: It would be more like if you have a picture of them parking there every week for a couple of weeks.

Ms. Wald: Here's also the problem with that, parking is, and you're saying it's every 2 weeks but they're going to adjust, and we had this in another community down south in Doral, the woman always used the spot, it was a CDD space, it was near her house, and

then when they would put chalk on the tires, she would just move her car. So you'd go back, no towing, and then she's bring it back to the space.

Ms. Martin: Can we include it as just a scare tactic even if it's hard to enforce, if somebody does it, so we can set a letter and let her know.

Ms. Wald: But are you towing or not towing?

Mr. Broomer: We want to tow.

Ms. Wald: And that's the problem, you can put anything in here, like I said, you can do any rule that you want but, I also say make sure you can practically enforce it, so you could do it.

Ms. Ledgister: Yes, we need something about the guest parking.

Ms. Wald: So, you're going to have to identify where they are, now we're talking about all the community?

Ms. Ledgister: Yes.

Ms. Wald: Ok, so let's right this down.

Mr. Broomer: And planning to warn these people, so put a flyer and say.

Ms. Martin: Residents of the community should not park in guest parking.

Ms. Wald: Well, let's talk about what you want for guest parking, and then we'll talk about that, so that's the question, do you have to go get a pass for guest parking spaces?

Ms. Martin: Yes.

Ms. Ledgister: Yes.

Ms. Wald: Ok.

Ms. Martin: So, if they don't have that pass on the car that's parking there we can tow them.

Ms. Wald: Well, I'm trying to figure out what you're looking for, so these "guest parking spaces", is that what they're called?

Ms. Martin: Yes.

Ms. Ledgister: Yes.

Ms. Wald: Ok, so that's step 1, step 2, so what you're saying now is they require a parking pass from the HOA?

Mr. Broomer: Yes.

Ms. Martin: But if somebody is just visiting for the first time, hey, Shearon I'm passing by your house, and you know I'm going to stop by, ok, park by this space, and there's no time to get a parking pass.

Mr. Gill: So, more than a certain number of days they should have to go get a pass.

Ms. Martin: So, we have to specify that.

Mr. Gill: Yes.

Ms. Foster: So, overnight parking?

Ms. Martin: I think that makes more sense.

Ms. Wald: Guest parking spaces require a pass.

Ms. Martin: So, overnight parking in the guest parking spaces require a parking pass.

Ms. Foster: Yes.

Ms. Wald: Ok, so overnight parking in guest parking spaces is prohibited, and then the exception.

*(At this point several people were talking at one time, and no one conversation could be heard)*

Ms. Wald: Ok.

Ms. Foster: Ginger, can I ask, are we compensating for mailbox spaces?

Ms. Wald: Yes, and are they called mailbox parking spaces?

Ms. Foster: At Central Parc they're identified as mailbox spaces.

Mr. Soman: I have a question, is it possible to change the overnight time from 10:00 p.m. to 6:00 a.m.?

Ms. Martin: No, because the ordinance finishes at 11:00, so people that have parties they go up to 11:00, so I would say midnight.

Mr. Soman: So, the guest parking spots would be, anyone can park in the guest parking or available parking at any time or at night without a pass and they would not be towed, and if you don't have a pass and you park there at 9:00 p.m. you would not be towed, correct?

Ms. Martin: Right.

Ms. Wald: Correct.

Mr. Soman: So you would only be towed if you were overnight and you don't have a pass. (inaudible comment)

Ms. Martin: Correct, so it's up to the resident, if you have a visitor, hey you have to go home.

Ms. Wald: Or get the pass before you come. Alright, so let's talk about the mailboxes, so what do you want to do with the mailbox parking, the same thing?

Ms. Martin: Yes.

Mr. Gill: No overnight parking.

Ms. Martin: Yes.

Ms. Wald: So, here's the question, do you have a map that actually shows where all of these parking spaces are?

Ms. Martin: Do we have to have one?

Ms. Wald: I'm just asking, and here's the reason why I'm asking, no we don't have to have one but it is a good idea to have one, and the reason it's a good idea is because you attach it to the rules if it exists, and like this one, attach it to the rules and you actually have, and this is what I've done in other communities and they actually have colors, so your guest parking spaces, and I'll just make up a color, they're colored in blue, and they're identified on the map, these are the guest parking spaces, and then you have the mailbox parking spaces, colored in yellow, and that's these, then it's obvious to anyone as to these rules and also for towing reasons.

Ms. Martin: I like that.

Ms. Ledgister: Yes.

Mr. Broomer: Yes, that's good.

Ms. Wald: Alright, and you choose the colors, with the spaces, so ok. Anything else?

Mr. Soman: Yes, and my last question. (inaudible comment) So, in our HOA rules if we have a homeowner they could park in front of their home but, they have to park on the curb if they park in front of the home on the street. (inaudible comment) Now what's the rule on that?

Ms. Wald: I don't understand the question but, I can tell you this, if you're violating Florida Statutes, we don't have to worry about that, that's going to be enforced by the police department or in this case BSO.

Mr. Soman: (inaudible comment) So, you own a home in Central Parc and I'm assuming in Manor Parc as well, in Central Parc you have some homes, they have nothing in the front of it, so they have a curb, so we can enforce that, you can park on the curb but you cannot park directly in front of your home. (inaudible comment) So, you have to go find a curb where there's no home on that side.

Ms. Martin: I don't think legally you can stop them from parking because street parking is street parking, even if you're parking in front of somebody's else's home, they don't own the street.

Ms. Wald: You can't block the street, so Florida Statutes says, you cannot block a thoroughfare, a street, you have to have a street open for safe passage. So, if that person is parked along the street and is blocking the street, not the person's driveway but, it's blocking the street then you have to call BSO and they could be towed.

Mr. Soman: So, if they're blocking part, or they're only blocking one lane, and another lane is open, is that blocking the street?

Ms. Wald: No.

Mr. Soman: So, the only way it would happen then is if one car is parked in front of the home and one car is parked on the curb. (inaudible comment)

Ms. Wald: I can't answer that because I don't make that decision.

Mr. Soman: So in Central Parc on 59th Street.

Ms. Wald: What about 59th Street?

Mr. Soman: (inaudible comment) How does that work?

Ms. Wald: Ok, see you're not looking at this picture but, we are, it's says no parking so because there is no parking signage, you cannot park there.

Ms. Foster: But Atherley, are you talking about when there are homes on both sides?

Mr. Soman: Yes both sides, how does that work? (inaudible comment)

Ms. Foster: Ok.

Ms. Wald: So, if you can still travel down the street, it's not illegal, if you're blocking the street, which is what I would say, this is like my neighborhood, if you're blocking the street, and I can't even get by, I call the cops and have both of those people towed. I don't care who was there first because they're both causing a blockage of the street but, if you can get by and there is a one lane, or a middle lane, you can get by, it's not illegal.

Mr. Soman: Ok.

Ms. Wald: Anything else?

Mr. Soman: No, I appreciate it.

Ms. Martin: So, there are people that also park in their driveway over the sidewalk, it's ok with me but, people get mad about it, and it's ok with me because we know that in all of our communities there's just not enough parking.

Mr. Gill: So, by your rules that would be prohibited, correct?

Ms. Wald: Well, it reads upon or within all non-paved District property, including, but not limited to, green areas or other landscaped areas owned by the District and grass swales and landscaped areas within or adjacent to any District rights-of-way.

Mr. Broomer: Well, this is parked in the driveway, I've seen this car all the time parked there.

*(At this point several people were talking at one time, and no one conversation could be heard)*

Mr. Broomer: And what about if it's like hanging in the street by about this much, do we just say it's ok?

Ms. Martin: It shouldn't be in the street.

Mr. Gill: Right, I have other Districts that this isn't allowed.

Ms. Wald: But it's up to you, and I'll tell you why you let this happen, you let this happen because vehicles are not breaking anything but, you don't let it happen when vehicles start breaking the sidewalk. This is good because you don't have any trees but, you have certain things that are embedded and that's why you don't want them on the swales because of your irrigation but, like sometimes with these aprons, they are actually pipes in there and you have your drainage system in there.

Ms. Martin: Yes.

Ms. Wald: So, this one is not going to cause a problem, but a big truck, that's going to break that. So, that's why some communities, yes, we don't want any parking on that area because you're going to be breaking the drainage system that we're responsible for. If this not a problem in your community, then you just let it go.

Ms. Martin: Ok, I'm fine with that.

Ms. Wald: And this isn't too bad.

Mr. Gill: So, for my notes, we're striking #4, we're leaving #5 and #6, we're adding a rule for guest spots, where overnight parking requires a guest pass, and mailbox spots, no overnight parking.

Ms. Martin: And daytime parking allowed.

Mr. Gill: And daytime parking is allowed.

Ms. Wald: And we'll have this done before Patrick goes away.

Ms. Martin: I have one last question, back to the parking over the sidewalk, so somebody is walking, they have to step in the street because that car is blocking the sidewalk, so for whatever reason when they step into the street, and the car didn't see them, and somebody happens, is the HOA liable?

Ms. Wald: Again, that's an HOA attorney, and here's the thing, anybody can sue anybody for anything. So, anything else on the parking rules because once you have what you want, we're going to advertise for this.

Mr. Gill: And between now and the public hearing where they adopt the rules, if they have any additional changes.

Ms. Wald: No, because you have to do the advertisement, remember the advertisements now are different.

Mr. Gill: Right, so do we do the full ad with the full rules?

Ms. Wald: You don't put the rules in the ad but, you do have to summarize it, but the rules have to be ready when the ad goes out.

Mr. Gill: Ok.

Ms. Wald: So, no, you don't have the time like you used to for rule changes, so you have to have this ready to go, and we'll have some revision time but, when I say ready to go, you can't decide on January 1st, oh I want to change that, so no.

Ms. Martin: And we have no overnight parking by the mailboxes, right?

Mr. Gill: Yes.

## FIFTH ORDER OF BUSINESS

- A. Manor Parc
  - 1) Presentation
  - 2) Service Agreement
- B. Central Parc

## Discussion of District LPR Cameras with Q-Wire Technologies

- 1) Presentation
- 2) Service Agreement
- C. Hidden Trails
  - 1) Presentation
  - 2) Service Agreement

Mr. Gill: Ok, so we already addressed the cameras with Q-Wire.

## SIXTH ORDER OF BUSINESS

## Staff Reports

Mr. Gill: So, we'll jump down to staff reports, Ginger.

### A. Attorney

Ms. Wald: Don't forget to do your ethics training, the deadline is December 31st.

Mr. Gill: It's a 4 hour U-tube video, I'll send those links out again.

Ms. Martin: Where to find it?

Mr. Gill: I'll send another email, and I'm also going to send an email the second week of December as well so you guys will have it.

Ms. Martin: Ok.

Ms. Wald: That's all I have.

Mr. Gill: Ok.

### B. Engineer – Proposal with Anzco, Inc. For Sidewalk Repairs at Central Parc

Mr. Gill: Jonathan, you're up.

Mr. Geiger: As far as the Broward County surface water renewal goes, that would be upon the executed agreement and we're still working on that. We planned to get that out to Manor Parc between December and January, we have some things we need to wrap up and with the weather being nice and being dry we should definitely be able to get the field work done pretty quickly, so that's the update on that, and just as a reminder, Hidden Trails, we'll have an update next year, so I'm just reminding you guys to keep that in mind so that would be November of next year and it would be the same process we're going through right now for Manor Parc. The other thing I have on the agenda here, I haven't heard from, and Andrew, do you want to move to item #D3 for the sidewalk repair proposal with Florida Sidewalk Solutions?

Mr. Gill: Yes.

Mr. Geiger: So, do we want to talk about that?

Mr. Gill: Yes.

Mr. Geiger: Alright, so I definitely do know the price for the sidewalk grind and replacements, it is a little bit more expensive, I did call the contractor. This is something we do for the sidewalk replacement for the City of Coral Springs. (inaudible comment) These are the locations that the sidewalks need to be done. We would recommend replacement of 25 areas, and grinding the other 50 that they have listed. In my professional opinion grinding is not going to solve the issue of tree root intrusion, so Florida Sidewalk will be back in a couple of years to do it again. Then at a certain point, they're going to grind it down to where they can't grind it anymore, and then I don't know if they also do replacements.

Ms. Wald: They don't do replacements, I've written plenty of these contracts.

Mr. Geiger: Ok. So, for the contractor that we reached out to for him to grind what he thinks is grindable and to replace what he feels needs to be replaced, and like I said, he does Coral Springs, all the sidewalk replacements, it's going to be \$25,800. (inaudible comment) And he was around \$10,000 for them to just grind them down. (inaudible) If you guys want to get real creative and replace all of them, which eventually is going to happen, he gave a total of \$44,500, and he doesn't think that's necessary at this time but, he does recommend replacing the ones that have tree roots and if you don't get those tree roots out, and these trees are young, they grow exponentially fast. (inaudible comment) So, we just wanted to reached out to them and get a quote and everything, and obviously grinding will solve the trip hazards for the time being, so this is just something to keep in mind down the road. (inaudible comment) So, I wanted to reach out to know the price.

Mr. Gill: Ok, can they provide us with specific areas that need the grinding for this \$25,000?

Mr. Geiger: His proposal did not specify anything because he provided this pretty quickly for me.

Mr. Gill: Ok, so if possible, if we can get specific areas where he can tells us these are the important trip hazards and this is what we want to grind down that may be helpful so the Board can make a decision.

Mr. Gieger: I can't get the price any cheaper, but it's an additional \$15,000 like before.

Ms. Martin: Is there a reason why we're looking at \$25,000 versus \$10,000?

Mr. Gieger: So, this just approves 25 replacements, pruning the roots, the tree work, putting the slab back, so basically I think he told me he generally gets about 2 grinds out of a sidewalk before you can't grind anymore. I have some cities where they'll put asphalt instead, so he doesn't have it broken down in grind and replace but, I imagine that the bulk of the work is the replacement of concrete. So, in terms of solving the trip hazard issue, the grinding does work, and there are a lot of oak trees down that one run, and that is going to be a problem in a couple of years here. (inaudible comment) So, it's just something to consider. (inaudible comment) So obviously the grinding does solve the trip hazards.

Ms. Ledgister: So, maybe we want to grind maybe the worse ones now, because we didn't budget for it.

Mr. Gill: Right.

Mr. Geiger: And you know the Florida Sidewalk Solutions proposal, they did point out a couple of spots he said that you need to replace. (inaudible comment) And even though there were a couple that needed to be replaced and that proposal has that.

Mr. Gill: So, I think an updated proposal with the troubled areas, the most trouble areas, and it's cheaper than we can look at the funds for that but, I think this is outside of our budget for now.

Ms. Foster: Yes.

Mr. Gill: So, if that's ok with the Board we can go back and try to get specific areas.

Ms. Foster: Yes.

Ms. Ledgister: Yes.

Mr. Geiger: Ok. (inaudible comment)

Mr. Gill: Ok, so we'll see if we can get a proposal for those high traffic areas to get fixed and bring back that amount to the Board. Anything else Jonathan?

Mr. Geiger: I believe that's all I have.

Mr. Gill: Ok.

### C. Manager

Mr. Gill: Under District Manager, I don't have anything specifically for the Board.

**D. Field Manager**

- 1) Monthly Report
- 2) Discussion of Community Pressure Washing
- 3) Discussion and Approval of Sidewalk Repair Proposal with Florida Sidewalk Solutions
- 4) Approval of the Agreement with the Broward County Supervisor of Elections Office for the 2026 Elections
- 5) Proposal with FCC Carpentry to Permanently Lock Non-Used Pool Gates at Hidden Trails
- 6) Proposal with FCC Carpentry to Replace All District Pool Cabana Bathroom Sink Faucets
- 7) Proposal with Eagle Group Electric to Replace Hidden Trails Cabana Light Fixtures
- 8) Proposal with JLS Landscaping to Enhance Commercial Blvd. Landscaping at Manor Parc
- 9) Proposal with JLS Landscaping to Install Flowers at Entrance Monuments

Mr. Gill: We can jump down to field manager and what's the dollar amount for the sidewalk repair?

Ms. Martin: I agree Manor Parc we don't have that issue, but the Central Parc we do.

Mr. Gill: Ok, so what's the dollar amount?

Mr. Geiger: \$9,547.

Ms. Martin: And that's just the grinding.

Mr. Geiger: Yes. (inaudible comment) So, that's 73 trip hazards in Central Parc at a discount rate was \$9,547.89, and then as they stipulated, there were three spots on the property that would require replacement.

Mr. Gill: Ok.

Mr. Geiger: (inaudible comment)

Mr. Burgess: We could take a look at it, see if it's just cracked, so we'll take a look and see if it's even a hazard.

Ms. Foster: Ok, but I think we should do the grinding.

Ms. Martin: Yes.

Mr. Gill: Ok, so this a motion to proceed with sidewalk grinding not to exceed \$9,600 with Florida Sidewalk Solutions.

On MOTION by Ms. Foster seconded by Ms. Martin with all in favor, accepting the proposal from Florida Sidewalk Solutions for sidewalk grinding in Central Parc not to exceed \$9,600 was approved.

Mr. Gill: Ok, so we'll move forward with that and I'll let you run with the rest of the items.

Mr. Burgess: Ok, I'll be as quick as I can on the field stuff, we have a lot on there. So, Central Parc, well I guess I can put it up on the screen but Central Parc, we got all the palms trimmed at the entrances, we do have a proposal that I handed out for your entrance monuments, the three entrance monuments to put in 120 total clusia in red, additional crotons just add some color and brown mulch, so that's going to be \$2,100 for all three monuments. Really you just need for some flowers at this point, and then we can do like a second enhancement but, we're trying to do something at the entrances.

Ms. Foster: We budgeted for this right?

Mr. Burgess: We have plant replacement budgeted, right?

Ms. Martin: Yes, plant and mulch I guess.

Mr. Burgess: You have landscape replacement flowers, so yes, you have flowers for \$2,500 that's typically a few times rotated but, you have repairs and maintenance, \$10,000 budgeted, you have reserves and contingencies. The mulch we have at \$10,000 in our budget, and they're going to add some brown mulch, and it's a small area. So, that's for Shinto which is \$2,100 to do the entrance monuments relandscaping.

Mr. Gill: Which community again?

Mr. Burgess: Central Parc.

Mr. Gill: Ok, Central Parc.

On MOTION by Ms. Foster seconded by Mr. Ledgister with all in favor, accepting the proposal from the Shinto Landscaping for Central Parc to install new plantings at the three entrance monuments in the amount of \$2,100 was approved.

Mr. Burgess: Ok, moving on the cabana lights were replaced at Central Parc and I know the HOA does their meetings inside the cabana which I think is ok since they have access but, they should see that and I think that will make some people happy. It looks

good, they're going to start the painting and repairs and the interior next week. So, just like Manor Parc and Hidden Trails got painted, the same vendor is doing that and that will make it look very fresh. We're going to replace all the dog stations signs throughout the community just to keep them uniform. The lakes are looking good across the District. Manor Parc we did approve three dead trees to be removed and then a big topic in the agenda item #8 but, talking about Manor Parc on page 153 it says Landscaping enhancement with JLS, the landscaper. I guess I can go through the field report and then go line by line with the agenda items if you'd rather do that or talk about each area, whatever you prefer.

Ms. Foster: It's up to you.

Mr. Gill: Whatever is efficient and clear for the Board.

Mr. Burgess: Ok, so then on page 153 in your agenda is a proposal from JLS.

Mr. Broomer: Can you put it on the screen?

Mr. Burgess: Yes, I can put it. So, we met with some members of the HOA Board and Shearon to make sure that whatever we're going to do to the entrance is agreed upon and it's going have the biggest effect and impact on the residents there. So, JLS provided us a proposal and in this area you're going to get flowers installed, a single row of trinettes will be installed, the medjoll palms and they're going to remove all the crotons around it and install the new tie plants which is new, and that proposal is pretty descriptive I would say.

Mr. Gill: This is what the HOA is ok with or wants?

Mr. Burgess: Yes, and Shearon and the HOA met with us, and we all agreed that would look good. They've done a great job in Manor Parc, so I think it will turn out great, they're going to an entrance update at the entrance monuments as well and he tries to make the rendering as best as he can but, I think this will be something that goes a long way and serve as kind of the last piece to the puzzle that he's waiting to do.

Ms. Martin: Yes.

Mr. Burgess: So, that's going to be not including the flowers but, for the landscape enhancements which is \$6,975, so we would need a motion on that if the Board wants to approve that.

Mr. Broomer: Can we get something like this done at Hidden Trails entrance and the three roundabouts?

Mr. Burgess: Yes, we have all that, it's all going to be in there, it's what you budgeted for.

Mr. Broomer: Ok.

Mr. Burgess: That will be very straightforward and easy for Hidden Trails but it will go a long way.

Mr. Gill: So, a portion of this will be pulled from the annual flowers?

Mr. Burgess: Let me see.

Ms. Martin: How much do we have for annual flowers?

Mr. Gill: It's just \$2,000.

Mr. Burgess: Yes, so this annual flowers for \$2,000.

Mr. Martin: Although, are we on the budget already?

Mr. Gill: Yes, we're in the new budget.

Mr. Burgess: Yes, you just have to be careful during the summer.

Mr. Gill: And this isn't mulching, right?

Ms. Martin: No, but it could come from mulching.

Mr. Burgess: So, the final cost is going to be \$1,495, and that's a little bit of an additional area that was added but, that's for all the entrances as well which is on the following page, it shows the locations.

Mr. Gill: On Manor Parc has contingencies they would be able to pull from for this, but, my concern is we're so early in the new budget year, and I know you all want to do a lot but, it's ultimately up to the Board but, we're only a couple of months in.

Mr. Burgess: Yes.

Ms. Wald: And you haven't collected your money.

Mr. Gill: Right.

Ms. Foster: I think it's a lot of money.

Ms. Martin: So, this represents everything for a year.

Mr. Gill: Right.

Ms. Martin: So Patrick, I think we should do something, so maybe right at the island and let the monuments wait, or we do the two monuments and let the island wait.

Mr. Burgess: So, maybe a not to exceed and then we can minimize some things, and maybe just put mulch on instead of plant material, maybe less flowers at the entrance median.

Ms. Martin: Let's put something because it's been pending a year.

Mr. Gill: Ok, so we have \$8,000 budget for mulch, \$2,000 budgeted for annual flowers, and I believe that's \$1,400 for flowers here which sounds ok and then we can do that.

Mr. Burgess: Yes, it could be reduced because it may minimize the median where he's at.

Mr. Gill: What do you think is a decent dollar amount here?

Mr. Burgess: You mean a not to exceed?

Mr. Gill: Yes, this right now is about \$7,000.

Mr. Burgess: I mean we can do \$5,000 maybe, or whatever you're comfortable with really, or you can ask him what he can work with.

Ms. Martin: Well, ask him what he can do with \$4,000 to make it look good, and maybe at this time we just don't remove the bougainvillea yet.

Ms. Foster: I was just going to say, you don't want eat up your contingency if you wanted to do more.

Ms. Martin: Right.

Ms. Foster: What do you think Patrick?

Mr. Burgess: Yes, we can ask him for what he can do for \$4,000 and then you still have a mulch line item, you still have a flower line item, but maybe focus on just minimizing the cost of the entrance.

Mr. Gill: Right, so is that ok with the Board?

Ms. Foster: Yes.

Mr. Gill: So, we're looking for a motion not to exceed \$4,000 for landscape enhancements with JLS for Central Parc's entrance.

Mr. Burgess: Actually, with Manor Parc.

Mr. Gill: Sorry, yes, Manor Parc.

On MOTION by Ms. Martin seconded by Mr. Foster with all in favor, accepting the proposal from the JLS Landscaping for landscaping enhancements for Manor Parc not to exceed \$4,000 was approved.

Mr. Gill: Do you have a printout of that proposal?

Mr. Burgess: No, it's in the agenda.

Mr. Gill: Ok.

Mr. Burgess: Let me see, so there's nothing additional in the field report. So, moving on to page 148 in your agenda, so basically what's happened, and I passed a handout as well from JLS to also help with this issue is that Hidden Trails has two entrances, well technically three gates to their pool, and we only use the main entrance and we put a gate up, and we did our adjustments to try to prevent people from jumping those gates but, what's happening is one of the gates to the pool has, as you can see it it's a non-used gate, we don't have the reader there, it's not used, it's always been locked but it's the easiest spot for people to jump over. So, what I think is a good idea is just removing those pavers and installing landscaping there, and creating the buffer hedge to do our best to prevent people from jumping over because just over the past month we have a video of the kids jumping by the playground area and throwing all of the pool furniture in the pool.

Ms. Martin: And the gate will still stay in place, right? You'll just put the pavers and put the plants down?

Mr. Burgess: Yes, basically the gates will just be secured to not be opened anymore, and then we'd remove the pavers, put sod, put landscaping, like fill in the landscaping basically in place of that, or next to it and just do our best to minimize people from vandalizing your pool.

Mr. Gill: It's \$3,500, and one of my other Districts they just put a little bit of grease on top of the gate, and the kids stopped jumping over it, and it's a lot of money right now and the District doesn't really have it but, it's ultimately up to the Board.

Mr. Burgess: So, landscape enhancements in Hidden Trails, I know we have the roundabouts to consider and entrances and we have \$19,000 for just enhancements. I know this is not a part of what we basically budgeted for as far as the roundabouts and the entrances, and the pool cabana but, we can put this on the back burner and do all that stuff first if you want.

Mr. Broomer: Can we get a quote from JLS to do everything and then see what it is, and if we can get it within budget then maybe we can do it, and if we can't then we can cut of this out.

Mr. Burgess: Yes, and so if we do the entrance, and roundabouts, and everything.\

Mr. Broomer: Right.

Ms. Martin: Right, and then they give us a good price because we're working with like \$10,000.

Mr. Burgess: I can definitely ask, I mean he's willing to work with us, I think he does a great job for you guys.

Ms. Martin: Yes, they do.

Mr. Burgess: So, I guess it will be when the new year comes is really when we can start that.

Mr. Gill: Yes.

Mr. Burgess: It just grinds my gears that these kids jump the gates and throw all the stuff in the pool and then we have to get it out and check for damage, so we'll ask him that. So, that's enough of the handouts, and now moving back to the agenda on page 148, so Hidden Trails, and all of the sinks in the pool cabanas, they're all different, Central Parc's is full of calcium, they aren't good, they're not really ADA compliant as well. So, across the District I think it's in the best interest to replace them all with the same fixtures and kind of just get the bathrooms to the level it should be. For Manor Parc it's \$924.80, I believe there's 4 inside of there and there's some other maintenance that needs to be done. Central Parc is also \$924.80 and then Hidden Trails is priced at \$1,265, not that's not correct, all of Manor Parc, Hidden Trails and Central Park is \$924.80 to do the bathrooms with the same facet replacements. So, if you guys would like to do that.

Ms. Martin: That I will do because it will improve the water and everything, it's dripping and all of that.

Ms. Foster: Yes, I agree.

Mr. Gill: Ok, so for each of the communities.

Ms. Martin: Yes.

Ms. Foster: Yes.

Mr. Burgess: So, that would be item 6D, item #6.

Mr. Gill: Ok, so Hidden Trails, the facet replacements that's with FCC Carpentry and General Painting and you all see the amount of \$1,265.

Mr. Broomer: No.

Ms. Wald: No, it's \$924.80.

Mr. Gill: Ok, so they're all \$924.

Mr. Burgess: Yes, correct.

Mr. Gill: Ok, so a motion for replacing the faucets for all communities, \$924.80 each with FCC Carpentry and General Painting.

On MOTION by Mr. Martin seconded by Ms. Foster with all in favor, accepting the proposals from FCC Carpentry and General Painting for Hidden Trails Manor Parc and Central parc to replace all faucet bathroom fixtures in the amount of \$924.80 for each community was approved.

Mr. Gill: Alright, so you have that Patrick?

Mr. Burgess: Yes, I got it. Then on page 148, that's for FCC Carpentry to permanently lock the gates at Hidden Trails, and we'll just table that until we bring back the other proposal. Ok, so the last item is on page 152 which is, so Central Parc and Manor Parc have all upgraded their light fixtures at the pool cabana, Hidden Trails is the last one to do it. You've done your entrance, and it would be the same fixtures at your entrance, and it's 10 of them.

Ms. Wald: \$1,250 for all?

Mr. Burgess: Yes, and those fixtures, we can't find replacements so that's what kind of started the replacement of all of them. So, I think they look good and he recommended that too.

Mr. Broomer: I don't go see it all the time so I don't know what the current ones look like, aside knowing that they're bad but, if you think they should be replaced.

Mr. Burgess: I think it should be good.

Ms. Ledgister: Put me yes.

Mr. Burgess: Ok.

Mr. Gill: So, we're looking for a motion to replace light fixtures, and this is with Eagle Group, Inc. and the amount is \$1,250.

On MOTION by Mr. Broomer seconded by Ms. Ledgister with all in favor, accepting the proposal from Eagle Group Inc. for Hidden Trails to replace light fixtures at the pool cabana in the amount of \$1,250 was approved.

Mr. Broomer: Patrick, is it possible to get another trash can at the other two roundabouts, the north and the south? We have one in the middle, roundabout but, not in the other two.

Mr. Burgess: Like a doggie station?

Mr. Broomer: Yes, and it can be a regular one or a dog one because at least on the north one there's always trash there.

Mr. Burgess: I guess I can get pricing for two, like a dog station with can or just a standard trash can.

Mr. Broomer: Just a trash can.

Mr. Gill: So, just a standard trash can he's asking for.

Mr. Burgess: Ok, yes, I can definitely do that, I think that's within our authority.

Mr. Broomer: Do we have people that come and take out trash?

Mr. Burgess: Yes, we have a porter that does the cleaning of the pool cabanas, and we're looking into it to maybe change that, and we're going to present some ideas to you guys to have someone like you lake vendor, that has a gator, like side by side and drive the property and easily pick up trash, it would just be a lot better because we have a lot of trash throughout the District. So, we're trying to find a better solution for every single area.

Mr. Broomer: Ok, great, thanks.

Mr. Burgess: That's all I have.

Mr. Gill: Ok, anything else Patrick?

Mr. Burgess: No, that's it.

Mr. Gill: Ok.

## SEVENTH ORDER OF BUSINESS

### A. Acceptance of Check Register

### B. Acceptance of Unaudited Financials

Mr. Gill: Moving on to financial reports, we have check register and unaudited financials for your approval.

## Financial Reports

Mr. Gitel: Do you want to go over the community pressure washing?

Mr. Gill: Yes, we may need to table that, if you just want to briefly go over it you can.

Mr. Gitel: Yes. (inaudible comment) So, Hidden Trails has that wall on the south side that's just completely moldy, and it's not a ton of money, and you might want to get the porter service, and the other one is another company that we use for some other properties, so now they're using like a chlorine based water power washing solution, and Patrick knows when it needs to be done.

Ms. Ledgister: I know that's where they sit and look out, if they entertain, that's where it is, so I would say yes.

Mr. Gitel: Ok, so is there a preference of using the main vendor or someone else that we use?

Mr. Burgess: So, this is 911 Commercial Cleaning is who we currently use, they do pressure cleaning as well, and then this company, People's Choice, we've used also.

Ms. Ledgister: Yes, and it's \$25.00 cheaper.

Mr. Gill: So, we're looking for a motion to approve 911 Commercial Cleaning and the amount is \$950 and it's pressure cleaning at Hidden Trails.

On MOTION by Ms. Martin seconded by Mr. Broomer with all in favor, accepting the proposal from 911 Commercial Cleaning for pressure cleaning at Hidden Trails not to exceed \$950 was approved.

Mr. Gitel: Then the last part is just for all the areas at Manor Parc, Central Parc and Hidden Trails, I have about met with the vendor. (inaudible comment) Patrick and I were talking and we thought maybe what we could do is maybe get with someone from each community and just say, hey what's important, and then look at that if you guys are ok with that. (inaudible comment)

Ms. Martin: Yes.

Ms. Ledgister: Yes.

Ms. Foster: Yes.

Mr. Gill: Ok, anything else?

Mr. Gitel: No, that's it.

Mr. Gill: Ok. So, the check register and unaudited financials, are there any comments or questions? If not I'm looking for a motion to accept those.

On MOTION by Ms. Ledgister seconded by Ms. Foster with all in favor, the Check Register and the Unaudited Financials were approved.

## EIGHTH ORDER OF BUSINESS

## Supervisors Requests and Audience Comments

Mr. Gill: Supervisor's requests and audience comments, I don't believe we have any members of the audience from the public present. Supervisors, any requests?

Mr. Broomer: No.

Mr. Gill: Ok. I don't believe we need to meet in December unless you all would like to.

Ms. Foster: No.

## NINTH ORDER OF BUSINESS

## Adjournment

Mr. Gill: Ok, I'm just looking for a motion to adjourn.

On MOTION by Ms. Martin seconded by Ms. Ledgister with all in favor, the meeting was adjourned.

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Secretary /Assistant Secretary

---

Chairman / Vice Chairman

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE SABAL PALM COMMUNITY DEVELOPMENT  
DISTRICT ENACTING PARKING RULES AND  
REGULATIONS AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Sabal Palm Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and City of Tamarac Ordinance No. 2013-08, as amended by City of Tamarac Ordinance No. 2013-11; and

**WHEREAS**, the District is the owner of and is responsible for the operation and maintenance of certain public rights-of-way, parking areas, and facilities within the boundaries of the District; and

**WHEREAS**, the District Board of Supervisors (the “Board”) desires to protect the integrity, operation, safety, and aesthetics associated with the District, owned rights-of-way, and lands located within the boundaries of the District, and has determined that it is necessary to establish and adopt rules and regulations governing parking on said District owned properties; and

**WHEREAS**, the District advertised a public hearing before the Board for January 15, 2026, in order to hear and receive comments on the proposed Sabal Palm Community Development District Parking Rules and Regulations (the “Parking Rules”) pursuant to the requirements of Chapter 120, Florida Statutes; and

**WHEREAS**, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, and the residents and property owners of the District to adopt the Parking Rules.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE SABAL PALM COMMUNITY DEVELOPMENT  
DISTRICT, THAT:**

**Section 1.** The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

**Section 2.** The Parking Rules, which are attached hereto and made a part hereof as Exhibit A, are hereby enacted.

**Section 3.** The District Manager is hereby directed to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes. The District Manager is further directed to publish these Parking Rules on the District’s website, and to generally make copies of such Parking Rules available for inspection or copying by members of the general public pursuant to Florida’s Public Records Law.

**Section 4.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF JANUARY, 2026.**

**ATTEST:**

**SABAL PALM COMMUNITY  
DEVELOPMENT DISTRICT**

---

Print name: \_\_\_\_\_  
**Secretary/Assistant Secretary**

---

Print name: \_\_\_\_\_  
**Chairman/Vice-Chairman**

**EXHIBIT A**

**PARKING RULES**

# **SABAL PALM COMMUNITY DEVELOPMENT DISTRICT**

## **PARKING RULES AND REGULATIONS Rule Number 2026-01**

1. The rules and regulations herein shall be referred to as the “Sabal Palm Community Development District Parking Rules and Regulations” or the “Parking Rules.”
2. No vehicles of any nature shall be parked on any portion of the Sabal Palm Community Development District (the “District”)-owned property except on the surfaced parking areas specifically designated for parking. Vehicles may not be double-parked in marked parking spaces such that any tire of a vehicle parked in one parking space extends into another parking space.
3. Parking is prohibited upon or within all non-paved District property, including, but not limited to, green areas or other landscaped areas owned by the District and grass swales and landscaped areas within or adjacent to any District rights-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
4. During daytime hours, on-street parking is generally permitted except where signage indicates otherwise and provided that, (i) driveways are not blocked, (ii) posted “no parking” signage is observed, and (iii) vehicles are not parked within areas designated as prohibited. For the purposes of this rule, daytime hours mean between the hours of 6:00 AM and 11:59 PM daily.
5. Overnight on-street parking is prohibited. For the purposes of this rule, overnight on-street parking means vehicles parked between the hours of 12:00 AM and 5:59 AM. Overnight parked vehicles must be parked within a private driveway, garage, or guest parking space, unless the vehicle owner obtains a valid overnight parking pass and visually displays the overnight parking pass on the dashboard of the vehicle.
6. Overnight parking in guest parking spaces and mailbox parking spaces is prohibited unless the vehicle owner obtains a valid overnight parking pass and visually displays the overnight parking pass on the dashboard of the vehicle.

7. No vehicles shall be parked within or adjacent to District-owned property in a manner which damages, blocks, obstructs, or otherwise interferes with the proper functioning of District-owned or maintained drainage facilities and structures, fire hydrants, or other public utilities. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
8. No vehicles shall be parked within or adjacent to District-owned property, including alleys or alleyways, in a manner that extends out into the roads or rights-of-way such that it does not leave at least nine (9) feet of clearance for traffic; in a manner that impedes or prevents law enforcement, emergency, public utilities, moving, or commercial delivery vehicles from accessing such roads or rights-of-way; or in a manner that blocks a sidewalk or obstructs access to a driveway.
9. No vehicles shall be parked within or adjacent to any roundabout located on District-owned property in a manner that obstructs, restricts, or otherwise interferes with the safe and continuous flow of vehicular traffic, emergency access, or the proper functioning of related roadway facilities. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
10. Designated handicap parking spaces are to be used when handicap decal, state-issued placard, or disability plates with attached emblems are displayed on the front and/or rear of the vehicle.
11. Marked law enforcement or other emergency vehicles are exempt from these Parking Rules during the period of time such vehicles are being used in conjunction with law enforcement officers or emergency responders performing official duties at that location, and as otherwise provided by applicable law.
12. Any vehicle parked in violation of these Parking Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District, subject to the provisions of applicable ordinances of Broward County and the Florida Statutes.
13. "No Parking" signs and other parking signs related to the enforcement of the Parking Rules shall not be removed. Damaging or removing the parking signs is a violation of the Parking Rules and may constitute a crime, including, but not limited to, the crime of Criminal Mischief under section 806.13, Florida Statutes, punishable as provided therein, and/or the crime of Theft under section 812.014, Florida Statutes, punishable as provided therein.

14. Statutes traffic and parking rules and regulations of the City of Tamarac (the "City") or the State of Florida, including, but not limited to the requirements of Chapter 316, Florida Statutes, are to be enforced by the law enforcement agency or department servicing the City or other approved law enforcement agency having jurisdiction thereof.
15. If District-owned property (including, but not limited to, sod or landscaping) is damaged or in need of repairs as a result of the violation of these Parking Rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair or replacement. In the event the invoice remains unpaid, the charges for the repair or replacement of District-owned property shall be added to the Operations and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.
16. The enforcement of these Parking Rules may be temporarily suspended or relaxed in whole or in part for specified periods of time (for example, on certain holidays or in the event of an emergency or natural disaster), as determined by the District's Board of Supervisors in its sole discretion.



2580 NW 4<sup>th</sup> Court  
FORT LAUDERDALE, FL 33311  
P- 954.240.7500

**Jason Gitel  
Sabal Palms CDD  
5385 N. Nob Hill Road  
Sunrise, FL. 33351**

**December 17, 2025**

**Proposal #2621**

### **PRESSURE WASHING - MAINTENANCE PROPOSAL/CONTRACT**

This agreement between **Sabal Palms CDD** hereinafter referred to as THE CLIENT, and Southeast Land & Water Management Company LLC, incorporated under the State of Florida, hereinafter referred to as THE COMPANY, for the purpose of maintaining and servicing property, enter into this agreement as further described below.

The purpose of this agreement is to specify the terms, conditions and requirements pertaining to inspection, treatment and maintaining the areas listed. THE CLIENT and THE COMPANY both agree that the essence of their relationship is "good will".

#### **Terms and Cancellation of Agreement:**

**This is a 1x contract for pre spray and pressure washing specific areas as outlined in the attachment.**

**Central Park \$2000  
Hidden Trails \$2025  
Manor Parc \$2600**

#### **Additional Terms:**

This proposal is valid for 30 days. Prices are based on availability at the time of submittal.

#### **Company Responsibilities:**

THE COMPANY will be responsible for completing all work in this contract. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge.

THE COMPANY shall furnish all labor, supervision, material, equipment and transportation required to maintain the areas specified throughout the contract period.

THE COMPANY will not be responsible for damage caused by natural events such as hurricanes, storms, diseases or insects.

THE COMPANY and THE CLIENT agree to this contract on \_\_\_\_\_, 2025.

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**Southeast Land & Water Management LLC**

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**THE CLIENT**



Barco Products, LLC  
24 N Washington Ave  
Batavia IL 60510  
(800) 338-2697  
[customerservice@barcoproducts.com](mailto:customerservice@barcoproducts.com)

## Quote

Account Number - 397393

Estimate # QUORCO29226

10/29/2025

## Customer

**Ship To**

Jason Gitel

Jason Gitel

## Sabal Palm CDD

## Sabal Palm CDD

5385 N Knob Hill Rd

5704 NW 50th Terrace

Fort Lauderdale FL 33351

Fort Lauderdale FL 33319

Barco SKU	Qty	Rate	Amount	Estimated Lead Time
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07SA2611-BL

46" SuperSaver™ Table/ Round/ Portable/ 6 \$945.00 \$5,670.00 Ships in 1 to 2  
Blue Days

07SA2939

Surface Mount Kit for Picnic Tables & Benches, Fits 1-1/2" to 1-5/8" Frames, Set of 2 12 \$33.00 \$396.00 Ships in 1 to 2 Days

**Subtotal** \$6,066.00

**Tax Total (%)** \$0.00

**Shipping** \$447.67

**Total** \$6,513.67



## Product Configuration

Select Color





## Quote

Barco Products, LLC  
24 N Washington Ave  
Batavia IL 60510  
(800) 338-2697  
[customerservice@barcoproducts.com](mailto:customerservice@barcoproducts.com)

Account Number - 397393

Estimate # QUORCO30336

12/10/2025

## Customer

**Ship To**

Jason Gitel  
Sabal Palm CDD Hidden Trails  
5385 N Knob Hill Rd  
Fort Lauderdale FL 33351

Jason Gitel  
Sabal Palm CDD Hidden Trails  
4450 NW 48th Terrace  
Fort Lauderdale FL 33319

Barco SKU	Qty	Rate	Amount	Estimated Lead Time
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**08SA2604-GN** Supersaver™ Receptacle/ 32 Gallon/ 2 \$499.00 \$998.00 Ships in 1 to 2 Days Green/ with Black Dome Lid & Liner

**Subtotal** \$998.00

**Tax Total (%)** \$0.00

**Shipping** \$295.13

**Total** \$1,293.13





**JLS Tree Service**

License #A-636

**Proposal #15081**

**Date: 12/1/2025**

**PO #**

**Customer:**

Patrick Burgess  
5385 North Nob Hill Road  
Sunrise, FL 33351

**Property:**

Hidden Trails / CDD Sabal Palm  
Community Development District  
C/O Governmental Management  
Services S  
4802 NW 48th Terrace  
Tamarac, FL 33319

**2025 Landscape Enhancement Main Entrance and Pool area**

**Scope of work:**

Flower installation for Three Location

Front Entrance

Prep work - Front Entrance, Create new Bed for flower installation on each side of the entrance ( see pictures )

South side - remove grass for new flowers

North side - Remove some plants for new flowers ( mix of Ixoras and old Green Island Ficus )

Install the following plants

- Install approximately ( **80** ) 4" pot Big Series Pink Begonias with potting soil and fertilizer.
- Install 20 (3g) Red Ties at 4 locations ( 2 monuments signs on both sides of each sign 5 plants on each sides )
- North side Install 12 (3g) Green Island Ficus
- Fee \$1,575.00



Pool area

- Install approximately ( 40 ) 4" pot Big Series Pink Begonias with potting soil and fertilizer.
- Fee \$250.00



Mail Box Area

Location between concrete walk way

- Remove grass
- Install 8 Green Island Ficus
- Fee \$200.00



West side of the pool area

Fill in missing plants

- Install 37 (3g) Trinettes
- Install 4 (3g) Green Island Ficus
- Fee \$1,175.00



NOTE - Mulch for all common areas will be on a separate estimate ( not included in this quote )

**Services Billed Upon Completion**

Description of Services	Frequency	Cost per Occ.
TR - Landscape		\$3,200.00

By Alex L  
Alex Lapierre  
Date 12/1/2025

JLS Tree Service

By \_\_\_\_\_  
Date \_\_\_\_\_  
Hidden Trails / CDD Sabal  
Palm Community Development  
District C/O Governmental  
Management Services S

### TR - Landscape

- Plants and Trees to be Installed Approximately 1 to 2 inches above grade
- There is no warranty on:
  - Plants
  - Trees
  - Palms
  - Sod
- Please Note: The irrigation work (to ensure proper watering on the plant materials) will be billed additionally, on a time and material basis.
- Please Note: JLS is not responsible for iguanas or any wildlife eating the plants or flowers.
- JLS will water the newly installed plants the day of installation. It is the client's responsibility, however, to continue to **HAND-WATER** the trees/plants for several weeks until their roots are established. Newly installed trees/plants require more water for the first few weeks than normal.
- Please Note: JLS is not responsible for broken pipes / wires
- Please make sure to remove your personal belongings from the work area such as furniture, lights, or any other element that prevents access for our workers to complete the work. JLS is not responsible for any damage caused if items are not removed.

**THIS ESTIMATE IS VOID AFTER 30 DAYS FROM THE PROPOSAL DATE ABOVE**

### **DISCLAIMER:**

- JLS Tree Service will not be held responsible for damages to any underground utilities.
- JLS Tree Service is responsible for contacting Sunshine State One Call for them to mark all underground lines and cables.
- Customer indemnifies & holds harmless JLS Tree Service. from any damages or claims of damages relating to underground lines, cables or pipes.
- Transplanted trees will not be guaranteed.
- We are not responsible for damages to walkways, driveways, sprinklers or sod should we be required to cross any.
- We are not responsible for replacing any material that is damaged due to Acts of Nature or that did not receive proper maintenance (ie sufficient water, fertilization, insecticides, lethal yellowing, etc.).
- It is the customer's responsibility to carry insurance against theft and Acts of Nature on all planted material.
- Customer agrees to pay any attorney and/or collection fees associated with this proposal.

- **Payment is due in full upon completion of work.**
- Payment by Credit Card (**a convenience fee of 3% will be added to all Credit Card transaction**). Please contact our office for a Credit Card Processing Form.
- Payment by Check: (Please include Invoice #) **All returned or bounced checks are subject to additional bank fees.**



**JLS Tree Service**

License #A-636

**Proposal #15082**

**Date: 12/1/2025**

**PO #**

**Customer:**

Patrick Burgess  
5385 North Nob Hill Road  
Sunrise, FL 33351

**Property:**

Hidden Trails / CDD Sabal Palm  
Community Development District  
C/O Governmental Management  
Services S  
4802 NW 48th Terrace  
Tamarac, FL 33319

**2025 Landscape upgrades at 3 Circles South, Center and North locations.**

**Scope of work:**

Landscape upgrades at 3 Circles South, Center and North locations.

**South Circle**

Prep work -

- Remove all Copper leaf plants
- Remove one dead tree
- Remove roots in the bed prior to installing new plants

Install the following plants

- 30 (3g) Trinettes
- 36 (3g) Red Ties
- 1 ( 15g ) Tibuchina tree
- Fee \$2,425.00



### **Center Circle**

Prep work -

- Remove all Copper leaf plants

Install the following plants

- 30 (3g) Trinettes
- 36 (3g) Red Ties
- 1 ( 15g ) Tibuchina tree
- Fee \$1,975.00



### **North Circle**

Prep work -

- Remove all Copper leaf plants
- Remove one Areca palm

Install the following plants

- 30 (3g) Trinettes
- 36 (3g) Red Ties
- 1 ( 15g ) Tibuchina tree
- Fertilize Green Island Ficus with 18-5-10
- \$2,025.00



NOTE - Mulch is **not** included in this estimate

Services Billed Upon Completion	Description of Services	Frequency	Cost per Occ.
TR - Landscape			\$6,425.00

By Alex

Alex Lapierre

Date 12/1/2025

By \_\_\_\_\_

Alex Lapierre

Date \_\_\_\_\_

Hidden Trails / CDD Sabal

Palm Community Development

District C/O Governmental

Management Services S

### TR - Landscape

- Plants and Trees to be Installed Approximately 1 to 2 inches above grade
- There is no warranty on:
  - Plants
  - Trees
  - Palms
  - Sod
- Please Note: The irrigation work (to ensure proper watering on the plant materials) will be billed additionally, on a time and material basis.
- Please Note: JLS is not responsible for iguanas or any wildlife eating the plants or flowers.
- JLS will water the newly installed plants the day of installation. It is the client's responsibility, however, to continue to **HAND-WATER** the trees/plants for several weeks until their roots are established. Newly installed trees/plants require more water for the first few weeks than normal.
- Please Note: JLS is not responsible for broken pipes / wires
- Please make sure to remove your personal belongings from the work area such as furniture, lights, or any other element that prevents access for our workers to complete the work. JLS is not responsible for any damage caused if items are not removed.

**THIS ESTIMATE IS VOID AFTER 30 DAYS FROM THE PROPOSAL DATE ABOVE**

### **DISCLAIMER:**

- JLS Tree Service will not be held responsible for damages to any underground utilities.
- JLS Tree Service is responsible for contacting Sunshine State One Call for them to mark all underground lines and cables.
- Customer indemnifies & holds harmless JLS Tree Service. from any damages or claims of damages relating to underground lines, cables or pipes.
- Transplanted trees will not be guaranteed.
- We are not responsible for damages to walkways, driveways, sprinklers or sod should we be required to cross any.
- We are not responsible for replacing any material that is damaged due to Acts of Nature or that did not receive proper maintenance (ie sufficient water, fertilization, insecticides, lethal yellowing, etc.).
- It is the customer's responsibility to carry insurance against theft and Acts of Nature on all planted material.
- Customer agrees to pay any attorney and/or collection fees associated with this proposal.

- **Payment is due in full upon completion of work.**
- Payment by Credit Card (**a convenience fee of 3% will be added to all Credit Card transaction**). Please contact our office for a Credit Card Processing Form.
- Payment by Check: (Please include Invoice #) **All returned or bounced checks are subject to additional bank fees.**



**JLS Tree Service**

License #A-636

**Proposal #15012**

**Date: 11/18/2025**

**PO #**

**Customer:**

Patrick Burgess  
5385 North Nob Hill Road  
Sunrise, FL 33351

**Property:**

Hidden Trails / CDD Sabal Palm  
Community Development District  
C/O Governmental Management  
Services S  
4802 NW 48th Terrace  
Tamarac, FL 33319

**New Landscaping/Concrete Border - Pool Area / Playground area**

**Scope of work:**

- Remove section of pavers to prevent pedestrians from accessing area From Circle walkway to the gate
- Install a concrete border to hold the pavers
- Remove paver sand
- Install approximately 2 yard of new soil
- Install 2 (15g) Clusia
- Install 4 (3g) Trinettes
- Install 6 (3g) Green Island Ficus
- Install 8 Bags of Brown Mulch
- Install 1/2 pallet of sod
- 3 bags of Concrete

NOTE irrigation adjustments will be billed extra

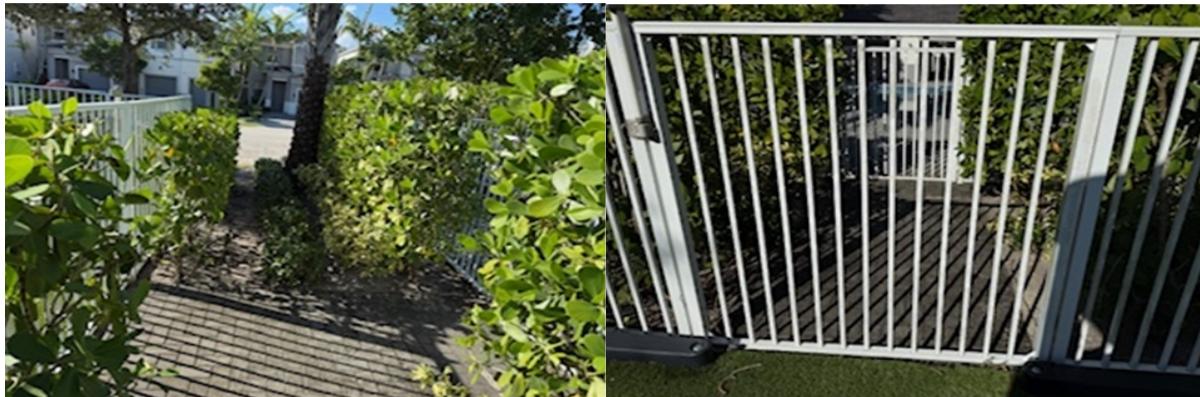




Location From pools to kids playground area

- Remove section of pavers to prevent pedestrians from accessing
- Install a concrete border to hold the pavers
- Remove paver sand
- Install approximately 1/4 yard of new soil
- Install 2 (15g) Clusia
- Install 2 (7) Clusia
- Install 4 (3g) Trinettes
- Install 6 (3g) Green Island Ficus
- Install 8 Bags of Brown Mulch
- 2 bags of Concrete

NOTE irrigation adjustments will be billed extra



#### Services Billed Upon Completion

Description of Services	Frequency	Cost per Occ.
TR - Landscape		\$3,575.00

By Alex Z

Alex Lapierre

Date 11/18/2025

JLS Tree Service

By Hidden Trails / CDD Sabal

Palm Community Development  
District C/O Governmental  
Management Services S

### TR - Landscape

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- JLS will water the newly installed plants the day of installation. It is the client's responsibility, however, to continue to **HAND-WATER** the trees/plants for several weeks until their roots are established. Newly installed trees/plants require more water for the first few weeks than normal.
- Please Note: JLS is not responsible for broken pipes / wires
- Please make sure to remove your personal belongings from the work area such as furniture, lights, or any other element that prevents access for our workers to complete the work. JLS is not responsible for any damage caused if items are not removed.

**THIS ESTIMATE IS VOID AFTER 30 DAYS FROM THE PROPOSAL DATE ABOVE**

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**JLS Tree Service**

License #A-636

**Proposal #15083**

**Date: 12/1/2025**

**PO #**

**Customer:**

Patrick Burgess  
5385 North Nob Hill Road  
Sunrise, FL 33351

**Property:**

Hidden Trails / CDD Sabal Palm  
Community Development District  
C/O Governmental Management  
Services S  
4802 NW 48th Terrace  
Tamarac, FL 33319

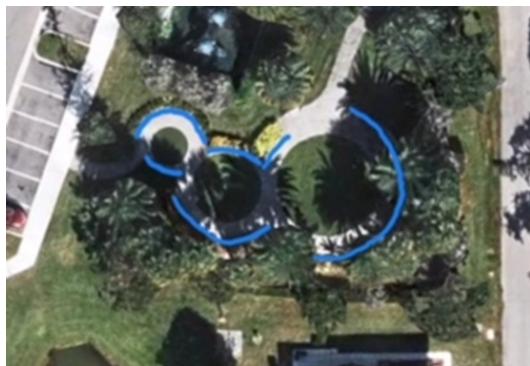
**2025 Landscape improvements Play Ground area**

**Scope of work:**

Landscape improvements Play Ground area South of Pool area

Install a new layer of Brown Egg rock to fix the areas outlined in Blue on the picture below

- Install approximately 4 yards of Brow Egg Rock
- Install 6" long staples to hold down existing Ground cloth.



Example location below of Brown Egg Rock installation



Plant Replacement

Remove bad old Trinettes

- Install 10 (3g) Trinettes



Plant replacement

Remove Old bad Ixoras

- Install 12 (3g) Green Island Ficus
- Install 10 (3g) Trinettes

**Services Billed Upon Completion**

Description of Services	Frequency	Cost per Occ.
TR - Landscape		\$3,900.00

By Alex L  
Alex Lapierre

Date 12/1/2025

JLS Tree Service

By \_\_\_\_\_

Date \_\_\_\_\_

**Hidden Trails / CDD Sabal  
Palm Community Development  
District C/O Governmental  
Management Services S**

### TR - Landscape

- Plants and Trees to be Installed Approximately 1 to 2 inches above grade
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**JLS Tree Service**

License #A-636

**Proposal #15080**

**Date: 12/1/2025**

**PO #**

**Customer:**

Patrick Burgess  
5385 North Nob Hill Road  
Sunrise, FL 33351

**Property:**

Hidden Trails / CDD Sabal Palm  
Community Development District  
C/O Governmental Management  
Services S  
4802 NW 48th Terrace  
Tamarac, FL 33319

**2025 Mulch installation**

**Install Mulch on Property**

Install Approximately ( 12 ) pallets of ( Brown ) Mulch

See location of map below



**Services Billed Upon Completion**

Description of Services	Frequency	Cost per Occ.
TR - Mulch Installation		\$5,460.00

By Alex

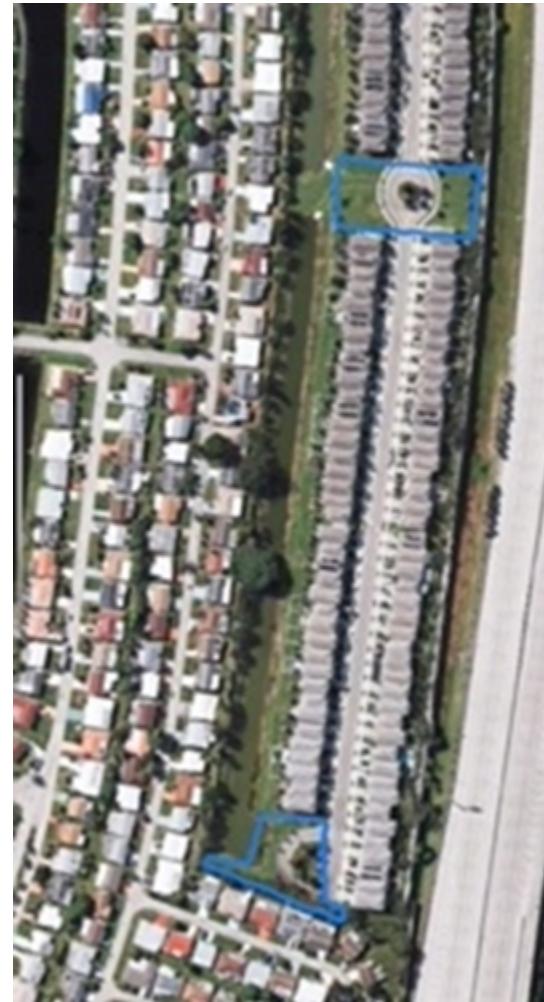
Alex Lapierre

Date 12/1/2025

By Alex

Alex Lapierre

Date 12/1/2025



Hidden Trails / CDD Sabal  
Palm Community Development  
District C/O Governmental  
Management Services S

**TR - Mulch Installation**

**Install Mulch on Property**

## Terms & Conditions

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**JLS Tree Service**

License #A-636

**Proposal #15084**

**Date: 12/1/2025**

**PO #**

**Customer:**

Patrick Burgess  
5385 North Nob Hill Road  
Sunrise, FL 33351

**Property:**

Manor Parc / CDD Sabal Palm  
Community Development District  
C/O Governmental Management  
Services Sout  
4831 NW 55th Pl.  
Tamarac, FL 33319

**2025 Manor Parc - Landscape Estimate North Entrance // Final**

**Scope of work:**

**Center Island** North and south ends of the islands

- At both ends of the island install a single row of Trinettes in front of the dwarf clusia
- Install 10 ( 3g) Yellow Trinettes ( 5 plants at each location)



Around 3 of the 5 Medjolls

- Remove all Crotons
- Cut and remove some roots for new plant installation
- Install new soil for new plants
- Install 48 ( Tie plants ) around 3 palms ( 16 plants around each palm )
- lightly prune back existing Tie Plants

Around the Medjoll on the north end of the Island Fix Tie plants that have been damaged

- Install 4 (3g) Tie Plants



#### Monument Signs (East & West Sides)

- Remove Bougainvillea's
- Install 4 (15-gallon) Japanese Blueberry Cones

#### West Side

- Remove some Podocarpus to reshape the bed
- Install approximately 10 Podocarpus Pringles (3g)

#### Reshape grass bed

- Install approximately 20 Pieces of sod



- Mulch Installation
- Front entranceway island
- East and South entrance sides
- 3 pallets of Brown mulch

#### Services Billed Upon Completion

Description of Services	Frequency	Cost per Occ.
TR - Landscape		\$4,375.00

By Alex Z

Alex Lapierre

Date 12/1/2025

JLS Tree Service

By \_\_\_\_\_

Alex Lapierre

Date

Manor Parc / CDD Sabal Palm  
Community Development  
District C/O Governmental  
Management Services Sout

### TR - Landscape

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*Landscape Services, Inc.*

4201 NW 43<sup>rd</sup> Street  
Coconut Creek, FL 33073

Office: 954-956-7454  
Fax: 954-956-8451  
Email: [alex@jlsservices.net](mailto:alex@jlsservices.net)

*Prepared By:*

Alexandre Lapierre

Irrigation License  
11-CLS-17283-X  
U-21904

**Landscape Maintenance Agreement**  
#M 001

**December 15, 2025**

*Prepared For:*

**Central Parc - Sabal Palm Community Development District**  
5385 North Nob Hill Rd  
Sunrise, FL, 33351

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THIS AGREEMENT is made on this **15th** day of **December 2025** between **JLS Landscape Services, Inc., a Florida Corporation**, located at 4201 N W 43<sup>rd</sup> St, Coconut Creek, FL 33073, referred to as "Contractor" and **Central Parc - Sabal Palm Community Development District State of Florida**, referred to as "Owner" or "Client".

In consideration of the mutual covenants contained in this agreement, contractor and owner agree as follows:

Owner owns and operates the property located at **the following folio numbers:**

**494113272160 494112410080 494113272490 494113272250 494113272170  
494113272280 494113272190 494113272300 494113272180 494113272290  
494112412580 494112412570 494113272230 494113272420 494113272310  
494113272200 494112412550 494112412560 494112412590 494112412600**

Owner agrees to engage contractor to perform landscape maintenance services and Contractor agrees to perform such services under the terms and conditions set forth in this contract, including the general provisions below.

Contractor agrees to perform the following services and owner agrees to pay for same at the costs indicated below:

## **SECTION 1 – DEFINITION**

The following Landscape Maintenance Agreement establishes the standard for grounds maintenance for **Central Parc - Sabal Palm Community Development District**. This standard outlines an efficient and horticulturally sound program of the highest quality, promoting the healthy growth of turf and plant material while ensuring the continual neat appearance of the site.

The prices stated under this Agreement are binding unless Owner/Client fails to accept this agreement within 60 days from the date on which Contractor submitted it.

## **SECTION 2 – SCOPE OF WORK**

The Contractor shall provide all necessary labor, material, equipment and fully trained supervisory personnel to properly maintain all developed landscaped areas within the contract limits.

## **SECTION 3 – CONTRACTOR'S PERSONNEL**

**JLS Landscape Services, Inc.** shall designate a qualified representative with experience in the services being provided. This representative will be knowledgeable in horticulture, agronomy and landscape management.

The Contractor shall have properly trained personnel onsite to ensure that all operations are performed safely and effectively.

All Contractor personnel shall be in uniform and look presentable at all times.

A representative of **JLS Landscape Services, Inc.** shall be available for site walk-through with the property manager and encourages this to be done on a monthly basis, upon request by Owner/Client.

## SECTION 4 – MOWING: TURF MANAGEMENT

### GENERAL:

- A. Turf shall be cut at a height of **3” to 4”** as conditions dictate using a rotary type mower. When Bermuda grass is present, a separate set of specs will be provided. Blades will be balanced and sharpened as needed.
- B. The total number of mowing cuts included in this agreement is **(30)** times per year.
- C. Clippings shall be removed from all paved and mulched surfaces after each mowing.
- D. Trimming around trees, shrubs, signs and foundations shall be performed with each mowing. Work shall be performed using hand tools or mechanical devices to present a neat and manicured appearance.

### EDGING:

- A. All accessible curbing shall be edged using mechanical methods **(30)** times per year.
- B. All accessible concrete walks shall be edged using mechanical methods **(30)** times per year.
- C. All dirt and debris resulting from edging operations shall be removed from curbs, walks, driveways and patios.

## SECTION 5 – DETAIL WORK: SHRUB, HEDGE, AND TREE MAINTENANCE

### SHRUB PRUNING:

- A. All shrubs shall be pruned **(12)** times per year to provide a continually neat appearance. Care shall be taken not to remove too much of the flowering surface branches when pruning. Pruning shall include the removal of wood that is dead, diseased or infested with insects. Suckers, shoots and irregular growth shall be removed.
- B. Hand pruning shall be utilized as necessary for certain shrubs. All other pruning shall be performed by mechanical hedge trimmers.

### WEED CONTROL-NSH:

- A. Physical removal and post-emergent weed control (Non-Selective Herbicide) shall be used in treating problem weed areas and weeds that appear in bed areas and tree rings. Care shall be taken to prevent damage to plant material and turf areas.
- B. All paved areas, beds and tree rings shall be sprayed **(12)** times per year to control weed populations.

### TREE PRUNING:

- A. All dead palm fronds up to twelve **(12)** feet shall be removed while the property is being pruned.
- B. Low hanging branches on trees shall be lifted to a height of eight **(8)** feet, four times throughout the year.

### **ADDITIONAL TREE SERVICE:**

All palms and trees should be formally trimmed every year and is a service that is strongly recommended by **JLS Landscape Services, Inc.** Annual palm and tree trimming service is available at an additional cost and is not part of this agreement.

## **SECTION 6 – FERTILIZATION**

### **TURF APPLICATIONS:**

- A. All turf areas shall be fertilized **(3)** times per year with granular mix.

### **TREE/PALMS/SHRUB APPLICATION:**

- A. The fertilization program for established shrub beds shall provide the proper blend of micro and macronutrients for each season. There will be **(3)** applications per year.
- B. All palms shall be fertilized **(3)** times per year. The fertilizer blend applied shall include magnesium, manganese and micronutrients necessary for proper growth.
- C. Fertilizer shall be commercial grade, mixed granules or pelletized fertilizer, with not less than 50% of the total nitrogen being slowly soluble.
- D. Material shall be applied in accordance with the manufacturer's recommendation and in compliance with the Environmental Protection Agency's regulations.

## **SECTION 7 – IPM / PEST CONTROL**

**Not included in this contract**

- A. JLS Landscape Services' IPM (Integrated Pest Management) program consists of inspecting turf and ornamental plants **(0)** times per year by a licensed pest control operator to identify any lawn, ornamental plant, destroying insects. JLS Landscape Services will treat areas requiring attention to resolve the identified problems *during the monthly scheduled visit*.
- B. Any service call to inspect, diagnose and/or treat any pest control issue made at times outside of the *monthly scheduled visit* will be charged by the hour and any Products used will be billed to the client.
- C. Pest control treatment does not include pests such as Royal Palm Bug, Ficus White Fly, Spiral White Fly, Nesting White Fly, Red Date Scale, Red Palm Mite, Lethal Yellow, Moles, or any other exotic pest that may be introduced into the South Florida area in the future.
- D. **Brown patch Fungus** is excluded from this agreement.
- E. Treatment of **Fire Ant** mounds treatment is included. All other Ants are excluded from this agreement.
- F. Turf Weed Treatments are available but not included in this agreement.

## SECTION 8 – IRRIGATION

### **IRRIGATION WET CHECK AND REPAIRS:**

- A. The irrigation system will be inspected (12) times per year *during the Wet check visit*. Each zone will be checked for proper water coverage, operation and zone settings.
- B. Labor for adjustments/cleaning of sprinkler heads & nozzles, and raising heads is included in this service agreement at no additional charge *when performed during the Wet check visit*. Any parts used will be billed to the client.
- C. Labor for repairs or replacements of malfunctioning sprinkler heads such as pop-up heads, rotors, nozzles, or shrub adapters is included in this service at no additional charge *when performed during the Wet check visit*. Any parts used will be billed to the client.
- D. Labor to repair easily accessible broken pipes up to 1" in diameter is included in this service agreement at no additional charge *when performed during the Wet check visit*. Any parts used will be billed to the client.
- E. Repairs to pipes larger than 1" diameter or any size pipe located in areas that are not easily accessible such as under the sidewalk, curb, tree roots etc. will be brought to the attention of the client and fees will be determined and submitted in a written proposal for approval before commencing any repair work.
- F. Major repairs such as main line breaks, electric or index valves, digital or manual time clocks, suction lines, canal screens, flanges, check valves, discharge lines, pumps, motors, components of the pump station such as pump start relays, ice cube relays, pressure relief valves, rain sensors, pressure gauges, gate valves, ball valves etc. will be brought to the attention of the client in a written proposal for approval before commencing any repair work.
- G. The contractor is not responsible for damage they cause in situations where any components of the irrigation system have been improperly installed by other or previous contractors.
- H. All service calls to diagnose issues/work orders, make repairs, or adjustments made at times outside of the scheduled *Wet Check visit* will be charged by the hour and any parts used will be billed to the client.

## **SECTION 9 – ADDITIONAL WORK**

No Additional work included in this agreement.

## **SECTION 10 – OTHER**

### **BIOHAZARDS:**

Contractor shall not be responsible for policing, picking up, removing or disposing of certain materials that may be biohazards on the Owner/Client's property. This includes, but is not limited to, items such as hypodermic needles. Sharp needles will not be handled by the Contractor's employees at any time, condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids. Contractor shall only be obligated to report/communicate any observations of potential biohazards to the Owner/Client for their appropriate removal by others.

### **PRODUCT CONTROL & PEST CONTROL:**

Contractor shall be responsible for selecting control materials from a list of products approved for specific use by the US Environmental Protection Agency and affirmed for that use by the appropriate State or Tribal Government. Control products are approved on crop (plant species) and site (Residential Sports or Golf) specific bases. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval of effective control products have been cancelled by regulating authorities, the Contractor will not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, the Contractor will not be responsible for control or repair of damage caused by such uncontrollable pests.

## SECTION 11 – PAYMENT & TERM

### **PAYMENT:**

All labor necessary to accomplish the work outlined in this agreement shall be provided for the sum of **\$85,800.00 “Eighty-five thousand eight hundred dollars and zero cents”** for a period of 1 year, payable in (12) monthly payments of **\$7,150.00**

**Section 4** – Mowing Annual Fee: \$42,000

**Section 5** – Detail Annual Fee: \$16,800

**Section 5** – Detail Annual Fee: \$8,400

**Section 6** – Fertilization Annual Fee: \$9,600

**Section 7** – IPM/Pest Control Annual Fee: \$Not included

**Section 8** – Irrigation Annual Fee: \$9,000

**Section 9** – Additional Work Annual Fee: \$

### **TERM:**

1. This Contract shall be in effect for a period of Twelve (12) months and will auto renew with an annual **3%** increase each year. The start date is specified on the signature page of this agreement, the last page.
2. This agreement shall be in force for a term of one year from the date of its execution.
3. If either party does not desire to automatically renew this contract for an additional year at the expiration of its term, notice in writing must be given at least thirty (30) days before expiration by such party to the other party informing it that the contract is not to be renewed; otherwise, the contract shall be automatically renewed for another year. All fees, services, materials, labor rates and any other fees, costs or expenses shall all increase at each renewal by **3%** of the previous year's rates.
4. This requirement of 30-day notice will also apply to any subsequent annual renewals; otherwise, it shall be construed that the contract shall be automatically renewed for another year and all fees, services, materials, labor rates and any other fees, costs or expenses shall increase at each subsequent renewal by **3%** of the previous year's rates.

# GENERAL TERMS AND CONDITIONS

## I. Contractor's Responsibility:

The contractor shall recognize and perform in accordance with the written terms, specifications and drawings, contained or referred to herein.

Contractor reserves the right to renegotiate the contract when price or scope of work is affected by changes to any local, state or federal law, regulation or ordinance that goes into effect after the Agreement is signed.

### A. Work Force:

All employees shall be competent and qualified, and shall be U.S. citizens or legal residents and authorized to work in the United States.

### B. Materials:

All materials shall conform to bid specifications. Contractor will meet all Agricultural licensing and reporting requirements.

### C. License and Permits:

Contractor to maintain a Landscape Contractor's License, if so required by State or local law and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.

### D. Taxes:

Contractor agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

### E. Insurance:

Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance and any other insurance required by law or Owner/Client.

### F. Liability:

It is understood and agreed that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor; its agents or employees.

### G. Subcontracts:

Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

### H. Invoicing:

Contractor will submit monthly service invoices for the amount set forth under the prices and terms shown in Payment Section of this Agreement. Any services rendered, that are in addition to or beyond the scope of work required by this Agreement shall be separately billed.

## II. Owner/Client's Responsibility:

### A. Utilities:

Owner/Client shall provide all utilities.

### B. Access to Jobsite & Dangling Cables/Wires:

Owner/Client shall furnish access to all parts of jobsite where Contractor is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of afterhours emergencies.

All wires attached to satellite dishes, T.V. cable, phone, etc. must be **buried 10" down in the ground inside a conduit**. No wires may be exposed or left dangling. Any exposed wires that cannot be buried must be **tied to a brace with wire-ties/Nylon zip ties so they are not dangling**. Contractor will NOT fix or pay for repairs of wires that are cut that were left dangling and were not properly attached.

C. Payment:

Owner/Client shall review invoices submitted by Contractor and payment shall be due 30 days following the date of the invoice and delinquent if not paid by that date. Contractor may cancel Agreement by giving seven (7) days written notice for non-payment, after the payment is delinquent.

D. Collections:

A service charge of 1½% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for JLS Landscape Services, Inc. to pursue collections of outstanding invoices Owner/Client agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

E. Notice of Defect:

Owner/Client shall give Contractor at least seven (7) days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. Contractor will not accept any deduction or offset unless such written notice is given.

III. Other Terms:

The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other.

The parties agree that in the interest of economy, speed and insuring continued good relationships; any questions arising out of the operation of this Agreement, which the parties cannot resolve, between themselves shall be referred to binding arbitration under the rules of the American Arbitration Association.

IV. Termination:

This agreement may be terminated by Owner/Client for non-performance by Contractor, upon thirty (30) days written notice. Contractor may terminate this Agreement for non-payment by Owner/Client, upon seven (7) days written notice, as stated above. Either party shall be entitled to cure any deficiencies of performance on payment within seven (7) days of being notified of deficiency(s). If the Owner/Client makes payment in full within seven (7) days of receipt of the written notice, the grounds for termination shall be deemed cured. If Contractor corrects the deficiency identified in the written notice within seven (7) days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within seven (7) days and the Contractor commences a good faith effort to correct the deficiency within seven (7) days of receipt of notice, the grounds for termination shall be deemed cured.

For the convenience of Owner/Client only, the monthly charge under this Agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months in the payment period of this agreement. In the event this agreement is terminated early by either party, the Contractor shall be entitled to recover his un-recovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Owner/Client through the date of termination. *This is because substantial portions of the work for the year may be performed in the early months of each year of the agreement including potentially significant mobilization costs in start up and the cost of work will not be fully recovered by the Contractor until all monthly payments under the agreement have been received.*

No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver of this Agreement shall be valid unless executed in writing and signed by both parties. This Agreement constitutes the entire agreement between the parties and contains all of the agreements between the parties pertaining to its subject matter hereof. This Agreement supersedes all prior or concurrent agreement, either oral or written, between the parties hereto with respect to the subject matter hereof. No change or modification of this Agreement shall be valid unless the same be in writing and signed by both parties. If any portion or portions of this Agreement shall be, for any reason, invalid or unenforceable, the remaining portion or portions shall nevertheless be valid, enforceable and carried into effect, unless to do so would clearly violate the present legal and valid intention of the parties. This Agreement shall be binding upon and inure solely to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

In the event any handwritten portions have been inserted, and provided such changes are signed or initialed by the parties hereto, said handwritten provision shall prevail over any express typewritten portion to the contrary. This Agreement may be signed and transmitted by facsimile machine, and any facsimile copy, and a facsimile of any party's signature, shall be deemed to have the same force and effect as the party's original signature.

All notices, request, demands, claims and other communications hereunder shall be in writing and shall be delivered (and deemed received if delivered) by certified registered mail (first class postage pre-paid), guaranteed overnight delivery, or facsimile transmission if such transmission is confirmed by delivery by certified or registered mail (first class postage pre-paid) of guaranteed overnight delivery, to the following addresses and facsimile numbers (or to such other addresses of facsimile number which such party shall designate in writing to the other party) : (a) **JLS Landscape Services, Inc.**, Attention Alexandre Lapierre, President, 4201 NW 43<sup>rd</sup> Street, Coconut Creek, Florida 33073, Facsimile 954-956-8451 (b) Owner at the address listed above.

This Agreement shall be interpreted and construed under, and by virtue of the laws of the State of Florida, regardless of the fact that one or more of the Parties may become domiciled or a resident of a different state, and shall be deemed for such purposes, to have been made and executed in Broward County, State of Florida. Venue for any proceeding relating to this Agreement shall be Broward County, Florida.

Each party herein expressly represents and warrants to all other parties hereto that (a) before executing this Agreement, said party has fully informed itself of the terms, contents, conditions and effects of this Agreement; (b) said party has relied solely and completely upon its own judgment in executing this Agreement; (c) said party has had the opportunity to seek and has obtained the advice of counsel or waived said opportunity before executing this Agreement; (d) said party has acted voluntarily and of its own free will in executing this Agreement; (e) said party is not acting under duress, whether economic or physical, in executing this Agreement; and (f) this Agreement is the result of arm's length negotiations conducted by and among the parties and/or their respective counsel.

In case it is necessary for either party to enforce this Agreement, whether through litigation or not, the prevailing party shall be entitled to be reimbursed for all its attorney's fees, court costs, expenses and expert witness' fees incurred to enforce this Agreement, through trial, appeals or bankruptcy.

If this Agreement is signed by an agent or management company on behalf of owner, the agent or management company represents that it has obtained approval from the Board of Directors and/or owner and that it is authorized to execute this Agreement on behalf of the owner for the services in the areas covered by the scope of the work. The undersigned agent or management company agrees to indemnify and hold Contractor harmless and not responsible for any work done outside of the scope of authority of the agent/management company with the owner. The parties intend that contractor, in performing services specified in this Agreement, shall act as an independent contractor and shall have control of the work and the manner in which it is performed. Contractor shall take all reasonable precautions necessary for the safety of and prevention of damage to property on or adjacent to the work site, and for the safety and prevention of injury to persons, including owner's employees, contractor's employees, and third persons, on or adjacent to the work site. Contractor agrees to carry, for the duration of this contract, public liability insurance and worker's compensation insurance generally accepted in the industry. Owner is notified that in certain cases tree trimming work and/or other work may be subcontracted by Contractor to a subcontractor such as JLS Landscape Services, Inc., or others, which are separate entities and Contractor reserves the right to hire them.

Contractor is not responsible for any damages to any underground utilities public or private including, but not limited to water & sewer pipes, electrical, air conditioning, cable, fiber optic, irrigation and/or pump station, sprinkler pipes, pool lines, telephone lines, gas lines, pipes of any nature, and the like and sod, grass areas, plants, walkways, sidewalks, fences and structures in the areas that a machine loader, bobcat, and/or stump grinder is in use. Owner hereby indemnifies and holds harmless Contractor from any and all damages or claims of damages relating to underground utilities private or public. **Contractor** is responsible for contacting Sunshine State One Call @ (800) 432-4770 to have them locate and mark public underground utilities. In addition to public utilities, there are many private utilities that Sunshine State will not mark. As a result, it is the Owner's responsibility to provide information to the Contractor regarding all underground wires, cables, sewer lines, water lines, septic tanks, gas lines, electric lines, exterior light lines, telephone lines, cable TV lines etc on their property. **Owner** is responsible for contacting those private utilities to have them mark their wires, cables, lines etc. While both of these services are helpful, these locations are not absolute and there is a margin of error. At times, even knowing the exact location of a pipe or wire does not prevent damage due to the necessity of digging through tree roots, rock and compacted subgrade. In any event Contractor will not be responsible for any damage, claim of damage, or repair to an underground utility, public or private except to the extent that any such damages and claims of damages to underground utilities resulted from the Contractor's own negligence.

Owner shall be responsible for any and all permits required to be pulled by the local city or municipality.

By signing this agreement, Owner specifically acknowledges that Contractor is performing work at Owner's request,

and that Owner has determined whether permits are required. Owner agrees to hold Contractor not responsible for any liability or delays that may arise due to lack of permits. In most cases, tree removal will require a permit from the local municipality. Upon Owner's written request, Contractor will apply for permits on behalf of Owner, at an additional fee of \$100.00 per permit, plus the cost of each permit.

Contractor will provide dates of performance of services and the parties agree that these dates are approximate only and the parties agree that any delays in these dates shall not be reason for cancellation of this agreement. Owner shall provide Contractor access to the property in order to perform the services contracted herein. Owner shall not interfere with Contractor in the performance of its work, and agrees not to attempt to have Contractor's employees perform work other than listed in this agreement. Any change in scope of services must be made in writing through the main office of Contractor and not through workmen on site. Contractor shall not be responsible for any work performed outside of the scope of services.

Owner acknowledges receipt of a **Notice to Owner** as required by F.S. Section 713.06.

Owner shall give Contractor at least seven (7) days **written** notice to correct any problems or defects discovered in the performance of the work required under this agreement. Contractor shall not be required to accept any deduction or offset unless such **written** notice is given.

**Insurance and Liability:**

Contractor agrees to keep in force, General Liability Insurance in the amount of \$1,000,000 as well as statutory Worker's Compensation Insurance. Certificates of Insurance will be provided upon request prior to beginning any of the above-mentioned work and coverage will remain in force throughout the entire time of this Agreement.

Contractor agrees to hold Owner harmless and indemnify Owner on all claims made against Contractor or Owner.

I have read and initialed each page of this agreement, including the terms and conditions, and hereby accept it on behalf of the Owner/Client, **Central Parc - Sabal Palm Community Development District**

SERVICE TO BEGIN THE MONTH OF: \_\_\_\_\_

CONTRACT ACCEPTED BY PARTIES:

X

Alexandre Lapierre, President  
**JLS Landscape Services, Inc.**

\_\_\_\_\_  
Date

Sign below as an Authorized Agent for **Central Parc - Sabal Palm Community Development District**

X

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Owner or Authorized Agent for **Central Parc - Sabal Palm Community Development District**

# Sabal Palm CDD

## Field Report

January 2026 Meeting

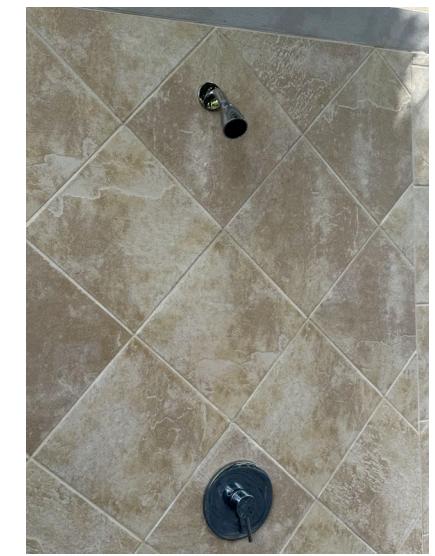
# Central Parc

- Sidewalk hazards have been repaired



# Central Parc

- Outdoor shower head replaced
- Interior cabana repaired and painted along with the bathroom doors



# Central Parc

- Lakes continue to be maintained by SELWM



# Manor Parc

- Flowers planted at entrances with monuments
- Three dead trees were removed



# Manor Parc

- Lakes continue to be maintained by SELWM



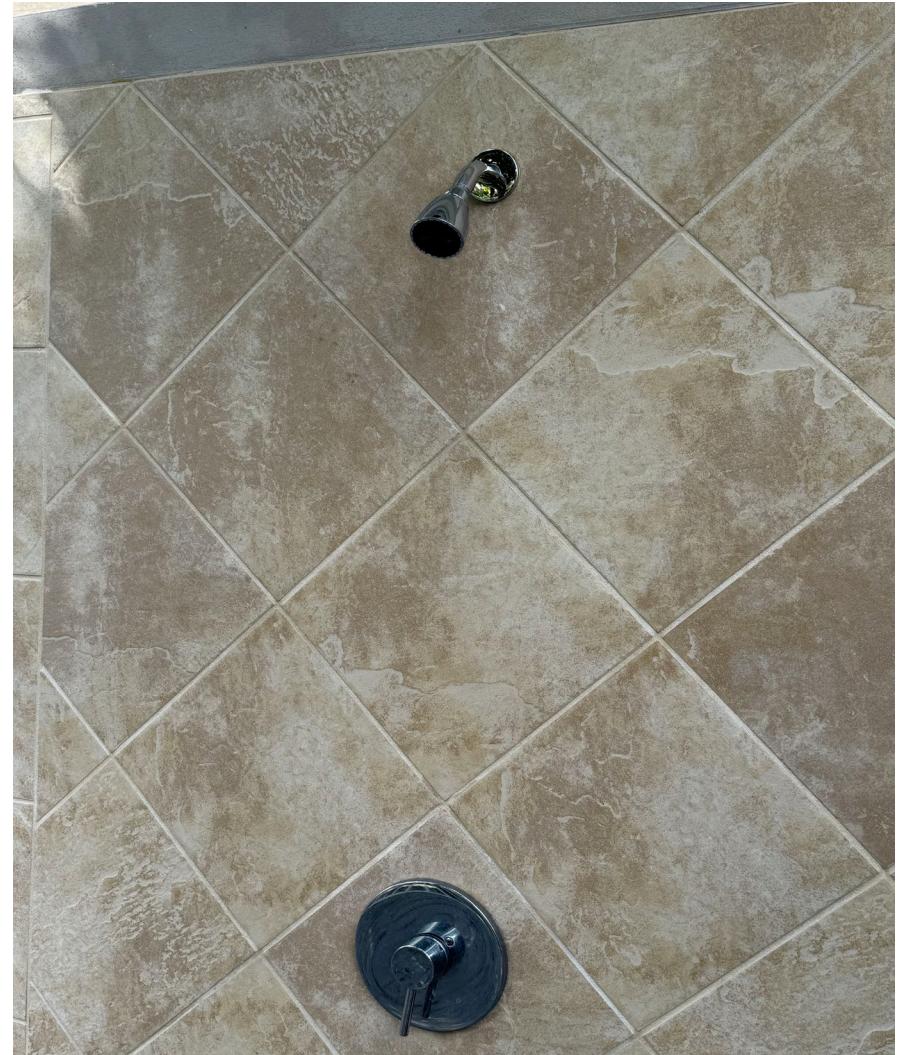
# Hidden Trails

- Front entrance pergolas repaired and painted



# Hidden Trails

- Outdoor shower head repaired



# Hidden Trails

- Lakes continue to be maintained by SELWM



**Sabal Palm**  
COMMUNITY DEVELOPMENT DISTRICT

**Fiscal Year 2026**

**Check Register**

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
11/1-11/30 Autopay	2497-2514 80018-80019	\$105,443.93 \$7,732.92
12/1-12/31 Autopay	2515-2543 80021-80022	\$1,615,069.84 \$7,491.19
<b>TOTAL</b>		“

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/07/26 PAGE 1  
\*\*\* CHECK DATES 11/01/2025 - 12/31/2025 \*\*\* SABAL PALM CDD - GF  
BANK A SABAL PALM - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/04/25	00008	9/28/25	30348	202510	310-51300-45000 INSURANCE FY2026					*	8,082.00		
		9/28/25	30348	202510	320-53800-45000 INSURANCE FY2026					*	6,266.00		
		9/28/25	30348	202510	330-53800-45000 INSURANCE FY2026					*	6,266.00		
		9/28/25	30348	202510	340-53800-45000 INSURANCE FY2026					*	5,817.00		
					EGIS INSURANCE & RISK ADVISORS						26,431.00	002497	
11/05/25	00014	11/05/25	49411327	202511	310-51300-49200 494113-27-2230 2025					*	164.05		
		11/05/25	49411327	202511	310-51300-49200 494113-27-2200 2025					*	164.05		
					BROWARD COUNTY TAX COLLECTOR						328.10	002498	
11/05/25	00035	10/25/25	84957538	202511	320-53800-41500 NOV 25 - INTERNET					*	191.60		
					COMCAST						191.60	002499	
11/05/25	00094	10/29/25	10299	202510	330-53800-49000 REPLC PLASTIC WALL SCONCE					*	1,050.00		
		10/29/25	10300	202510	320-53800-46000 REPLC PLASTIC WALL SCONCE					*	1,200.00		
		10/31/25	10301	202510	320-53800-46000 REWIRE POOL CABANA CLOCK					*	455.80		
		10/31/25	10302	202510	330-53800-49000 REWIRE POOL CABANA CLOCK					*	287.93		
					EAGLE GROUP, INC.						2,993.73	002500	
11/05/25	00001	11/01/25	225	202511	330-53800-34000 NOV 25 - FIELD SERVICES					*	1,250.00		
		11/01/25	225	202511	330-53800-49000 REGIONS-AMAZON/UMBR. BASE					*	323.10		
		11/01/25	226	202511	340-53800-34000 NOV 25 - FIELD SERVICES					*	1,166.67		
		11/01/25	227	202511	320-53800-34000 NOV 25 - FIELD SERVICES					*	1,350.00		
		11/01/25	228	202511	310-51300-34000 NOV 25 - MGMT FEES					*	3,911.75		
		11/01/25	228	202511	310-51300-35100 NOV 25 - COMPUTER TIME					*	41.67		
		11/01/25	228	202511	310-51300-31300 NOV 25 - DISSEMINATION					*	265.00		
		11/01/25	228	202511	310-51300-49500 NOV 25 - WEBSITE ADMIN					*	95.42		

SABA - SABAL PALM-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		11/01/25	228	202511	310-51300-42000					*	9.62		
				NOV 25	-	POSTAGE							
		11/01/25	228	202511	310-51300-42500					*	24.00		
				NOV 25	-	COPIES							
									GMS-SF, LLC			8,437.23	002501
11/05/25	00064	11/01/25	26717	202511	330-53800-46200					*	9,605.00		
				NOV 25	-	MAINT AGREEMENT							
		11/01/25	26718	202511	340-53800-46200					*	7,405.00		
				NOV 25	-	MAINT AGREEMENT							
									JLS TREE SERVICES			17,010.00	002502
11/05/25	00031	11/17/25	11663	202511	330-53800-34500					*	1,175.00		
				NOV 25	-	MONITORING							
		11/17/25	11664	202511	340-53800-34500					*	350.00		
				NOV 25	-	MONITORING							
									Q-WIRE TECHNOLOGIES, INC.			1,525.00	002503
11/20/25	00105	10/16/25	16886	202510	330-53800-49000					*	1,759.00		
						STACK SLING CHAIR-FRAME							
									ABSOLUTE POWDER COATING			1,759.00	002504
11/20/25	00003	10/31/25	195894	202510	310-51300-31500					*	3,775.00		
				OCT 25	-	GENERAL COUNSEL							
									BILLING COCHRAN, P.A.			3,775.00	002505
11/20/25	00035	10/27/25	84957538	202511	330-53800-41500					*	194.85		
				NOV 25	-	INTERNET							
		10/28/25	84957538	202511	340-53800-41500					*	194.85		
				NOV 25	-	INTERNET							
									COMCAST			389.70	002506
11/20/25	00097	11/13/25	66457	202511	320-53800-52000					*	64.00		
						TRASH BAGS							
		11/13/25	66457	202511	330-53800-52000					*	64.00		
						TRASH BAGS							
		11/13/25	66457	202511	340-53800-52000					*	64.00		
						TRASH BAGS							
									FLORIDA PROPERTY SUPPLY, LLC			192.00	002507
11/20/25	00064	10/01/25	26255	202510	330-53800-46200					*	9,605.00		
				OCT 25	-	MAINT AGREEMENT							
		10/01/25	26256	202510	340-53800-46200					*	7,405.00		
				OCT 25	-	MAINT AGREEMENT							
		11/10/25	26937	202511	330-53800-46500					*	213.66		
						11/1-MAINT AGMT/CONTRLR							

SABA - SABAL PALM-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	CHECK#
										AMOUNT	
		11/10/25	26938	202511	340-53800-46500				*	137.58	
				11/1-MAINT AGMT/CONTRLR							
				JLS TREE SERVICES							17,361.24 002508
11/20/25	00076	11/13/25	ARIV1041	202510	310-51300-31100				*	2,497.50	
				ENGINEER SVC THRU 10/30							
		11/18/25	ARIV1042	202510	310-51300-31100				*	1,663.00	
				5 YEAR PERMIT RENEWAL							
				KCI TECHNOLOGIES, INC.							4,160.50 002509
11/20/25	00031	12/01/25	11666	202512	320-53800-34500				*	700.00	
				DEC 25 - MONITORING							
				Q-WIRE TECHNOLOGIES, INC.							700.00 002510
11/20/25	00084	10/01/25	34463	202510	320-53800-46200				*	6,508.33	
				OCT 25 - LANDSCAPE MAINT							
		11/17/25	35537	202511	320-53800-46201				*	2,900.00	
				PALM TRIMMING							
				SHINTO LANDSCAPING LLC							9,408.33 002511
11/20/25	00106	11/18/25	1686	202511	320-53800-46400				*	880.00	
				NOV 25 - LAKE MAINTENANCE							
		11/18/25	1687	202511	340-53800-46400				*	612.00	
				NOV 25 - LAKE MAINTENANCE							
		11/18/25	1688	202511	330-53800-46400				*	1,100.00	
				NOV 25 - LAKE MAINTENANCE							
				SOUTHEAST LAND AND WATER							2,592.00 002512
11/20/25	00104	8/30/25	1316	202508	330-53800-46600				*	770.83	
				AUG 25 - JANITORIAL SVC							
		8/30/25	1316	202508	340-53800-46600				*	670.83	
				AUG 25 - JANITORIAL SVC							
		8/30/25	1316	202508	320-53800-46600				*	1,155.00	
				AUG 25 - JANITORIAL SVC							
		9/30/25	1317	202509	330-53800-46600				*	770.83	
				SEP 25 - JANITORIAL SVC							
		9/30/25	1317	202509	340-53800-46600				*	670.83	
				SEP 25 - JANITORIAL SVC							
		9/30/25	1317	202509	320-53800-46600				*	1,155.00	
				SEP 25 - JANITORIAL SVC							
		11/30/25	1319	202511	330-53800-46600				*	770.83	
				NOV 25 - JANITORIAL SVC							
		11/30/25	1319	202511	340-53800-46600				*	670.83	
				NOV 25 - JANITORIAL SVC							
		11/30/25	1319	202511	320-53800-46600				*	1,155.00	
				NOV 25 - JANITORIAL SVC							
				911 COMMERCIAL CLEANING							7,789.98 002513
				SABA -SABAL PALM-- PPOWERS							

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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/07/26 PAGE 6  
\*\*\* CHECK DATES 11/01/2025 - 12/31/2025 \*\*\* SABAL PALM CDD - GF  
BANK A SABAL PALM - GF

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		12/15/25	1742	202512	330-53800-46400					*	1,100.00		
				DEC 25	-	LAKE MAINTENANCE							
									SOUTHEAST LAND AND WATER			3,492.00	002534
12/16/25	00018	12/10/25	INV-SPN0	202511	320-53800-54000					*	400.00		
						MONITORING/PERMITTING							
		12/10/25	INV-SPS2	202511	330-53800-54000					*	350.00		
						MONITORING/PERMITTING							
		12/10/25	SPS-045	202511	330-53800-54000					*	350.00		
						MONITORING/PERMITTING							
									WATER USE COMPLIANCE GROUP				
12/16/25	00104	10/31/25	1317-1	202510	330-53800-46600					*	770.83		
				OCT 25	-	JANITORIAL SVC							
		10/31/25	1317-1	202510	340-53800-46600					*	670.83		
				OCT 25	-	JANITORIAL SVC							
		10/31/25	1317-1	202510	320-53800-46600					*	1,155.00		
				OCT 25	-	JANITORIAL SVC							
									911 COMMERCIAL CLEANING				
12/23/25	00016	12/12/25	DEC 25	202512	330-53800-43100					*	128.61		
				DEC 25	-	WATER SERVICE							
		12/12/25	DEC 25	202512	320-53800-43100					*	176.14		
				DEC 25	-	WATER SERVICE							
		12/12/25	DEC 25	202512	340-53800-43100					*	59.83		
				DEC 25	-	WATER SERVICE							
									CITY OF TAMARAC				
12/23/25	00064	12/18/25	27424	202512	330-53800-46200					*	850.00		
						25 WINTER FLWR INSTALL							
									JLS TREE SERVICES				
12/23/25	00031	1/01/26	11688	202601	320-53800-34500					*	700.00		
						JAN 26 - MONITORING							
									Q-WIRE TECHNOLOGIES, INC.				
12/23/25	00021	12/23/25	NORTH	202512	300-20700-10100					*	199,549.74		
						TRANSFER OF TAX RECIEPTS							
									SABAL PALM CDD C/O REGIONS BANK				
12/23/25	00044	12/23/25	PALM COV	202512	300-20700-10100					*	256,373.23		
						TRANSFER OF TAX RECIEPTS							
									SABAL PALM CDD C/O REGIONS BANK				
12/23/25	00045	12/23/25	SOUTH	202512	300-20700-10100					*	269,927.42		
						TRANSFER OF TAX RECIEPTS							
									SABAL PALM CDD C/O REGIONS BANK				
									SABA -SABAL PALM-- PPOWERS				

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***Sabal Palm***  
*Community Development District*

***Unaudited Financial Reporting***  
*December 31, 2025*



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7	<u>“</u> <u>Capital Project Fund Series 2016 Palm Cove</u>
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**Sabal Palm**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 181,031	\$ -	\$ -	\$ 181,031
Due from Other	-	-	-	-
Assessments Receivable	-	-	-	-
Due from General Fund	-	-	-	-
<b>Investments:</b>				
State Board of Administration (SBA)	1,156,265	-	-	1,156,265
	"			
<b><u>Series 2014 - North Project</u></b>				
Reserve	-	2,484	-	2,484
Interest	-	2	-	2
Revenue	-	6,365	-	6,365
Sinking	-	2	-	2
<b><u>Series 2016 - Palm Cove Project</u></b>				
Reserve	-	140,632	-	140,632
Interest	-	41	-	41
Revenue	-	378,420	-	378,420
Principal	-	77	-	77
Construction	-	-	27,604	27,604
<b><u>Series 2017 - Manor Parc Project</u></b>				
Reserve	-	160,604	-	160,604
Revenue	-	519,250	-	519,250
Interest	-	45	-	45
Principal	-	43	-	43
Sinking	-	47	-	47
Construction	-	-	129	129
<b><u>Series 2024 - North Project</u></b>				
Interest	-	40	-	40
Revenue	-	320,058	-	320,058
Sinking	-	20	-	20
Cost of Issuance	-	-	634	634
Prepaid Expenses	2,650	-	-	2,650
<b>Total Assets</b>	<b>\$ 1,339,946</b>	<b>\$ 1,528,130</b>	<b>\$ 28,367</b>	<b>\$ 2,896,443</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 7,559	\$ -	\$ -	\$ 7,559
Due to Debt Service	(3)	-	-	(3)
<b>Total Liabilities</b>	<b>\$ 7,556</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,556</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service - Series	\$ -	\$ 1,528,130	\$ -	\$ 1,528,130
Capital Project - Series			28,367	28,367
Assigned for:				
Capital Reserve Fund	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	1,329,739	-	-	1,329,739
<b>Total Fund Balances</b>	<b>\$ 1,332,389</b>	<b>\$ 1,528,130</b>	<b>\$ 28,367</b>	<b>\$ 2,888,886</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,339,946</b>	<b>\$ 1,528,130</b>	<b>\$ 28,367</b>	<b>\$ 2,896,443</b>

**Sabal Palm**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
<b>Revenues:</b>						
Special Assessments - Tax Roll	\$ 1,021,811	\$ 985,962	\$ 985,962	\$ -	\$ -	
Interest Income	10,000	2,500	7,063		4,563	
<b>Total Revenues</b>	<b>\$ 1,031,811</b>	<b>\$ 988,462</b>	<b>\$ 993,041</b>		<b>\$ 4,578</b>	
<b>Expenditures:</b>						
<i>General &amp; Administrative</i>						
Engineering	\$ 15,000	\$ 3,750	\$ 5,733	\$ (1,983)		
Attorney	17,500	4,375	7,635		(3,260)	
Annual Audit	5,600	5,600	-		5,600	
Assessment Administration	4,508	4,508	5,920		(1,412)	
Dissemination Agent	3,180	795	795		-	
Trustee Fees	10,500	-	-		-	
Management Fees	46,941	11,735	11,735		-	
Information Technology	500	125	125		(0)	
Website Maintenance	1,145	286	286		(0)	
Telephone	50	12	-		12	
Postage & Delivery	500	125	130		(5)	
Insurance General Liability	8,000	8,000	8,082		(82)	
Printing & Binding	250	63	51		11	
Legal Advertising	1,000	250	158		92	
Other Current Charges	750	188	406		(219)	
Property Taxes	315	315	328		(14)	
Office Supplies	50	13	-		13	
Dues, Licenses & Subscriptions	175	175	175		-	
Contingency	400	-	-		-	
<b>Total General &amp; Administrative</b>	<b>\$ 116,363</b>	<b>\$ 40,314</b>	<b>\$ 41,561</b>		<b>\$ (1,247)</b>	
<i>Field Operations &amp; Maintenance</i>						
<b>Sabal North (Central Parc)</b>						
Field Management	\$ 16,200	\$ 4,050	\$ 4,050	\$ -		
Security	9,240	2,310	2,700		(390)	
Internet/Cable	2,400	600	575		25	
Electric/Street Lighting	36,300	9,075	5,393		3,682	
Landscape Lighting	10,000	2,500	-		2,500	
Water	5,000	1,250	588		662	
Pressure Washing	10,000	2,500	400		2,100	
Landscape Maintenance	85,919	21,480	19,525		1,955	
Tree Trimming	23,000	5,750	-		5,750	
Mulch	10,000	2,500	-		2,500	
Landscape Replacement - Flowers	2,500	625	-		625	
Drain Cleaning	3,173	793	-		793	
Landscape Contingency	-	-	2,900		(2,900)	
Lake and Canal Maint	11,100	2,775	2,640		135	
Irrigation Repairs	15,000	3,750	3,067		683	
Repairs & Maintenance	10,000	2,500	11,863		(9,363)	
Camera Repairs	9,000	2,250	-		2,250	
Janitorial Services	13,900	3,475	3,465		10	
Pool Maintenance	8,700	2,175	2,142		33	
Pool Repairs	7,500	1,875	-		1,875	
Clubhouse Maintenance/Furniture	9,000	2,250	3,247		(997)	
Pest Control - Iguana Removal	2,500	625	-		625	
Operating Supplies	5,000	1,250	1,074		176	
Permits	4,000	1,000	400		600	
Property Insurance	7,000	7,000	6,266		734	
Contingency	10,000	-	-		-	
Reserves	16,374	4,094	-		4,094	
<b>Subtotal Sabal North (Central Parc)</b>	<b>\$ 342,806</b>	<b>\$ 88,452</b>	<b>\$ 70,294</b>		<b>\$ 18,157</b>	

**Sabal Palm**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
<b>Sabal South (Manor Parc)</b>						
Field Management Services	\$ 15,000	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	
Security	16,000	4,000	7,344		(3,344)	
Internet/Cable	2,500	625	615		10	
Lighting/Electrical	12,000	3,000	2,347		653	
Water	2,000	500	382		118	
Property Insurance	7,000	1,750	6,266		(4,516)	
Landscape Maintenance	137,790	34,448	32,040		2,408	
Mulch	8,000	2,000				
Annual Flowers	2,000	500				
Pressure Washing	5,250	1,313			1,313	
Lake and Canal Maint	14,550	3,638	3,300		338	
Irrigation Repairs	15,000	3,750	1,011		2,739	
Janitorial Services	9,500	2,375	2,312		63	
Pool Maintenance	11,000	2,750	3,290		(540)	
Clubhouse Maintenance	5,370	1,343			1,343	
Permits/Contingency	3,500	875	5,107		(4,232)	
Refuse Service	800	200	198		2	
Drain Cleaning	3,000	750			750	
Drainage Repairs/Preventative	5,000	1,250			1,250	
Reserve	32,500	8,125			8,125	
<b>Subtotal Sabal South (Manor Parc)</b>	<b>\$ 307,760</b>	<b>\$ 76,940</b>	<b>\$ 67,963</b>	<b>\$ 6,477</b>		
<b>Palm Cove (Hidden Trails)</b>						
Field Management Services	\$ 14,000	\$ 3,500	\$ 3,500	\$ 3,500	\$ (0)	
Security	5,000	1,250	2,650		(1,400)	
Internet/Cable	2,500	625	615		10	
Electric/Street Lighting	46,200	11,550	7,221		4,329	
Water	1,500	375	205		170	
Property Insurance	6,500	6,500	5,817		683	
Repairs & Maintenance	10,000	2,500	1,879		621	
Landscape Maintenance	88,860	22,215	22,215		-	
Landscape Enhancements	19,000	4,750			4,750	
Tree Trimming	8,000	2,000			2,000	
Mulch	6,000	1,500			1,500	
Pressure Washing	6,500	1,625	900		725	
Lake and Canal Maint	8,080	2,020	1,836		184	
Drain Cleaning	2,684	671			671	
Irrigation Repairs	3,000	750	2,511		(1,761)	
Janitorial Services	8,058	2,015	2,012		2	
Pool/Clubhouse	10,000	2,500	7,553		(5,053)	
Permitting	4,000	1,000			1,000	
Contingency	5,000	1,250	722		528	
Reserves	10,000	2,500			2,500	
<b>Subtotal Palm Cove (Hidden Trails)</b>	<b>\$ 264,882</b>	<b>\$ 71,096</b>	<b>\$ 59,637</b>	<b>\$ 11,459</b>		
<b>Total Operations &amp; Maintenance</b>	<b>\$ 915,448</b>	<b>\$ 236,487</b>	<b>\$ 197,894</b>	<b>\$ 36,093</b>		
<b>Total Expenditures</b>	<b>\$ 1,031,811</b>	<b>\$ 276,801</b>	<b>\$ 239,455</b>	<b>\$ 34,846</b>		
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 711,661</b>	<b>\$ 753,586</b>	<b>\$ 39,425</b>		
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 711,661</b>	<b>\$ 753,586</b>	<b>\$ 39,425</b>		
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 578,803</b>			
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,332,389</b>			

**Sabal Palm**  
**Community Development District**  
**Debt Service Fund Series 2014/2024 North Project**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 12/31/25	Thru 12/31/25	
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 228,750	\$ 223,760	\$ 223,760	\$ -
Interest Income	-	-	1,528	1,528
<b>Total Revenues</b>	<b>\$ 228,750</b>	<b>\$ 223,760</b>	<b>\$ 225,288</b>	<b>\$ 1,528</b>
<b>Expenditures:</b>				
"				
<b>Series 2014</b>				
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense - 05/1	-	-	-	-
Interest Expense - 05/1	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 228,438</b>	<b>\$ 69,250</b>	<b>\$ 69,250</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 312</b>	<b>\$ 154,510</b>	<b>\$ 156,038</b>	<b>\$ 1,528</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 312</b>	<b>\$ 154,510</b>	<b>\$ 156,038</b>	<b>\$ 1,528</b>
<b>Fund Balance - Beginning</b>	<b>\$ 159,251</b>		<b>\$ 172,932</b>	
<b>Fund Balance - Ending</b>	<b>\$ 159,563</b>		<b>\$ 328,970</b>	

**Sabal Palm**  
**Community Development District**  
**Debt Service Fund Series 2016 Palm Cove Project**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25		
<b>Revenues:</b>					
Special Assessments - Tax Roll	\$ 278,275	\$ 274,755	\$ 274,755	\$ -	
Interest Income	-	-	3,722	3,722	
<b>Total Revenues</b>	<b>\$ 278,275</b>	<b>\$ 274,755</b>	<b>\$ 278,477</b>	<b>\$ 3,722</b>	
<b>Expenditures:</b>					
Interest Expense - 11/1	\$ 94,138	\$ 94,138	\$ 94,138	\$ -	
Principal Expense - 11/1	90,000	90,000	90,000	-	
Interest Expense - 05/1	91,775	-	-	-	
<b>Total Expenditures</b>	<b>\$ 275,913</b>	<b>\$ 184,138</b>	<b>\$ 184,138</b>	<b>\$ -</b>	
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,362</b>	<b>\$ 90,617</b>	<b>\$ 94,339</b>	<b>\$ 3,722</b>	
<b>Other Financing Sources/(Uses):</b>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 2,362</b>	<b>\$ 90,617</b>	<b>\$ 94,339</b>	<b>\$ 3,722</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 266,660</b>		<b>\$ 424,831</b>		
<b>Fund Balance - Ending</b>	<b>\$ 269,022</b>		<b>\$ 519,170</b>		

**Sabal Palm**  
**Community Development District**  
**Debt Service Fund Series 2017 South Project**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25		
<b>Revenues:</b>					
Special Assessments - Tax Roll	\$ 317,839	\$ 295,857	\$ 295,857	\$ -	
Interest Income	-	-	5,306	5,306	
<b>Total Revenues</b>	<b>\$ 317,839</b>	<b>\$ 295,857</b>	<b>\$ 301,164</b>	<b>\$ 5,306</b>	
<b>Expenditures:</b>					
Interest Expense - 11/1	\$ 103,788	\$ 103,788	\$ 103,788	\$ -	
Principal Expense - 11/1	110,000	110,000	110,000	-	
Interest Expense - 05/1	101,450	-	-	-	
<b>Total Expenditures</b>	<b>\$ 315,238</b>	<b>\$ 213,788</b>	<b>\$ 213,788</b>	<b>\$ -</b>	
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,601</b>	<b>\$ 82,070</b>	<b>\$ 87,376</b>	<b>\$ 5,306</b>	
<b>Other Financing Sources/(Uses):</b>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 2,601</b>	<b>\$ 82,070</b>	<b>\$ 87,376</b>	<b>\$ 5,306</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 427,600</b>		<b>\$ 592,613</b>		
<b>Fund Balance - Ending</b>	<b>\$ 430,201</b>		<b>\$ 679,989</b>		

**Sabal Palm**  
**Community Development District**  
**Capital Projects Fund Series 2016 Palm Cove Project**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 265	\$ 265
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 265</b>	<b>\$ 265</b>
<b>Expenditures:</b>				
Improvements	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 265</b>	<b>\$ 265</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 265</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 27,339</b>	
<b>Fund Balance - Ending</b>			<b>\$ 27,604</b>	

**Sabal Palm**  
**Community Development District**  
**Capital Projects Fund Series 2017 South Project**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Improvements	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 1</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 128</b>	
<b>Fund Balance - Ending</b>			<b>\$ 129</b>	

**Sabal Palm**  
**Community Development District**  
**Capital Projects Fund Series 2024 North Project**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues</b>				
Interest Income	-	-	\$ 6	6
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ 6</b>
<b>Expenditures:</b>				
Improvements	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ 6</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 6</b>	
<b>Fund Balance - Beginning</b>			<b>\$ 628</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 634</b>	

**Sabal Palm**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 31,440	\$ 954,522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 985,962
Interest Income	4,058	1,553	1,452	-	-	-	-	-	-	-	-	-	7,063
Other Income	-	-	15	-	-	-	-	-	-	-	-	-	15
<b>Total Revenues</b>	<b>\$ 4,058</b>	<b>\$ 32,993</b>	<b>\$ 955,990</b>	<b>\$ -</b>	<b>\$ 993,041</b>								
<b>Expenditures:</b>													
<i>General &amp; Administrative</i>													
Engineering	\$ 4,161	\$ 1,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,733
Attorney	3,775	3,860	-	-	-	-	-	-	-	-	-	-	7,635
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	4,508	1,412	-	-	-	-	-	-	-	-	-	-	5,920
Dissemination Agent	265	265	265	-	-	-	-	-	-	-	-	-	795
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,912	3,912	3,912	-	-	-	-	-	-	-	-	-	11,735
Information Technology	42	42	42	-	-	-	-	-	-	-	-	-	125
Website Maintenance	95	95	95	-	-	-	-	-	-	-	-	-	286
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	10	111	-	-	-	-	-	-	-	-	-	130
Insurance General Liability	8,082	-	-	-	-	-	-	-	-	-	-	-	8,082
Printing & Binding	18	24	9	-	-	-	-	-	-	-	-	-	51
Legal Advertising	158	-	-	-	-	-	-	-	-	-	-	-	158
Other Current Charges	80	126	201	-	-	-	-	-	-	-	-	-	406
Property Taxes	-	328	-	-	-	-	-	-	-	-	-	-	328
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 25,280</b>	<b>\$ 11,646</b>	<b>\$ 4,635</b>	<b>\$ -</b>	<b>\$ 41,561</b>								
<i>Operations &amp; Maintenance</i>													
<i>Sabal North (Central Parc)</i>													
Field Management	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,050
Security	1,300	700	700	-	-	-	-	-	-	-	-	-	2,700
Internet/Cable	192	192	192	-	-	-	-	-	-	-	-	-	575
Electric/Street Lighting	2,748	2,645	-	-	-	-	-	-	-	-	-	-	5,393
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Water	137	275	176	-	-	-	-	-	-	-	-	-	588
Pressure Washing	400	-	-	-	-	-	-	-	-	-	-	-	400
Landscape Maintenance	6,508	6,508	6,508	-	-	-	-	-	-	-	-	-	19,525
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement - Flowers	-	-	-	-	-	-	-	-	-	-	-	-	-
Drain Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	-	2,900	-	-	-	-	-	-	-	-	-	-	2,900
Lake and Canal Maint	880	880	880	-	-	-	-	-	-	-	-	-	2,640
Irrigation Repairs	1,086	-	1,981	-	-	-	-	-	-	-	-	-	3,067
Camera Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	1,155	1,155	1,155	-	-	-	-	-	-	-	-	-	3,465
Repairs & Maintenance	1,656	-	10,208	-	-	-	-	-	-	-	-	-	11,863
Pool Maintenance	1,152	495	495	-	-	-	-	-	-	-	-	-	2,142
Pool Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Clubhouse Maint/Furniture	1,624	1,624	-	-	-	-	-	-	-	-	-	-	3,247
Pest Control - Iguana Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	610	464	-	-	-	-	-	-	-	-	-	-	1,074
Permits	-	400	-	-	-	-	-	-	-	-	-	-	400
Property Insurance	6,266	-	-	-	-	-	-	-	-	-	-	-	6,266
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Sabal North (Central Parc)</b>	<b>\$ 25,714</b>	<b>\$ 18,236</b>	<b>\$ 22,295</b>	<b>\$ -</b>	<b>\$ 70,294</b>								

**Sabal Palm**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Sabal South (Manor Parc)</b>													
Field Management Services	\$ 1,250	\$ 1,250	\$ 1,250	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,750
Security	4,994	1,175	1,175	-	-	-	-	-	-	-	-	-	7,344
Internet/Cable	210	195	210	-	-	-	-	-	-	-	-	-	615
Lighting/Electrical	1,216	1,131	-	-	-	-	-	-	-	-	-	-	2,347
Water	134	120	129	-	-	-	-	-	-	-	-	-	382
Property Insurance	6,266	-	-	-	-	-	-	-	-	-	-	-	6,266
Landscape Maintenance	9,605	9,605	12,830	-	-	-	-	-	-	-	-	-	32,040
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake and Canal Maint	1,100	1,100	1,100	-	-	-	-	-	-	-	-	-	3,300
Irrigation Repairs	-	939	72	-	-	-	-	-	-	-	-	-	1,011
Janitorial Services	771	771	771	-	-	-	-	-	-	-	-	-	2,312
Pool Maintenance	2,300	495	495	-	-	-	-	-	-	-	-	-	3,290
Permits/Contingency	1,798	2,846	462	-	-	-	-	-	-	-	-	-	5,107
Refuse Service	66	66	66	-	-	-	-	-	-	-	-	-	198
Drainage Repairs/Preventative	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Sabal South (Manor Parc)</b>	<b>\$ 29,710</b>	<b>\$ 19,692</b>	<b>\$ 18,560</b>	<b>- \$</b>	<b>67,963</b>								
<b>Palm Cove (Hidden Trails)</b>													
Field Management Services	\$ 1,167	\$ 1,167	\$ 1,167	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,500
Security	1,950	350	350	-	-	-	-	-	-	-	-	-	2,650
Internet/Cable	210	195	210	-	-	-	-	-	-	-	-	-	615
Electric/Street Lighting	3,637	-	3,584	-	-	-	-	-	-	-	-	-	7,221
Water	58	87	60	-	-	-	-	-	-	-	-	-	205
Property Insurance	5,817	-	-	-	-	-	-	-	-	-	-	-	5,817
Repairs & Maintenance	-	-	1,879	-	-	-	-	-	-	-	-	-	1,879
Landscape Maintenance	7,405	7,405	7,405	-	-	-	-	-	-	-	-	-	22,215
Landscape Enhancements	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	900	-	-	-	-	-	-	-	-	-	900
Lake and Canal Maint	612	612	612	-	-	-	-	-	-	-	-	-	1,836
Drain Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	1,379	1,132	-	-	-	-	-	-	-	-	-	2,511
Janitorial Services	671	671	671	-	-	-	-	-	-	-	-	-	2,012
Pool/Clubhouse	4,369	650	2,534	-	-	-	-	-	-	-	-	-	7,553
Permitting	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	460	196	66	-	-	-	-	-	-	-	-	-	722
<b>Subtotal Palm Cove (Hidden Trails)</b>	<b>\$ 26,357</b>	<b>\$ 12,711</b>	<b>\$ 20,569</b>	<b>- \$</b>	<b>59,637</b>								
<b>Total Operations &amp; Maintenance</b>	<b>\$ 81,780</b>	<b>\$ 50,639</b>	<b>\$ 61,424</b>	<b>- \$</b>	<b>197,894</b>								
<b>Total Expenditures</b>	<b>\$ 107,060</b>	<b>\$ 62,285</b>	<b>\$ 66,059</b>	<b>- \$</b>	<b>239,455</b>								
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (103,003)</b>	<b>\$ (29,292)</b>	<b>\$ 889,930</b>	<b>- \$</b>	<b>753,586</b>								
<b>Net Change in Fund Balance</b>	<b>\$ (103,003)</b>	<b>\$ (29,292)</b>	<b>\$ 889,930</b>	<b>- \$</b>	<b>753,586</b>								

**Sabal Palm**  
**Community Development District**  
**Long Term Debt Report**

**Series 2014 Special Assessment Bonds, North Parcel Assessment Area Project**

Original Issue Amount:	\$3,785,000
Term 1:	\$830,000
Interest Rate:	6.130%
Maturity Date:	11/1/2027
Term 2:	\$2,955,000
Interest Rate:	7.125%
Maturity Date:	11/1/2044
Reserve Fund Definition	Lesser of:      “ (i) Max Annual Debt Service for Bonds Outstanding (ii) 125% of Average Debt Service for Bonds Outstanding (iii) 10% of original proceeds
Reserve Fund Requirement	\$307,094
Reserve Fund Balance	2,484
Bonds Outstanding	\$3,785,000
Less: Principal Payment - 11/1/15	(\$45,000)
Less: Principal Payment - 11/1/16	(\$45,000)
Less: Principal Payment - 11/1/17	(\$50,000)
Less: Principal Payment - 11/1/18	(\$50,000)
Less: Principal Payment - 11/1/19	(\$55,000)
Less: Principal Payment - 11/1/20	(\$60,000)
Less: Principal Payment - 11/1/21	(\$60,000)
Less: Principal Payment - 11/1/22	(\$65,000)
Less: Principal Payment - 11/1/23	(\$70,000)
Less: Refinancing Payoff	(\$3,285,000)
<b>Current Bonds Outstanding</b>	<b>\$0</b>

**Series 2016 Special Assessment Bonds, Palm Cove Assessment Area Project**

Original Issue Amount:	\$4,055,000
Term 1:	\$410,000
Interest Rate:	4.000%
Maturity Date:	11/1/2022
Term 2:	\$1,415,000
Interest Rate:	5.250%
Maturity Date:	11/1/2035
Term 3:	\$2,230,000
Interest Rate:	5.500%
Maturity Date:	11/1/2046
Reserve Fund Definition	50% of Max Annual Debt Service
Reserve Fund Requirement	\$139,138
Reserve Fund Balance	140,632
Bonds Outstanding	\$4,055,000
Less: Principal Payment - 11/1/17	(\$60,000)
Less: Principal Payment - 11/1/18	(\$65,000)
Less: Principal Payment - 11/1/19	(\$55,000)
Less: Principal Payment - 11/1/20	(\$70,000)
Less: Principal Payment - 11/1/21	(\$75,000)
Less: Principal Payment - 11/1/22	(\$75,000)
Less: Principal Payment - 11/1/23	(\$80,000)
Less: Principal Payment - 11/1/24	(\$85,000)
Less: Principal Payment - 11/1/25	(\$90,000)
<b>Current Bonds Outstanding</b>	<b>\$3,400,000</b>

**Sabal Palm**  
**Community Development District**  
**Long Term Debt Report**

**Series 2017 Special Assessment Bonds, South Parcel Assessment Area Project**

Original Issue Amount:	\$4,945,000
Term 1:	\$450,000
Interest Rate:	4.500%
Maturity Date:	11/1/2022
Term 2:	\$665,000
Interest Rate:	4.250%
Maturity Date:	11/1/2028
Term 3:	\$1,390,000
Interest Rate:	4.750%
Maturity Date:	11/1/2037
Term 4:	\$2,440,000
Interest Rate:	5.000%
Maturity Date:	11/1/2047
Reserve Fund Definition	50% of Max Annual Debt Service
Reserve Fund Requirement	\$159,000
Reserve Fund Balance	160,604
Bonds Outstanding	\$4,945,000
Less: Principal Payment - 11/1/18	(\$85,000)
Less: Principal Payment - 11/1/19	(\$85,000)
Less: Principal Payment - 11/1/20	(\$90,000)
Less: Principal Payment - 11/1/21	(\$95,000)
Less: Principal Payment - 11/1/22	(\$95,000)
Less: Principal Payment - 11/1/23	(\$100,000)
Less: Principal Payment - 11/1/24	(\$105,000)
Less: Principal Payment - 11/1/25	(\$110,000)
<b>Current Bonds Outstanding</b>	<b>\$4,180,000</b>

**Series 2024 Special Assessment Refunding Bonds, North Parcel Assessment Area Project**

Original Issue Amount:	\$2,855,000
Term 1:	\$85,000
Interest Rate:	5.000%
Maturity Date:	5/1/2025
Term 2:	\$90,000
Interest Rate:	5.000%
Maturity Date:	5/4/2026
Term 3:	\$95,000
Interest Rate:	5.000%
Maturity Date:	5/1/2027
Term 4:	\$810,000
Interest Rate:	5.000%
Maturity Date:	5/1/2034
Term 5:	\$1,775,000
Interest Rate:	5.000%
Maturity Date:	5/1/2044
Bonds Outstanding	\$2,855,000
Less: Principal Payment - 5/1/25	(\$85,000)
<b>Current Bonds Outstanding</b>	<b>\$2,770,000</b>

**Sabal Palm**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Broward County**  
**Fiscal Year 2026**

						Gross Assessments	\$ 1,087,034.49	\$ 243,350.58	\$ 338,126.16	\$ 296,036.90	\$ 1,964,548.13
						Net Assessments	\$ 1,021,812.42	\$ 228,749.55	\$ 317,838.59	\$ 278,274.69	\$ 1,846,675.24
<b>ON ROLL ASSESSMENTS</b>											
						allocation in %	55.33%	12.39%	17.21%	15.07%	100.00%
Date	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2014 North Debt Service	2017 South Debt Service	2016 Palm Cove Debt Service	Total	
11/21/25	\$ 59,652.03	\$ 2,395.01	\$ 572.57	-	\$ 56,684.45	\$ 31,439.94	\$ 7,755.22	\$ 8,310.91	\$ 9,178.39	\$ 56,684.45	
12/05/25	104,598.09	4,183.83	1,004.15	-	99,410.11	56,133.05	16,454.77	17,619.14	9,203.15	99,410.11	
12/23/25	1,708,824.18	68,181.03	16,406.43	-	1,624,236.72	898,389.33	199,549.74	269,924.41	256,373.23	1,624,236.72	
"											
	<b>\$ 1,873,074.30</b>	<b>\$ 74,759.87</b>	<b>\$ 17,983.15</b>	<b>-</b>	<b>\$ 1,780,331.28</b>	<b>\$ 985,962.32</b>	<b>\$ 223,759.73</b>	<b>\$ 295,854.47</b>	<b>\$ 274,754.76</b>	<b>\$ 1,780,331.28</b>	

95.34%	<b>Gross Percent Collected</b>
<b>\$ 91,473.83</b>	<b>Gross Balance Remaining to Collect</b>